



# AGENDA

The Board of County Supervisors  
Hon. Ann B. Wheeler, Chair  
Hon. Margaret Angela Franklin, Vice Chair  
Hon. Victor S. Angry  
Hon. Andrea O. Bailey  
Hon. Kenny Boddye  
Hon. Pete Candland  
Hon. Jeanine M. Lawson  
Hon. Yesli Vega

**November 1, 2022**

**7:30 PM**

1. **Prayer - Invocation - Moment of Silence**
2. **Pledge of Allegiance**

**In-person speakers will be able to sign-up, in the atrium, starting at 5:30 p.m.**

3. **Public Hearings**  
**Standard Agenda**

- 3.A. **RES** - Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan - **Gainesville Magisterial District** - Alexander Vanegas / Bryce Barrett, Planning [Item 3-A](#)

4. **Adjourn Meeting**

- 4.A. **RES** - Adjourn Meeting [Item 4-A](#)

---

*The Board continues to strongly encourage members of the public to communicate with the Board, including via email, SpeakUp!, and during Public Comment Time. Because Board meetings are broadcast live on cable TV and the internet, and past Board meetings are available on the County website, younger members of the public may be listening and/or viewing the meetings, including public comment time. During Public Comment Time, members of the public shall refrain from obscenity or other speech tending to create a breach of the peace, as such language violates the Board's Rules of Procedure. The Board also strongly encourages speakers during Public Comment Time to follow proper decorum and be respectful to each other; and to refrain from using profanity, as such language is not suitable for younger members of the public who may be viewing and/or listening to the meeting. The Board appreciates the public's cooperation in communicating important feedback and information to the Board in a positive, productive, and respectful manner.*

**To register to comment remotely at Public Comment Time or on any listed Public Hearing, please visit [SpeakUp! Prince William](#)**

**MOTION:**

**November 1, 2022  
Regular Meeting**

**SECOND:**

**Res. No. 22-**

**RE:           COMPREHENSIVE PLAN AMENDMENT #CPA2021-00004 PW DIGITAL GATEWAY –  
GAINESVILLE MAGISTERIAL DISTRICT**

**ACTION:**

**WHEREAS**, a request to initiate an out of turn Comprehensive Plan Amendment was filed with the Planning Office for an area along Pageland Lane requesting to change 27 parcels consisting of approximately ±801.59 acres from AE, Agricultural or Estate, and ER, Environmental Resource, to T/F, Technology / Flex, and was accepted on June 15, 2021; and

**WHEREAS**, on July 20, 2022, the Prince William Board of County Supervisors (Board), via Resolution Number (Res. No.) 21-445, initiated an amendment to the Comprehensive Plan for PW Digital Gateway with an expanded study area for the entire corridor between Route 29 and Sudley Road, in order to review in a more holistic manner (traffic, land use, and environmental concerns); and

**WHEREAS**, the study area was expanded to include approximately ±2,139 acres generally located along Pageland Lane, south of Sudley Road, north of Route 29, east of Conway Robinson Memorial State Park, Heritage Hunt and Catharpin Valley subdivisions, and west of Manassas National Battlefield Park and Sudley Mountain subdivision; and

**WHEREAS**, the Planning Office published the PW Digital Gateway Comprehensive Plan Amendment on August 15, 2022, which proposes changing the Comprehensive Plan Land Use designation for the study area from AE, Agricultural or Estate, and ER, Environmental Resource, to T/F, Technology / Flex with a T-3 Transect, POS, Parks and Open Space, CRHS, County Registered Historic Site, and an Environmental Resource Overlay; and

**WHEREAS**, the PW Digital Gateway Comprehensive Plan Amendment provides a comprehensive look at the study area, including land use, community design, cultural resources, economic development, green infrastructure, mobility, sustainability, level of service analysis, and implementation plans; and

**WHEREAS**, on January 27, 2022, and February 3, 2022, the Planning Office held community meetings in which feedback was received on the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway; and

**WHEREAS**, on July 20, 2022, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway, was available for review and input; and

**November 1, 2022**  
**Regular Meeting**  
**Res. No. 22-**  
**Page Two**

**WHEREAS**, the Prince William County Planning Commission held a public hearing on September 14, 2022, for Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan, and recommended that the Board adopt Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway, to include the following recommendations:

1. Noise is adequately reduced and / or mitigated;
2. Proper measures are taken to address any potential negative environmental issues; and
3. Planning staff include the revisions and clarifications requested in Exhibit A attached to the letter to the Planning Commission dated September 9, 2022; and

**WHEREAS**, the Board believes that public health, safety, and general welfare as well as good planning practices are served by the approval of this Comprehensive Plan Amendment, and it guides and accomplishes a coordinated, adjusted, and harmonious development which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby adopts Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway with the following changes:

1. Delete Action Strategy DGM 1.11;
2. Revised Action Strategy DGM 1.3 as shown:  
DGM 1.3- ~~Primary~~ access to development within the Study Area should be focused on is required to be from Pageland Lane. Alternative access will be considered during rezoning and / or Special Use Permit (SUP) application process. Alternative crossover spacing on Pageland Lane may be considered by the County and Virginia Department of Transportation (VDOT). Access / crossovers should be limited to 900 feet minimum but is encouraged to be 1,100 feet. Intersections, where possible, should be roundabouts which offer opportunities for interpretive features / amenities such as artillery emplacement or monuments which do not hinder visibility but contribute to the interpretive history of the area. Roundabouts offer a quieter alternative to vehicles starting and stopping at traffic signals with less light pollution for the Battlefield.

**November 1, 2022**  
**Regular Meeting**  
**Res. No. 22-**  
**Page Three**

3. Revised Action Strategy DGCD 1.9 as shown:  
DGCD 1.9 Sound attenuation enclosures or walls around generators and other mechanical equipment, heating and cooling system (including rooftop equipment) should be used where appropriate to minimize noise impacts. Noise levels should not exceed 60 dBA during the daytime hours and 55 dBA during the evening hours when measured at the property boundary of any land planned for CRHS or residential use. Additionally, development proposals should submit a sound study to ensure compliance and condition times for routine testing of generator equipment and backup power systems. The use of renewable energy source is encouraged to further reduce noise impacts.
4. Addition of Action Strategy DGGI 1.12 as shown:  
DGGI 1.12 -As consistent with DGWS 1.2, strongly encourage the use of closed loop water, or no-water cooling systems, and other water efficient systems to minimize impacts to the County's water resources.
5. Addition of Action Strategy DGGI 1.13 as shown:  
DGGI 1.13 - Work with the Virginia Department of Environmental Quality (DEQ) to expand their water quality monitoring program to include sites along the Little Bull Run and Lick Branch within the study area to monitor for any changes to the water quality and health of these streams.
6. Addition to Action Strategy DGCR 1.17 stating that any human remains associated with military activity should be recovered for proper reinterment:  
DGCR 1.17- Human Remains - Reinterment. Due to this CPA area exhibiting a high potential for unmarked burials related to military activity, if a rezoning applicant discovers human remains during cultural resource studies, or during land disturbance activities, the applicant shall comply with all federal and state law regarding the removal and reinterment of those remains to an appropriate location on the property. County staff should require rezoning and special use permit applicants to provide archaeological monitoring to identify remains during initial land disturbance activity.

ATTACHMENT: PW Digital Gateway CPA published August 15, 2022.

**November 1, 2022  
Regular Meeting  
Res. No. 22-  
Page Four**

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

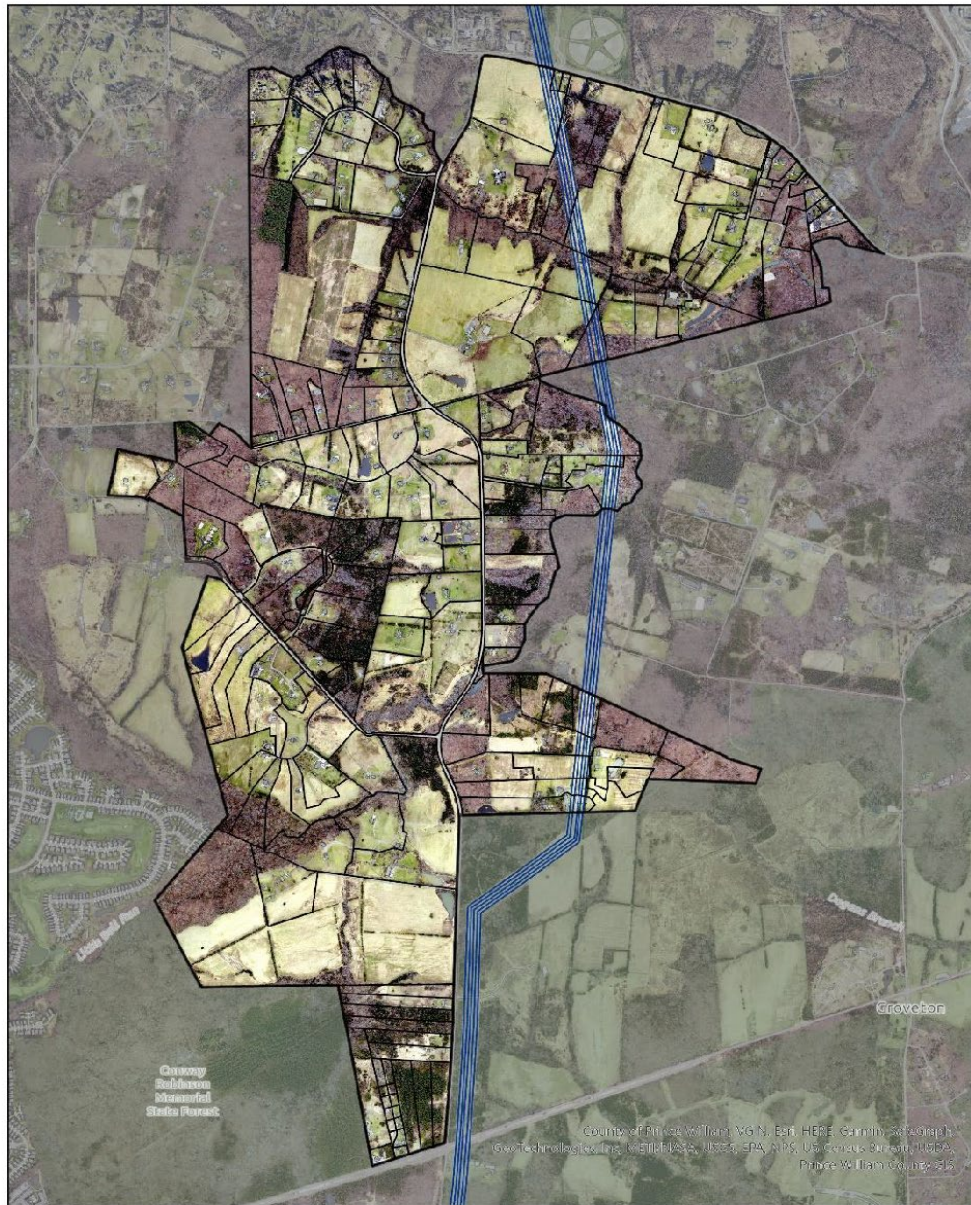
**ATTEST: \_\_\_\_\_**

**Clerk to the Board**



# PRINCE WILLIAM COUNTY

## PW Digital Gateway



**Second Draft: August 15, 2022**

Page intentionally left blank.

## Table of Contents

INTRODUCTION .....	5
INTENT .....	5
STUDY AREA .....	5
STAFF ANALYSIS .....	7
McHarg Analysis .....	7
Targeted Industry Land Need Analysis .....	7
COMMUNITY ENGAGEMENT .....	8
Community Meeting - January 27, 2022 & February 3, 2022 .....	8
Public Comments .....	8
LONG RANGE LAND USE .....	10
DGLU POLICY 1 .....	10
COMMUNITY DESIGN .....	13
DGPU: POLICY 1 .....	13
CULTURAL RESOURCES .....	16
DPCR POLICY 1 .....	16
ECONOMIC DEVELOPMENT .....	27
DGED Policy 1 .....	27
Tools & Incentives .....	28
Available Tools, Incentives, and Programs .....	28
GREEN INFRASTRUCTURE .....	31
DGGI Policy 1 .....	32
MOBILITY .....	35
DGM POLICY 1 .....	35
Pageland Lane Modified Minor Arterial .....	38
WATER AND SEWER .....	39
DGWS Policy 1 .....	39
SUSTAINABILITY .....	42
DGSU POLICY 1 .....	42
LEVEL OF SERVICE .....	43
DGLOS Policy .....	44
IMPLEMENTATION MATRIX .....	44



IMPLEMENTATION PLAN ..... 46  
INFRASTRUCTURE AND FACILITIES ..... 50

## Table of Figures

Figure 1: PW Digital Gateway Study Area and Subdistrict Map..... 6  
Figure 2: Principles of Decision Making..... 7  
Figure 3: Camoin Targeted Industry Land Need Analysis..... 8  
Figure 4: Technology/Flex Land Use Description..... 11  
Figure 5: PW Digital Gateway Land Use Plan ..... 12  
Figure 6: PW Digital Gateway Cultural Resources Map ..... 20  
Figure 7: 35' Viewshed Analysis..... 21  
Figure 8: 45' Viewshed Analysis..... 22  
Figure 9: 65' Viewshed Analysis..... 23  
Figure 10: 85' Viewshed Analysis ..... 24  
Figure 11: 95' Viewshed Analysis ..... 25  
Figure 12: 105' Viewshed Analysis ..... 26  
Figure 13: PW Digital Gateway Green Infrastructure Map..... 34  
Figure 14: PW Digital Gateway Mobility Map ..... 37  
Figure 15: Pageland Lane Cross Section..... 38  
Figure 16: PW Digital Gateway Water & Sewer Map..... 41

## **INTRODUCTION**

### **INTENT**

PW Digital Gateway Special Study Area envisions creating a technology corridor along Pageland Lane for the development of data center uses, a defined targeted industry, while preserving and protecting key environmental and cultural resources. The corridor was originally an applicant initiated Comprehensive Plan Amendment for 27 parcels located on both sides of Pageland Lane in four geographic areas south of Sudley Road and approximately one mile north of Route 29. On July 20, 2021, through Res. No. 21-445, the Prince William Board of County Supervisors initiated an amendment to the Comprehensive Plan for PW Digital Gateway to change the Long Range Land Use from AE, Agricultural or Estate and ER, Environmental Resource, to Technology/Flex (T/F) with a T-3 Transect to include related impacts on supporting infrastructure and consider alternative comparable land use designation options that meet the needs of the original applicant and the priorities of the Prince William Board of County Supervisors. Additionally, the Prince William Board of County Supervisors also approved an enhanced Study Area to include the entire corridor between Route 29 and Sudley Road in order to review in a holistic manner (traffic, land use, and environmental concerns), look carefully at the areas directly abutting Conway Robinson Memorial State Forest and the Manassas National Battlefield Park, and coordinate the review with the open space corridor concepts of the Rural Area (native plant buffering and sustainability) to preserve as much of the area as possible.

PW Digital Gateway serves as an addition to the Comprehensive Plan and the Policies and Action Strategies contained below represent additions or modifications to the relevant chapters of the Comprehensive Plan to address the unique conditions within the Study Area. Existing Comprehensive Plan components and action strategies remain applicable, but where PW Digital Gateway Study Area conflicts with these policies, the PW Digital Gateway Special Study Area prevails.

### **STUDY AREA**

In order to establish the boundary of the Study Area staff developed five criteria for consideration of inclusion:

1. Original PW Digital Gateway application,
2. Board directed expansion to include US Route 29 through VA Route 234,
3. Property owner expressed interest,
4. Established communities, and
5. Existing cultural and environmental resources.

In consideration of the five criteria established above an expanded study area boundary was defined. The proposed Study Area consists of 194 parcels and 2,139 acres between Route 234 and Route 29. The Study Area has also been divided into two districts to better target policy recommendations to identify and address existing conditions.

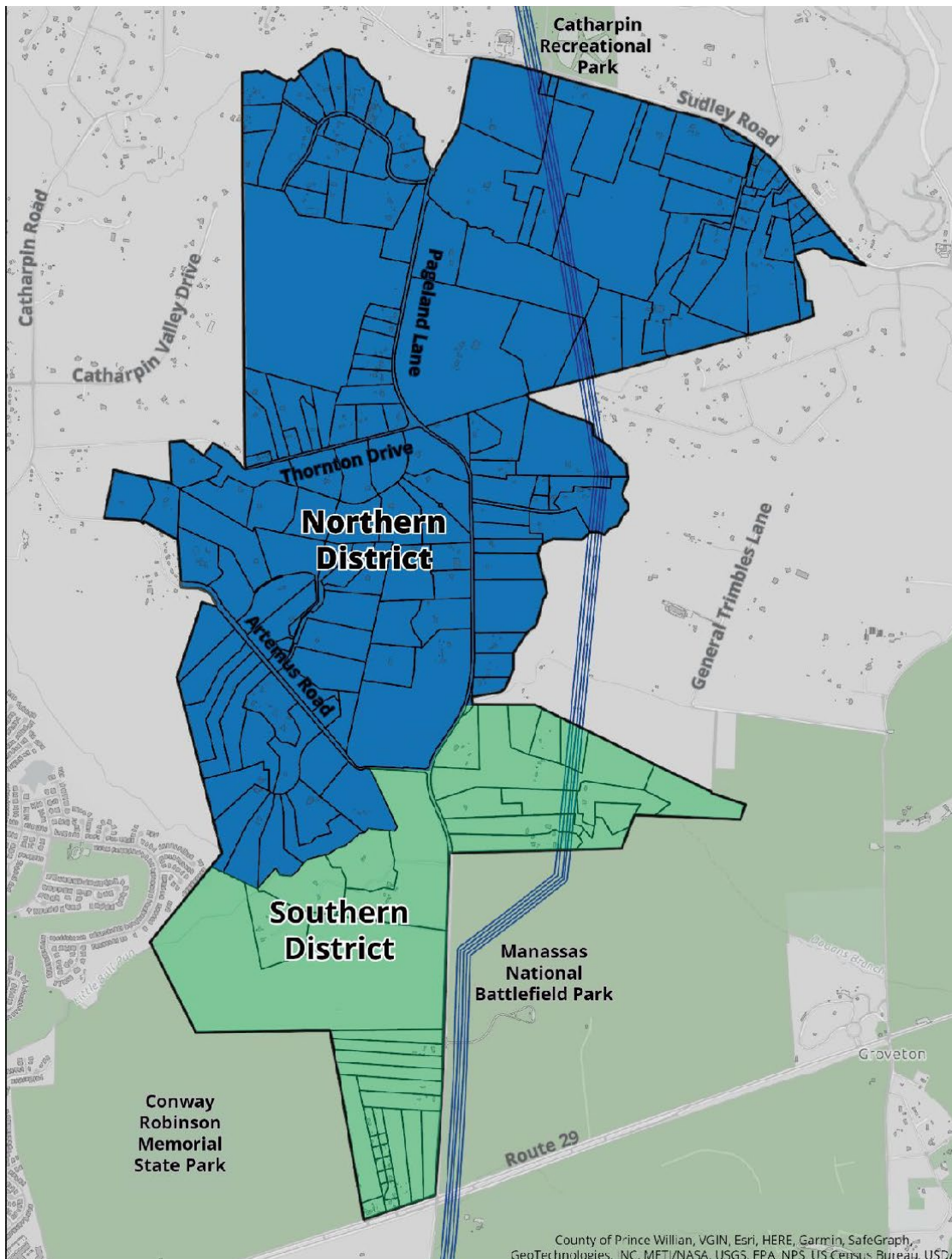


Figure 1: PW Digital Gateway Study Area and Subdistrict Map

Following establishment of the Study Area the Planning Office established Principles of Decision Making to identify the key considerations for the Study Area.

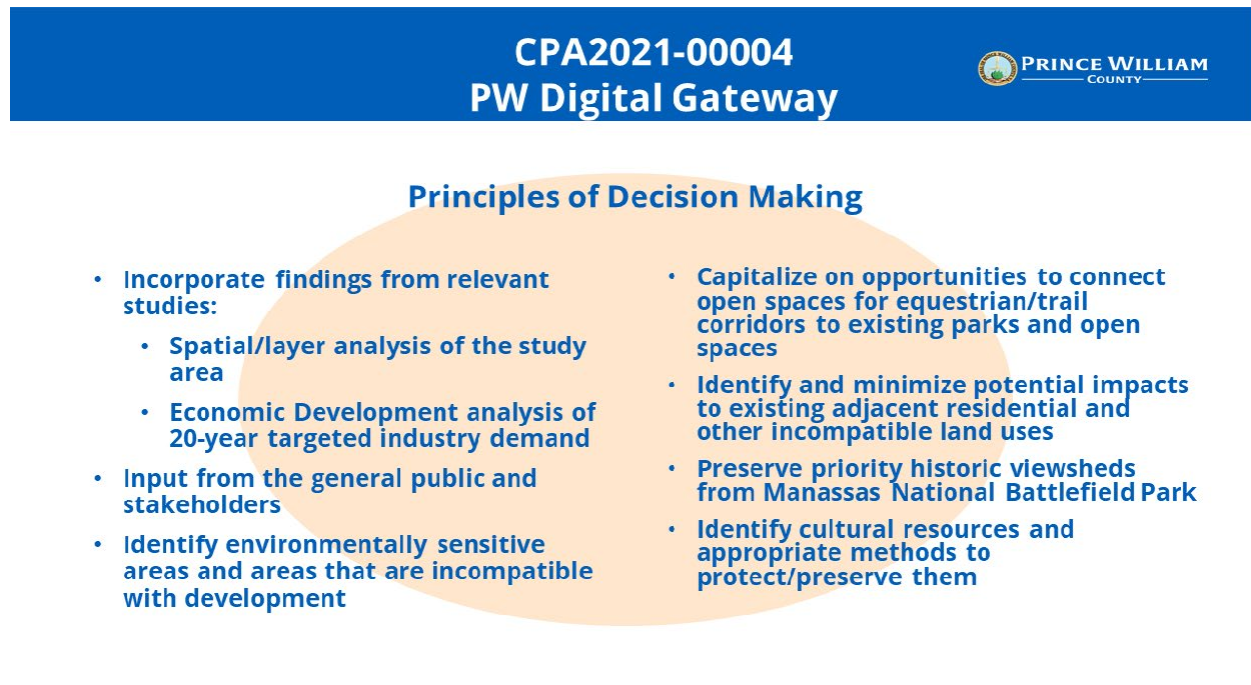


Figure 2: Principles of Decision Making

## STAFF ANALYSIS

**McHarg Analysis** -The spatial/layer analysis also known as a MchHarg analysis was developed by the Planning Office and the Department of Information Technology to identify and better understand constraints within the Study Area and ultimately develop a recommendation on the CPA. The concept behind this analysis is that logical conclusions can be drawn by overlaying key layers such as environmental constraints, cultural resources and historic viewsheds, and infrastructure. The interactive map with the layer analysis is posted on the project webpage ([www.pwcva.gov/PWDigitalGateway](http://www.pwcva.gov/PWDigitalGateway)). The direct link to the PW Digital Gateway data analysis map is <https://pwcgov.maps.arcgis.com/apps/webappviewer/index.html?id=37eff925d5c5482588f42ffd0a3c05cd>.

**Targeted Industry Land Need Analysis** - The Department of Economic Development contracted Camoin Associates to prepare a land needs analysis for all Targeted Industries in Prince William County for the next 20 years based on industry projections and past performance. The analysis estimates the aggregated amount of land for all of the Targeted Industries and compares that with the Planning Office's Build Out Analysis to identify any

gaps for additional land that may be needed to support the growth of these industries and increase the County's overall commercial tax base.



Figure 3: Camoin Targeted Industry Land Need Analysis

## COMMUNITY ENGAGEMENT

### Community Meeting - January 27, 2022 & February 3, 2022

The Planning Office hosted an in-person community meeting on the PW Digital Gateway Comprehensive Plan Amendment on Thursday, January 27, 2022, at the Beacon Hall Conference Center on the George Mason University SciTech Campus in Manassas. The open house began at 6:00 PM and was followed by in person public comment time after 7:00 PM. Due to a large number of speakers registered for the January 27, 2022, community meeting, a continuation (virtual only) meeting was scheduled for February 3, 2022. This meeting was planned to allow for virtual public comment for those who signed up to participate virtually prior to January 27, 2022 and had not provided in-person public comment. More information about the public engagements as well as materials from the meeting can be found at [www.pwcva.gov/PWDigitalGateway](http://www.pwcva.gov/PWDigitalGateway).

### Public Comments

Since Initiation of the Comprehensive Plan Amendment the Planning Office has received thousands of comments from the general public and other organizations in the form of

phone calls, emails, letters, online, and in-person comments. The comments provide range from support to opposition. In evaluation of these comments staff provides the following summary:

The following are key themes which emerged in the comments in opposition to the Comprehensive Plan Amendment:

1. Concerns about the environmental impacts of the proposed CPA on the County's wildlife, water table, environmental resources, soils, and stormwater runoff.
2. Concerns about impacts on cultural resources by the proposed CPA regarding Civil War history, specifically the Manassas National Battlefield Park, historic viewsheds, the Settlement Community, the Thornton School, cemeteries, and other historically significant features.
3. Concerns and opposition to the change of previously agricultural designated land to industrial for the development of data centers.
4. Request for additional studies to be conducted to further evaluate the feasibility and potential impact of the proposed development.
5. Concerns about impacts to adjacent uses including viewsheds, noise, and pollution.
6. Concerns about the long-term viability of data center technology and marketability.
7. Concerns about energy and water consumption, and sustainability.
8. Concerns about the proposed CPA trigger the need for additional transmission lines.
9. Concerns about increased traffic.

The following are key themes which emerged in the comments in support of the Comprehensive Plan Amendment:

1. Support of anticipated economic activity generated by data centers, an identified targeted industry.
2. Support for the potential increase in commercial tax offering relief to residential tax burden and supporting County Infrastructure and services.
3. Support for the location offering access to existing transmission lines, fiber optics, and available land.
4. Largely supported by property owners within the Study Area.
5. Support for the widening of Pageland Lane to relieve traffic.
6. Support for reevaluating the land use as it is no longer "rural."

## LONG RANGE LAND USE

The Long-Range Land Use Chapter of the Comprehensive Plan states the policies and action strategies in support of the County's goal to promote a Countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment. The Land Use component of the PW Digital Gateway Special Study Area provides additional policies and action strategies that apply specifically to the Study Area.

The PW Digital Gateway Special Study Area establishes Pageland Lane as a technology corridor promoting opportunities for the expanding data center industry. The Study Area is primarily intended for data center and associated uses. Other industrial uses within the corridor are discouraged.

**DGLU POLICY 1:** Encourage high-quality data center development within the Study Area which meets the densities and intensities outlined in the proposed land use map and achieves the vision of creating a world class technology corridor that promotes economic development while preserving and protecting key environmental and cultural resources.

**DGLU 1.1** The primary use within the Technology/Flex designated areas of the Study Area are data centers and accessory uses. Non-data center uses should be discouraged and proffered out of development proposals within the Study Area. Heavy industrial uses and those uses which generate higher traffic, such as distribution centers, are strongly discouraged.

**DGLU 1.2** Require development within the Study Area to follow the intensity and density of development as prescribed in the Technology/Flex designation at the T-3 transect density, as shown in Figure 4, with the following additional considerations:

1. The maximum overall intensity of development within the Study Area should be limited to 27 million gross square feet of building area.
2. Encourage development in the Southern District, closest to Manassas National Battlefield Park and Conway Robinson State Forest to develop at the lower end of the T-3 Transect density.
3. Allow development proposals to include land dedicated as POS, Parks and Open Space, to count towards the gross land area when calculating the floor area ratio of the proposed gross development. ER, Environmental Resource Areas, should be excluded from this calculation.

**DGLU 1.3** Coordinate with the Department of Economic Development to monitor and maintain an inventory of development within the Study Area.



## Technology/Flex (T/F)



The Technology/Flex classification within PW Digital Gateway consists of Industrial areas provide opportunities for technology uses such as data centers, and accessory uses. Non-data center uses are encouraged to be proffered out of development proposals within the Study Area. Heavy Industrial uses and those which generated higher traffic are strongly discouraged that do not require large outdoor storage or produce nuisances such as noise, dust or vibration.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> <li>Data Centers</li> </ul>	<ul style="list-style-type: none"> <li>Office</li> <li>Retail &amp; Service Commercial (supporting)</li> </ul>	<ul style="list-style-type: none"> <li>PBD</li> <li>O(F)</li> <li>M-2</li> </ul>
Target FAR	Building Height	Minimum Open Space
0.23 – 0.57	1-3 Stories* As outlined in the Cultural Resource DGCR 1.5	30%

Figure 4: Technology/Flex Land Use Description

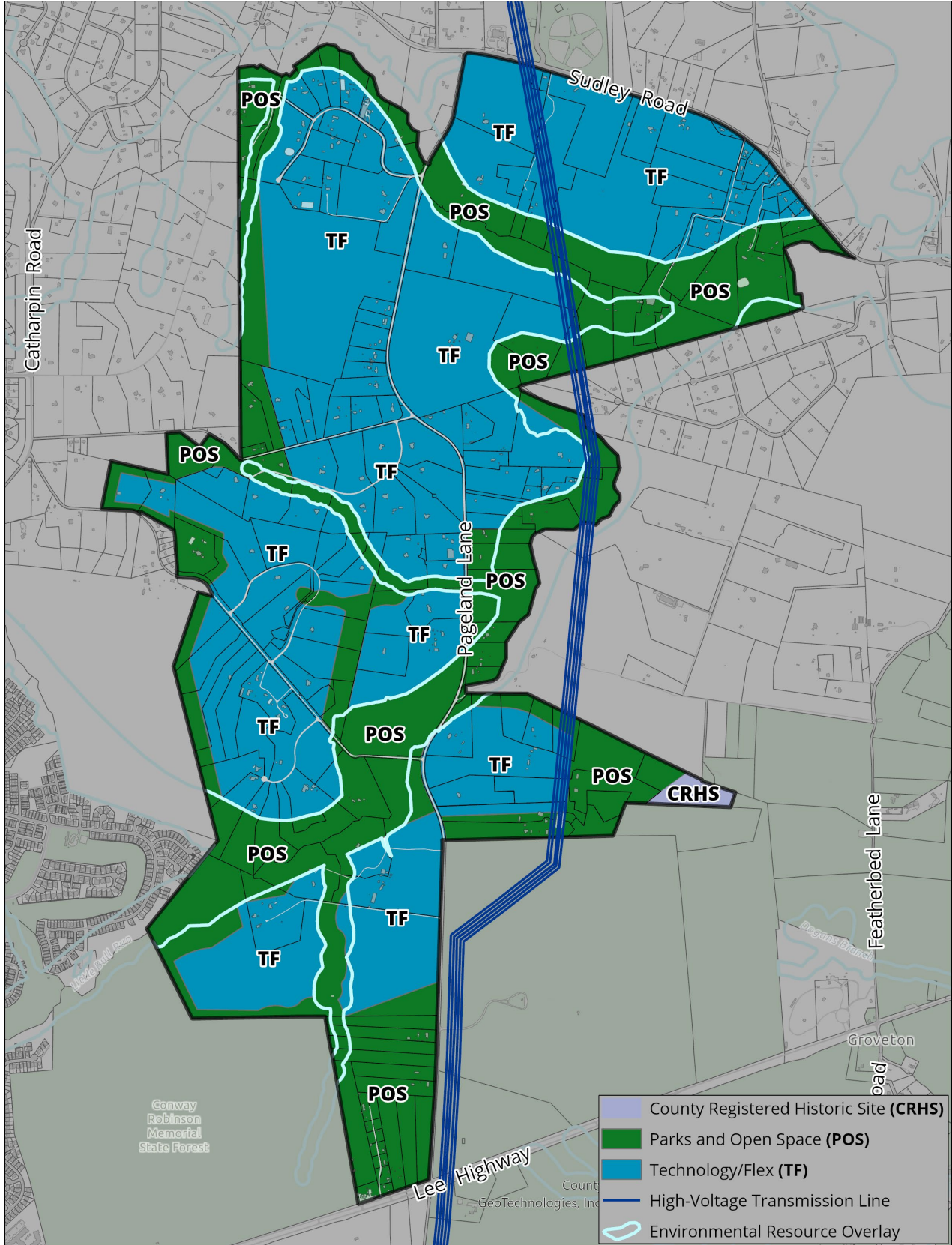


Figure 5: PW Digital Gateway Land Use Plan

## COMMUNITY DESIGN

The Comprehensive Plan states the policies and action strategies in support of the County's goal to provide quality development and a quality visual environment throughout Prince William County for residents, businesses, and visitors. The Community Design section of the PW Digital Gateway Special Study Area provides additional policies and action strategies that apply specifically to Study Area.

The PW Digital Gateway Special Study Area establishes Pageland Lane as a technology corridor promoting opportunities for the expanding data center industry. Development within the Study Area should prioritize context sensitive design considerations towards adjacent land uses, historic viewsheds, and natural resources.

Protection of historic viewsheds is important to the economic development of Prince William County, as well as preservation of significant national history. The policies below are necessary to provide these protections and proposed uses need to address these issues as a matter of mitigating the impacts of their proposed uses and structures.

**DGCU: POLICY 1:** Ensure high-quality development within the Study Area that utilizes context sensitive design considerations to ensure development respects existing adjacent uses and historic viewsheds.

**DGCD 1.1** Require generalized development plans and master zoning plans submitted with applications for rezonings, special use permits, and public facilities to include limits of disturbance, site layouts, colored architectural elevations, and conceptual illustrative and design considerations which show how the proposed development implements context-sensitive design that align with DGCR 1.15 for all structures visible to adjacent cultural designated areas.

**DGCD 1.2** Require line of sight exhibits for all portions of a development proposal which border adjacent incompatible uses, and historic viewsheds.

**DGCD 1.3** Encourage site specific designs for buildings that are visible from incompatible uses, the Manassas National Battlefield Park, and the public right-of-way that use innovative design approaches in respect to the building design, screening, and landscaping.

**DGCD 1.4** Building façade architectural treatments such as variations in building materials, patterns, and texture, and other design elements are recommended to provide visual interest. These treatments are not recommended for portions of buildings facing and visible from the Manassas National Battlefield Park where building facades are

encouraged to blend into the surrounding area.

- DGCD 1.5** Building façades facing and visible from Manassas National Battlefield Park should be non-reflective and earth tone, for example dark green and/or dark brown in color. Other colors may be appropriate provided a rezoning applicant demonstrates the other color(s) will facilitate the ability for the building façade to blend into the horizon or tree line or will be screened by other topography and/or other buildings. Alternative paint colors or patterns may be utilized on rooftop screening facing Manassas National Battlefield Park.
- DGCD 1.6** Encourage design guidelines for landscaping, reforestation, signage and architectural standards for data center sites visible from incompatible uses and public right-of way along Pageland Lane. These guidelines should recognize, complement, and reflect the nearby historic and natural resources in a manner which creates a unique sense of place.
- DGCD 1.7** All rooftop mechanical equipment should be screened when visible from adjacent cultural, residential, and agricultural designated areas and public rights of way. Ground level mechanical equipment not screened by a principal building topography or vegetation and when visible from adjacent cultural, residential, and agricultural designated areas and public rights of way should be screened by a visually solid fence, screen wall or panel, or other visually solid screen that is constructed with materials and colors compatible with those used in the exterior construction of the principal building.
- DGCD 1.8** Require strict conformance with outdoor lighting standards, especially the use of “full cut-off fixtures” for all parking lot and building-mounted lighting.
- DGCD 1.9** Require the use of sound attenuation enclosures or walls around generators and other mechanical equipment (including rooftop equipment) where appropriate to minimize noise impacts to the cultural and residential designated areas. Additionally, development proposals should condition strict times for routine testing of generator equipment and backup power systems.
- DGCD 1.10** Substations are encouraged to be located to the interior of proposed development, when possible, to minimize viewshed impacts. Additionally, substations are encouraged to use innovative designs to enhance screening from adjacent cultural and residential designated areas such as the use of enhanced architectural screening elements to mimic a structure. Such elements should follow the above architectural

standards related to design, color, and reflectivity to promote context sensitive design.

## CULTURAL RESOURCES

The Comprehensive Plan states the policies and action strategies in support of the County's goal to identify, preserve, and protect Prince William County's significant historical, archaeological, architectural, and other cultural resources including those significant to the County's minority communities, for the benefit of all of the County's residents and visitors. The Cultural Resources section of the PW Digital Gateway Special Study Area provides additional policies and action strategies that apply specifically to the Study Area, in addition to those policies in the Cultural Resources section of the Comprehensive Plan.

The PW Digital Gateway Special Study Area is located northwest of the congressionally designated Manassas National Battlefield Park and contains portions of the Manassas Battlefield Historic District (076-0271) as identified on the National Register of Historic Places. Due to the cultural sensitivity of this area, all development within the PW Digital Gateway Special Study Area should be developed with the utmost sensitivity to cultural resources and historic viewsheds while leveraging opportunities to provide meaningful contributions to preservation and interpretation of the extensive local and national history.

**DGCR POLICY 1:** All development within the PW Digital Gateway Special Study Area should prioritize preservation and protection of existing cultural resources, minimizing impacts to significant historic viewsheds, while leveraging opportunities to provide meaningful contributions to preservation and interpretation of the extensive local and national history

**DGCR 1.1** County staff should require rezoning, special use permit, and public facility review applicants to provide detailed viewshed analyses to ensure accurate evaluation of potential visual impacts from the proposed development to significant historic viewsheds and to help ensure that any visual impacts are appropriately addressed. These analyses include, but are not limited to, topographic, LIDAR-assisted line of sight, digital imaging, drone visual horizon tests, augmented reality digital imaging, or other appropriate techniques and technologies determined by County staff, in consultation with Manassas National Battlefield Park. These analyses should identify key observer points, in consultation with the Planning Director or their designee and Manassas National Battlefield Park staff, to use in the viewshed analysis.

**DGCR 1.2** Because of the overall historical and cultural sensitivity of the area and its close proximity to Manassas National Battlefield Park, County staff should require rezoning, special use permit, and public facility review applicants to provide a Phase I cultural resource studies with the first submission of

their application. If warranted, County staff should require the applicant to conduct a Phase II evaluations during review of the land use application. If a site or sites is determined significant and it will be negatively impacted by the proposed application, mitigation should be proffered and can be in the form of Phase III/Data Recovery.

- DGCR 1.3** Encourage property owners within the plan area to curate and donate archaeological collections discovered during development of property in the plan area which are during development of property in the plan area to the County.
- DGCR 1.4** Encourage property owners within the plan area to curate and donate archaeological collections related to the mission of the Manassas National Battlefield Park (“MNBP”) to the MNBP. If MNBP does not accept the donations of such an archaeological collection, encourage the property owner to curate and donate such collection to the County.
- DGCR 1.5** In the Southern District (shown in Figure 1), building height, including roof top mechanicals and parapets, should be limited to 45’ feet, unless a viewshed analysis is provided that shows, at the studied building height, either no impacts to viewsheds from Manassas National Battlefield Park or a mitigated impact to viewsheds from Manassas National Battlefield Park. In the Northern District (shown in Figure 1), building height, including roof top mechanicals and parapets, should be limited to 85’ feet, unless a viewshed analysis is provided that shows, at the studied building height, either no impacts to viewsheds from Manassas National Battlefield Park or a mitigated impact to viewsheds from Manassas National Battlefield Park. In other locations in Figure 1, rezoning and special use permit requests should analyze viewsheds from Manassas Battlefield Park for heights of 45’ and higher for potential impacts to identified historic viewsheds.
- DGCR 1.6** Employ internal vegetative buffers (such as between structures), within proposed development outside of MNBP, to soften or mitigate impacts to historic viewsheds.
- DGCR 1.7** Encourage significant mitigation of viewshed impacts including but not limited to proffered maximum elevations, of all structures, above mean sea level (“AMSL”) for all development. Proffered maximum elevations shall include rooftop mechanical equipment and parapets, parking lot lighting fixtures.

- DGCR 1.8** Property owners are encouraged to preserve the following resources in situ (in place): Honeywood Site complex (076-0138; also known as Pageland I); Pageland II complex (076-0137); the Phillips Cemetery; and the Civil War Mass Grave. County staff should work with any interested property owner to help transfer these resources to an entity or organization that provides for the long-term preservation of these resources. County staff should work with any interested property owner to allow access to the public for interpretive programming.
- DGCR 1.9** Work with the County Archeologist to develop a detailed history of the antebellum dwelling known as Honeywood (076-0138, Pageland I), which is located on the original Pageland landholdings of the Marsteller family.
- DGCR 1.10** Where appropriate, encourage the dedication of privately owned land located within the legislative Boundary of Manassas National Battlefield Park to the MNBP.
- DGCR 1.11** The County should encourage and facilitate the voluntary establishment of preservation easements on private land, by landowners, to protect historic landscapes, viewsheds, historic districts, individual architectural and archaeology sites, and other cultural resources. The County should cultivate private, local, State, and federal partners, including private landowners, to accomplish this task.
- DGCR 1.12** The County should encourage and facilitate private landowners to voluntarily provide public access and public trails to viewsheds and other cultural resources on private land, such as the Phillips Cemetery.
- DGCR 1.13** County staff should require rezoning, special use permit, and public facility review applicants to conduct archaeology and historical research (including oral histories and other methods of historical research) to determine the boundaries of the "Settlement" community and Thornton School. Based on this archaeology and historical research, and the recommendations therein, and other relevant information, County staff should work with applicants on appropriate, site-specific mitigation measures.
- DGCR 1.14** Prepare an interpretative plan that includes elements such as, but not limited to: (i) historical markers and other interpretative media in areas of public access; (ii) a self-guided brochure for the trail system incorporating interpretation of historic resources along the trail; (iii)



interpretative kiosks in the two proposed parks in this section of the Comprehensive Plan; and (iv) digital media (including augmented reality). The interpretative plan should be developed in consultation with the Planning Director, or their designee, the County's Office of Historic Preservation, the Manassas National Battlefield Park and shall be submitted within one (1) year of approval of the first rezoning application or at the time of the first site plan and thereafter, each applicable site plan should include those elements of the interpretative plan that are to be implemented by that site plan which are appropriate and consistent with applicable law.

**DGCR 1.15** Prepare a master landscaping, vegetation, fencing, and signage plan ("Plan"), with phasing and an implementation strategy for this comprehensive plan area. This master landscape plan should be submitted within one (1) year of approval of the first rezoning application for review and approval by the County Archaeologist, and thereafter, each applicable site plan shall include those elements of the plan that are to be implemented by that site plan which are which are appropriate and consistent with applicable law. The intent is to design a Plan that mitigates adverse effects of development on the Manassas National Battlefield Park, Conway Robinson State Forest and the surrounding area; integrates new development with the historic landscape; and integrates new development with proposed parks and open spaces and trails; through a set of context sensitive, design guidelines. The intent is to build a strong, practical, and adaptable framework.

**DGCR 1.16** Cemeteries located in the plan area should be preserved in place and treated in accord with Section 32-250.110 of the County's Ordinance (Preservation of Existing Cemeteries). However, based on site-specific evaluation, a larger cemetery preservation area may be appropriate to help ensure that a cemetery is protected and improve the transition between the development and each cemetery.

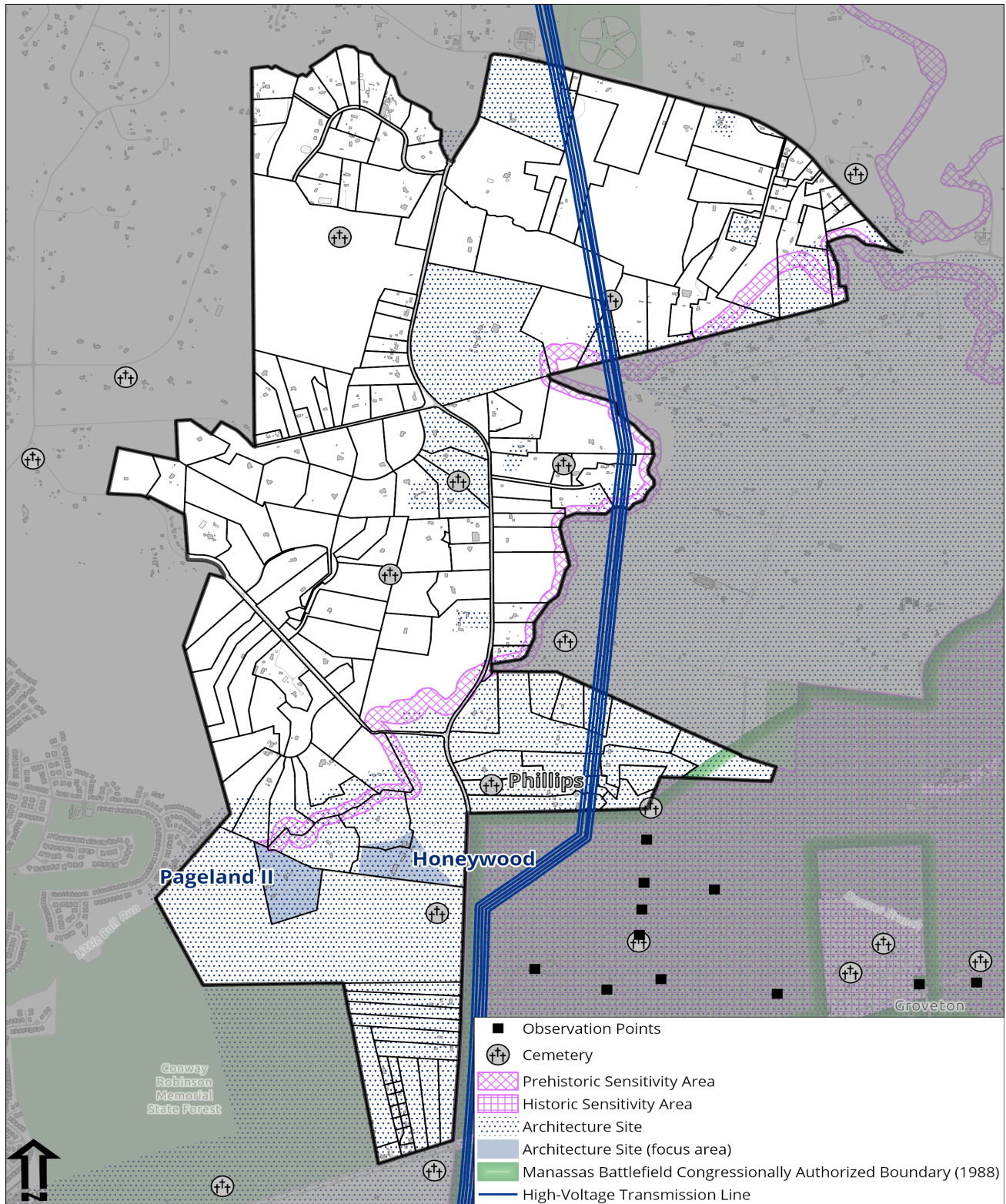


Figure 6: PW Digital Gateway Cultural Resources Map

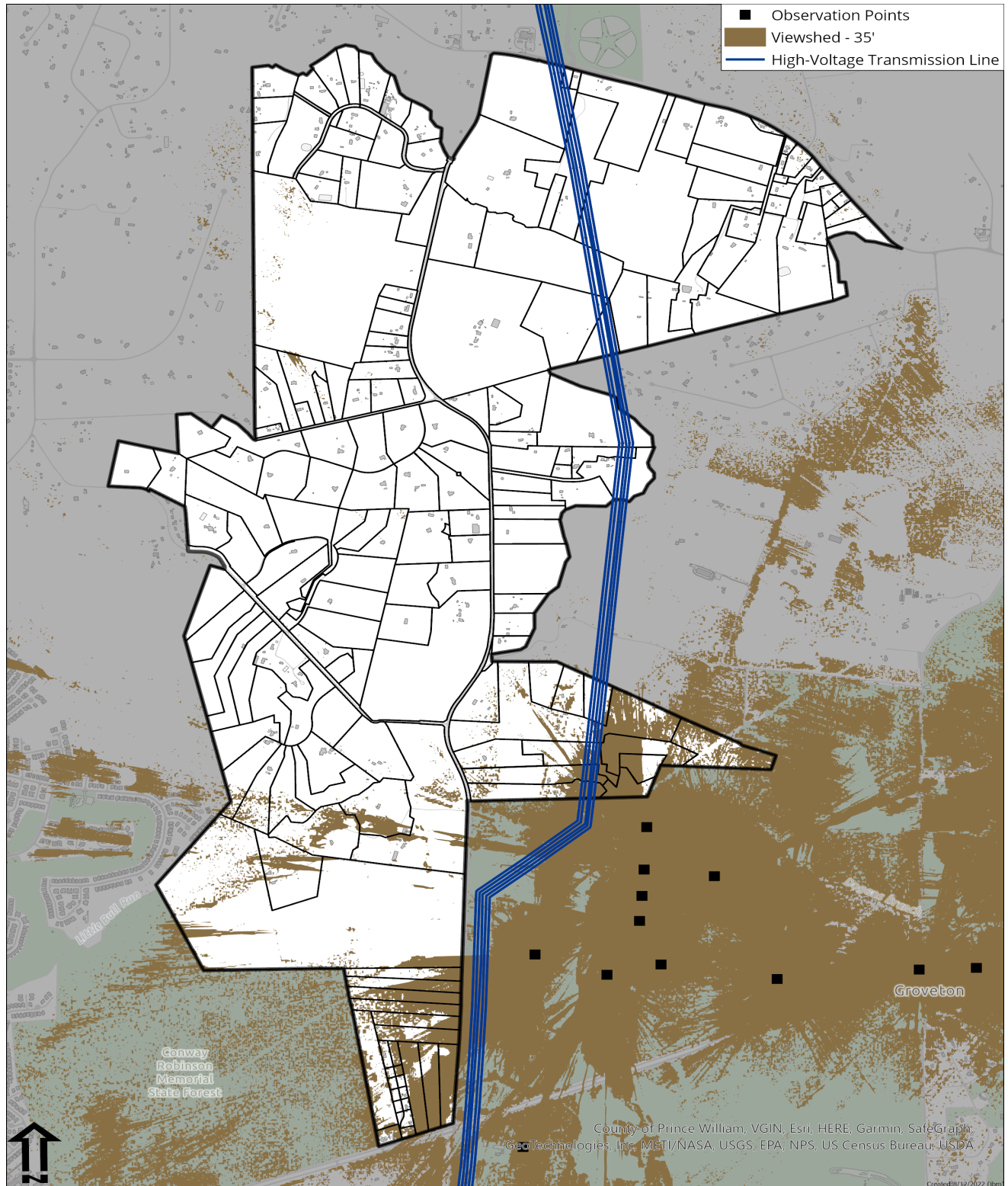


Figure 7: 35' Viewshed Analysis

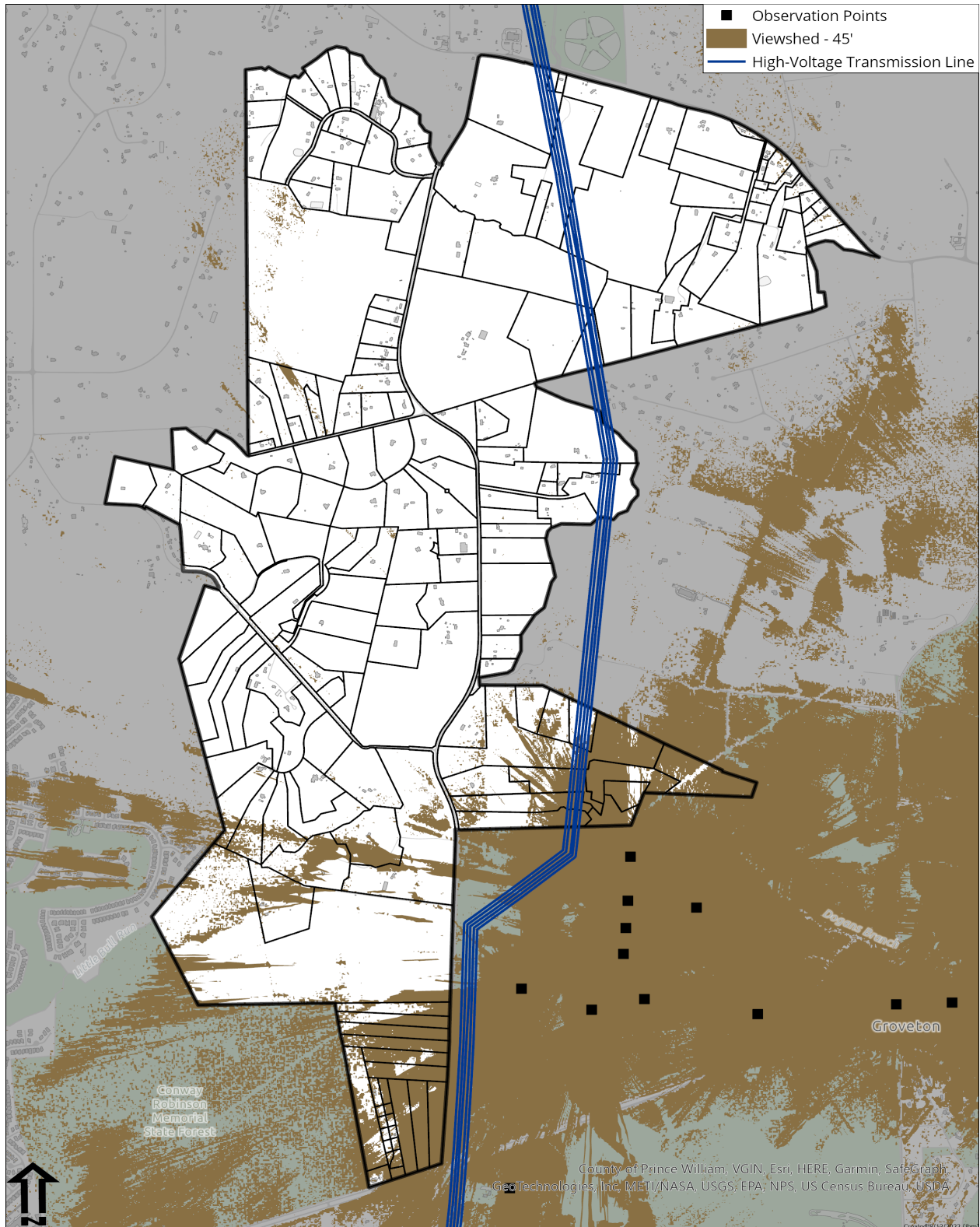


Figure 8: 45' Viewshed Analysis

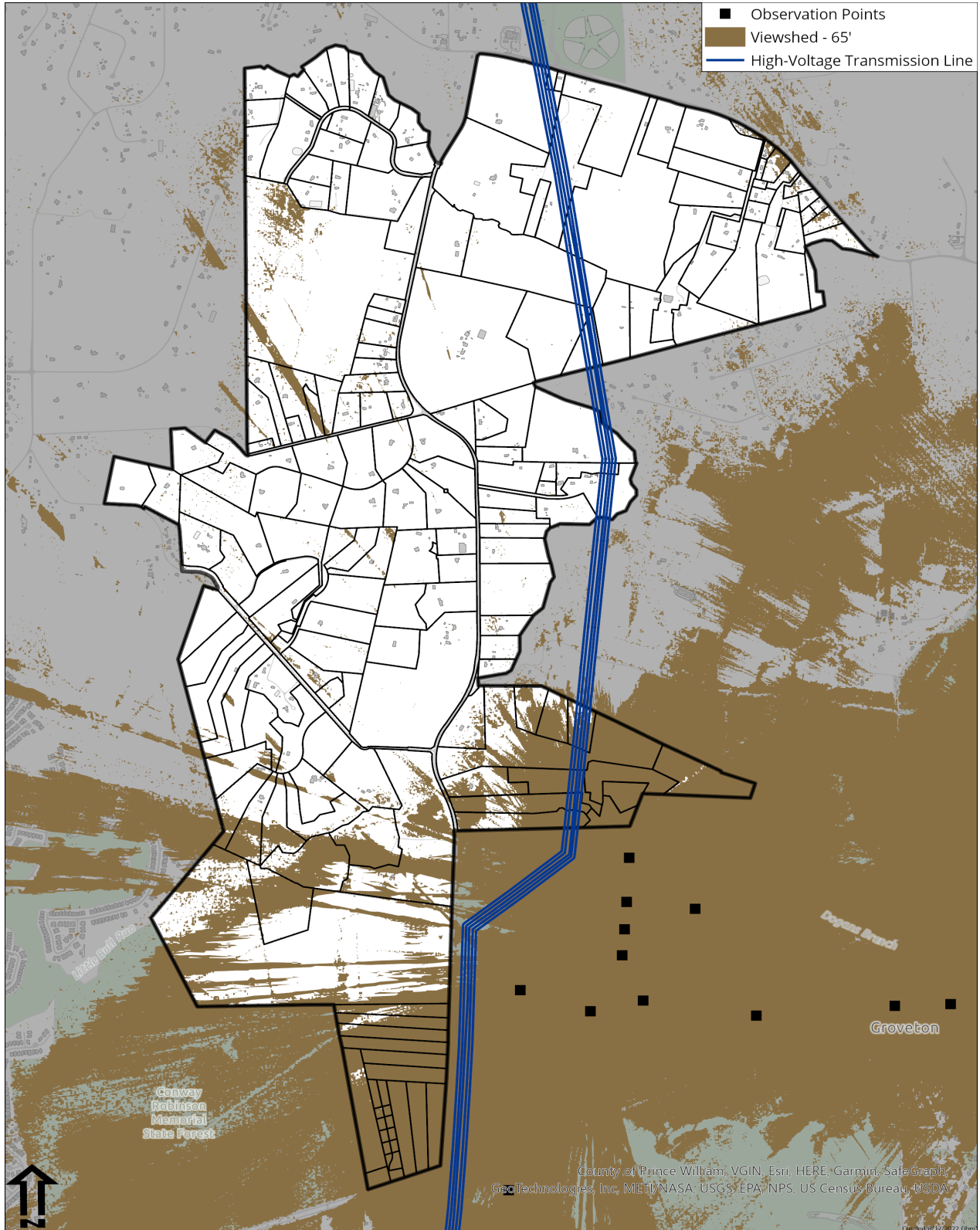


Figure 9: 65' Viewshed Analysis

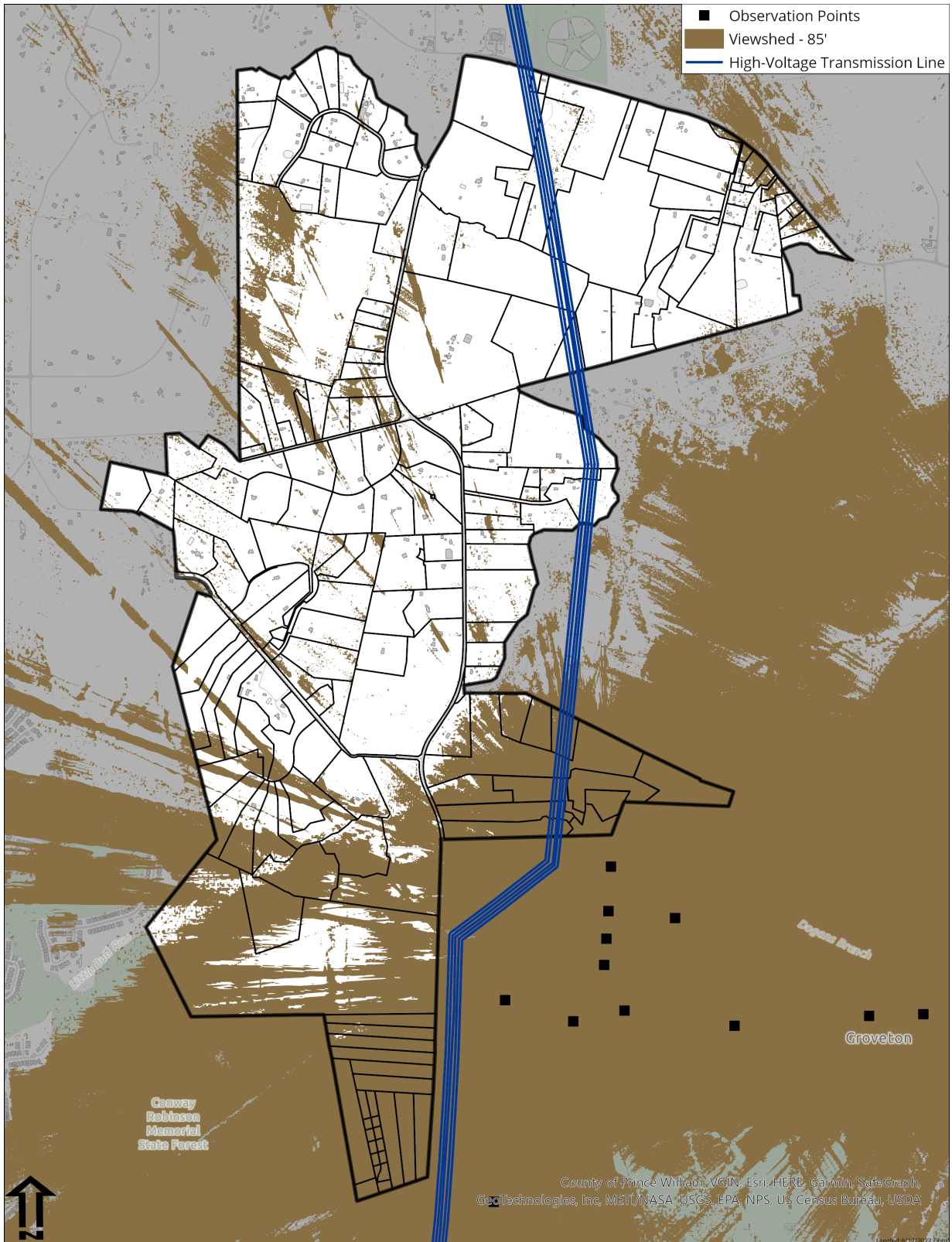


Figure 10: 85' Viewshed Analysis

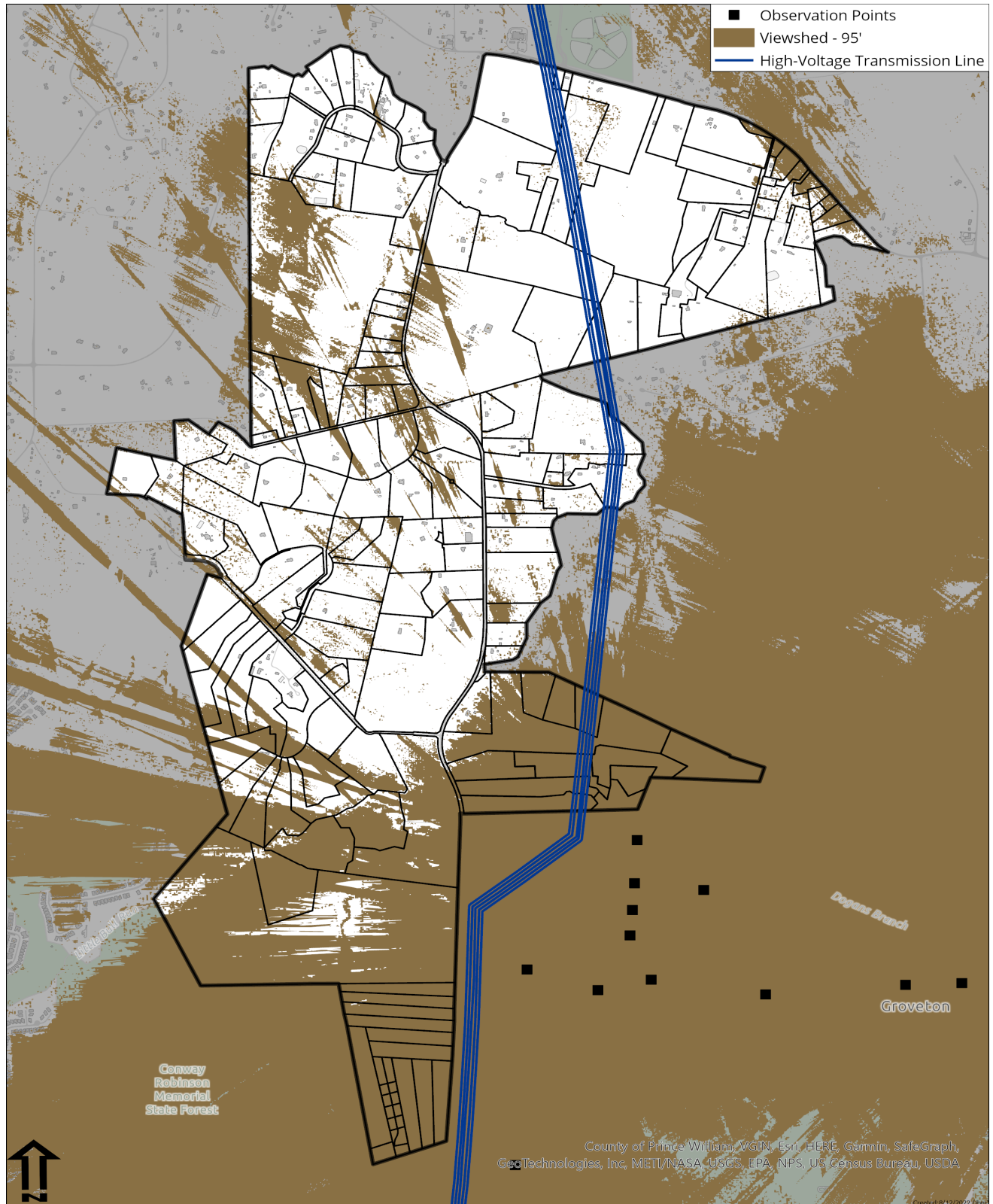


Figure 11: 95' Viewshed Analysis



Figure 12: 105' Viewshed Analysis



## ECONOMIC DEVELOPMENT

The Economic Development Chapter of the Comprehensive Plan states the policies and action strategies in support of the County's goal to maintain an economic development climate that will attract and foster the expansion of environmentally sound industries to create quality jobs, diversify the non-residential tax base, and encourage people to live and work in Prince William County. The Economic Development component of the PW Digital Gateway Special Study Area provides additional policies and action strategies that apply specifically to Study Area.

PW Digital Gateway represents a substantial investment with the potential to propel Prince William County as a leader in the Data Center Industry from a regional, national, and global level. This includes a significant increase in the County's commercial tax revenue, expansion of an identified targeted industry identified by the Board of County Supervisors, and opportunity to promote Prince William County as a "high-tech" community.

**DGED Policy 1:** Promote development that furthers enhances economic vitality, creates a range of employment opportunities, and promotes public private partnership for the benefit of the County and residents.

- DGED 1.1** Increase the commercial tax base by identifying a pipeline of available land to meet future data center industry projections.
- DGED 1.2** Reduce competition between data centers and distribution facilities, which are both targeted industries, for existing M-1, Heavy Industrial, and M-2, Light Industrial, zoned land by providing additional land for data center development.
- DGED 1.3** Continue the growth of the information communication technology sector and related small business vendor and contractor businesses.
- DGED 1.4** Create a range of inclusive job opportunities to increase at place employment for residents with different skills sets, from construction workers, information communication technology related trades, to high-paying technology jobs.
- DGED 1.5** Encourage Partnership with George Mason University Science and Technology campus to support their Master Plan for creating a Center for Data Center Excellence at the Prince William campus.

**DGED 1.6** Partner with the Northern Virginia Community College and Prince William County Public Schools to create opportunities for information communication technology related internships and apprenticeships.

**DGED 1.7** Support public private partnership with data center and tourism industries, the Virginia Department of Conservation and Recreation, and the National Parks Services to maintain and increase programming to ensure visitors have authentic, accurate, and educational experiences.

**DGED 1.8** Support high design standards that minimize Manassas National Battlefield Park viewshed impact while creating high-end technology office façades towards roadways.

**DGED 1.9** Where possible, leverage recreational facilities and activities to promote outdoor recreation and complementary industries such as breweries, wineries, and tourism.

## **Tools & Incentives**

Prince William County already offers competitive incentives to attract target industries and businesses to the County. These include competitive tax rates, the Prince William County Economic Development Opportunity Fund and Low Business Tangible Personal Property Tax Rates. While PW Digital Gateway is not currently part of a Targeted Revitalization Zone, HUB Zone or Opportunity Zone, the County can leverage other powerful tools and incentives to encourage and to shape development in the PW Digital Gateway Special Study Area. Assistance in sharing the costs of new and upgraded public infrastructure such as road improvements, water extension, sewer extension, and parks, open space and trails are examples of improvements that the County can facilitate through tax increment financing, business improvement districts, and other programming. Other tools exist and may be options to aid the development of PW Digital Gateway Special Study Area, however the following tools may be available to supporting economic growth within the Special Study Area.

## **Available Tools, Incentives, and Programs**

### **Tax Increment Financing**

Tax increment financing (“TIF”) is a way to set aside, for a limited period of time, all or part of the presumed increment of new taxes generated by new development, to invest in public improvements. New and improved roads, expanded sewer and water systems,

undergrounding of utilities, streetscapes, as well as public parking structures and park space, are some of the potential uses of TIF revenue. Projects can be accomplished on a pay-as-you-go basis or through the issuance of general obligation bonds. Another approach is to create a 'virtual TIF' where the County would participate on a case-by-case basis through diversion or abatement of incremental taxes via a development agreement with private sector partners.

### **Business Improvement Districts**

The County can establish by ordinance a business improvement district ("BID") in a defined area within which property owners pay an additional tax on real estate in order to fund improvements or services within the district's boundaries. Taxes generated by BIDs can be used for district maintenance, security, capital improvements, marketing and promotion, facilities operation and staffing, and more. The services provided by a BID would be supplemental to those already provided by the County.

### **Industrial Revenue Bonds**

The County can issue tax-exempt or taxable industrial revenue bonds ("IRBs") on behalf of qualified companies to finance the construction of buildings and related infrastructure (including parking). Examples of qualifying projects are construction of corporate headquarters and facilities for nonprofit corporations, such as trade associations.

### **Public/Private Partnerships**

The Prince William County Economic Development Department already maintains a host of state and local partnerships to promote cooperative economic development in the County. The complete list can be found here: <http://www.pwcecondev.org/state-local-partners>

### **GoVirginia Support and Grant Programs**

Prince William County is part of the GoVirginia Region 7. GO Virginia supports programs to create more high-paying jobs through incentivized regional collaboration between business, education, and government to diversify and strengthen the economy in every region of the Commonwealth. The organization maintains a database of grants programs and administers grants regionally.

### **State-Level Grant Programs and Incentives**

The Commonwealth of Virginia through the Virginia Economic Development Partnership ("VEDP") offers a catalogue of incentives to promote economic development throughout the commonwealth. These incentives include grants for localities, direct financial assistance

to businesses, tax incentives for businesses, infrastructure support and training programs. The most applicable programs are listed below. The full list is available at: <https://www.vedp.org/incentives>

### **Discretionary Incentives**

The Commonwealth of Virginia offers an array of discretionary incentives for competitive projects evaluating a Virginia location, providing financial inducements that make good fiscal sense for all parties. Performance-based incentives target the needs of companies as well as the development plans of localities and the Commonwealth.

### **Commonwealth's Development Opportunity Fund ("COF")**

A discretionary financial incentive established to support projects that create new jobs and investment in accordance with certain criteria established by state legislation. Grants are made to the community and may be used for such things as site acquisition and development; transportation access; public or private utility extension or capacity development; construction or build-out of publicly or privately-owned buildings or training.

### **Infrastructure Assistance**

The Virginia Department of Transportation ("VDOT") and the Virginia Department of Rail and Public Transportation ("DRPT") offer several programs to assist localities in providing adequate infrastructure access for industrial and commercial projects. These programs are designed to assist Virginia localities in attracting companies that will create jobs and generate tax revenues within the locality.

### **Economic Development Access Program**

A state-funded incentive to assist localities in providing adequate road access to new and expanding manufacturing and processing companies, research and development facilities, distribution centers, regional service centers, corporate headquarters, government installations, and other basic employers with at least 51% of the company's revenue generated from outside the Commonwealth. The program is administered by the VDOT.

### **Transportation Partnership Opportunity Fund ("TPOF")**

Awarded at the discretion of the Governor in the form of grants, revolving loans, or other financial assistance to an agency or local government of the Commonwealth for activities associated with eligible transportation projects. The VDOT administers TPOF. Projects developed with monies from TPOF do not become private property, but rather become or remain public property following completion. The transportation improvements have to be accomplished according to VDOT standards and specifications and have to be maintained by the appropriate public entity pursuant to relevant agreements.

## GREEN INFRASTRUCTURE

The Parks, Recreation and Tourism, Open Space, and Environmental Chapters of the Comprehensive Plan state the policies and action strategies in support of the County's goals to preserve, protect, and enhance the significant environmental resources, open space, and opportunities for both passive and active recreation which promote a healthy lifestyle for County residents. The Green Infrastructure component of the PW Digital Gateway Special Study Area provides additional policies and action strategies that apply specifically to the Study Area.

The PW Digital Gateway Special Study Area provides an opportunity to ensure a robust and connected system of greenways, trails, open space, and parks which provide a benefit to the environment, County residents, and local wildlife.

The following three parks are envisioned in Green Infrastructure Map to promote meaningful open space preservation and cultural resource protection:

1. Southern Community Park – Community-sized park located between Manassas National Battlefield Park and Conway Robinson State Forest Park at the southern entrance to the corridor. The park may allow for both passive and active recreation, including but not limited a southern trailhead providing access to the overall trail network, equestrian facilities, or interactive passive recreation such as orienteering or geocaching. Tree preservation is envisioned adjacent to Conway Robinson State Forest.
2. Thornton School Cultural Resource Park – A cultural resources type park providing opportunities for the education and preservation of local history including the Thornton School and the “Settlement Community”.
3. Natural Cultural Resources Park – A cultural resources park which is intended to be primarily preserved in a natural state and allow for opportunities for passive recreation.

The proposed land uses will have an impact on existing wildlife corridors, the uses may be incompatible with adjacent uses and the employment center will need access to open space, trails for pedestrian and bicycle commuting. As such, the policies below provide necessary mitigation of the impacts of the potential uses in this corridor. As a major employment center in the County, which will be home to many employees, it is imperative that proposed development provides adequate incompatible use buffers, open space for employees to access during their workday as well as providing necessary resources for pedestrian and bike commuting as a means of transportation facilities to the proposed developments. Additionally, future development will displace existing wildlife corridors and mitigating the displacement of these corridors is vital to Prince William County.

**DGGI Policy 1:** Prioritize the creation of a connected series of parks and open spaces which allow for a variety of passive and active recreational opportunities in a context sensitive to the existing cultural resources, parks, and communities.

**DGGI 1.1** Establish Protected Open Space that prioritizes the establishment of a substantial amount of public and private protected open space. Protected Open Space should consist of two types of open space aimed specifically at preserving and restoring natural landforms: Natural Open Space as defined in the Zoning Ordinance and Restored Open Space. Restored Open Space consist of previously disturbed areas that will be restored to native forest, wetlands or meadows during development and subsequently protected from further disturbance. Protected Open Space areas should include:

1. Environmental Resource areas which include FEMA floodplain, and FEMA flood Hazard, natural 100-year floodplains as defined by the DCSM, Chesapeake Bay RPAs, wetlands, 25% or greater slopes, areas with 15% or greater slopes in conjunction with soils with severe limitations, areas, of marine clays, public water supply sources, and critically erodible shorelines and streambanks.

**DGGI 1.2** Utilize qualified third-party Virginia Conservation Easement Act conservation easements to permanently protect public and private natural open space areas.

**DGGI 1.3** Encourage applicants to provide above minimum requirements for open space with an emphasis on natural open space where they exist and restoration of forest cover where it does not exist. The overall goal of the study area is to achieve 30% natural open space over the entire study area.

**DGGI 1.4** Establish and protect the wildlife corridors identified in the Green Infrastructure map. These corridors are encouraged to be 500' in width. Where reduced the corridors should be a minimum of 300' in width. Any shifting or relocation of corridors should ensure effective wildlife movement throughout the Study Area. The Little Bull Run wildlife corridor should extend under a new Pageland Lane bridge.

**DGGI 1.5** Encourage the restoration of previously disturbed areas within the P&OS designation to native forest, wetlands, and/or meadow. Priority should be given to areas which contribute to wildlife corridors or provide screening and buffering to the Manassas National Battlefield Park, Conway Robinson State Forest, and adjacent incompatible uses.

- DGGI 1.6** Buffers along the perimeter of the Study Area should be as shown Figure 11, PW Digital Gateway Green Infrastructure Map. Buffers should prioritize preserving and restoring existing forest and native meadows. Partner with the Planning Office and Manassas National Battlefield Park to identify areas where mitigation of viewshed impacts from development prevail over meadow restoration.
- DGGI 1.7** Minimize stormwater runoff through the use of Low Impact Development (“LID”) design, wet ponds, and other methodologies recommended in current state and local stormwater ordinances. Applicants should address water quality through the use of enhanced Low Impact Development practices, such as cisterns, permeable pavement, and rain gardens. Low Impact Development and other combination of best management practices that reduce the post-development phosphorous loads leaving the site beyond the state minimum requirements are encouraged.
- DGGI 1.8** Encourage engineering and design solutions that achieve no net runoff from mean annual precipitation, to contain potential pollutants on site and to reduce downstream erosion. County staff should explore whether regional stormwater is appropriate to help achieve these goals.
- DGGI 1.9** Developers should minimize land erosion and siltation during construction by providing enhanced erosion control measures beyond what current standards require in areas meriting special attention, i.e., close to environmentally sensitive areas, such as along stream valleys, wetlands, and steep slopes. Additional erosion control measures, such as the use of the polymer polyacrylamide (PAM) to reduce turbidity, construction phasing, larger sediment basins, and two-layer erosion controls are encouraged as appropriate to site conditions.
- DGGI 1.10** Adhere to all DCSM requirements for canopy coverage and internal parking lot landscaping.
- DGGI 1.11** Strongly encourage new development to remove or abandon existing wells and septic systems, per Health Department requirements, to protect the local aquifer.

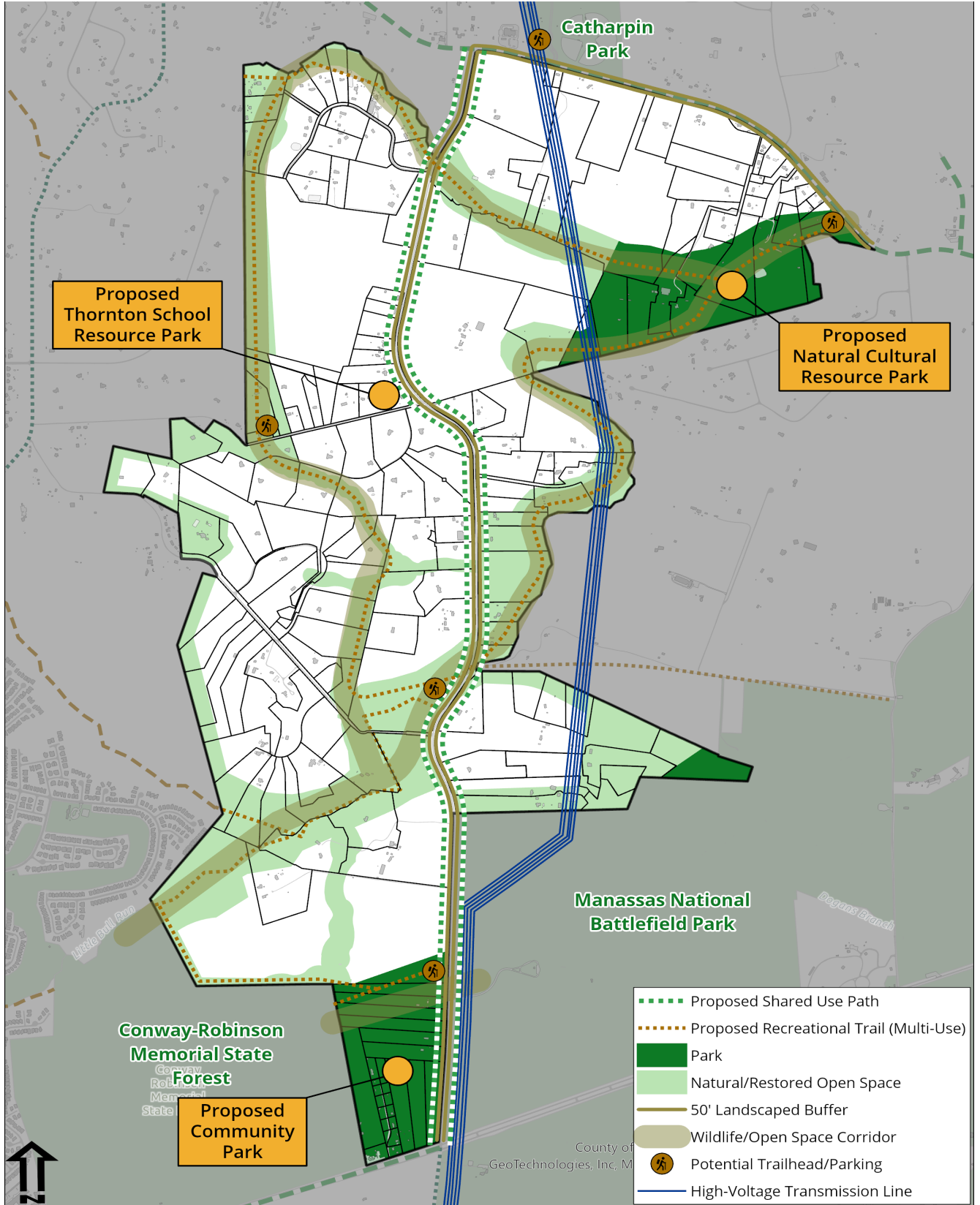


Figure 13: PW Digital Gateway Green Infrastructure Map



## MOBILITY

The Mobility Chapter of the Comprehensive Plan states the policies and action strategies in support of the County's goals to create a multimodal transportation network (including roadways, transit, railroad, airplanes and trails) that allows for the safe and efficient movement of goods and people throughout the County and into surrounding jurisdictions. The Mobility component of the PW Digital Gateway Special Study Area provides additional policies and action strategies that apply specifically to the Study Area.

The PW Digital Gateway Special Study Area includes a robust mobility network that proposes enhancements to the local roadway and trail network. The following policies are provided to meet the needs of the proposed development while supporting the County's goal to reduce through traffic through the Manassas National Battlefield Park, ensure acceptable levels of service, and provide enhanced multimodal connectivity.

As a major employment center of the County, provision of open space and trails is an important mitigation of mobility needs for this corridor. Provision of trails and sidewalks, bike lanes, etc. will help to mitigate the proposed land uses in this corridor and provide for a multi-modal mobility network.

**DGM POLICY 1:** Establish a Multimodal transportation network which enables the safe and efficient movement of people within the Study Area.

**DGM 1.1** Pageland Lane should be widened to 4 lanes utilizing a modified Minor Arterial cross section (see figure 15) with shared use paths on both sides and a landscaped median utilizing native plant species.

**DGM 1.2** Coordinate with Manassas National Battlefield Park, Conway Robinson State Forest, and the County Arborist to develop a Comprehensive Landscape Plan utilizing native plants along public rights of way and private road easements and in medians to enhance the streetscape and reduce adverse environmental impacts of roadway improvements. Buffering along Pageland Lane should be a minimum of 50' but is encouraged to be more when appropriate.

**DGM 1.3** Access to development within the Study Area is required to be from Pageland Lane. Access/crossovers should be limited to 900 feet minimum but is encouraged to be 1,100 feet. Intersections, where possible, should be roundabouts which offer opportunities for interpretive features/amenities such as artillery emplacement or monuments which do not hinder visibility but contribute to the interpretive history of the

area. Roundabouts offer a quieter alternative to vehicles starting and stopping at traffic signals with less light pollution for the Battlefield.

- DGM 1.4** Support the goal of Manassas National Battlefield Park to restrict through traffic in the park on Route 29 and Sudley Road.
- DGM 1.5** Enhance access to cultural and environmental assets through the creation of a robust multimodal trail network, providing connections between and greater access to Conway Robinson State Forest, the Manassas National Battlefield Park, the Catharpin Greenway and Catharpin Park. Trailhead and parking areas should be strategically placed along the system to allow for multiple access points.
- DGM 1.6** Evaluate new opportunities for pedestrian and equestrian connections to Manassas National Battlefield Park.
- DGM 1.7** Improve safety and visitor experience along recreational trails through appropriate and consistent trail routes and distance markings and incorporate technology such as Quick Response (“QR”) codes and Uniform Resource Locator (“URL”) to provide trail maps, contact information, language translation services, and user guides.
- DGM 1.8** Encourage creation of a variety of accessible public recreational trail experiences (bicycle, equestrian, nature trails, orienteering, etc.) for a diverse mix of populations (i.e., various age groups, level of mobility, etc.)
- DGM 1.9** Encourage participation in an “adopt-a-trail” program by data center owners and other private parties.
- DGM 1.10** Require all buildings to include bike racks, to promote and encourage multimodal access.
- DGM 1.11** Analyze a connection from Pageland Lane to I-66 and Rte. 234 to provide a direct route to the Study Area and to reduce traffic congestion at the intersection of Rte. 29/Heathcote Blvd./I-66 Ramp and the intersection of Pageland Lane and Rte. 29. It may also allow Rte. 29 between Pageland Lane and University Blvd. to be planned as 4 lanes instead of 6 lanes as currently shown in the Roadway Plan. This connection would allow Sudley Road to be limited to Park traffic only north of Northern Virginia Community College (“NVCC”) and south of Gum Spring Road until a more direct route through either the Manassas Battlefield Bypass or the Rte. 29 Alternate Road is constructed.

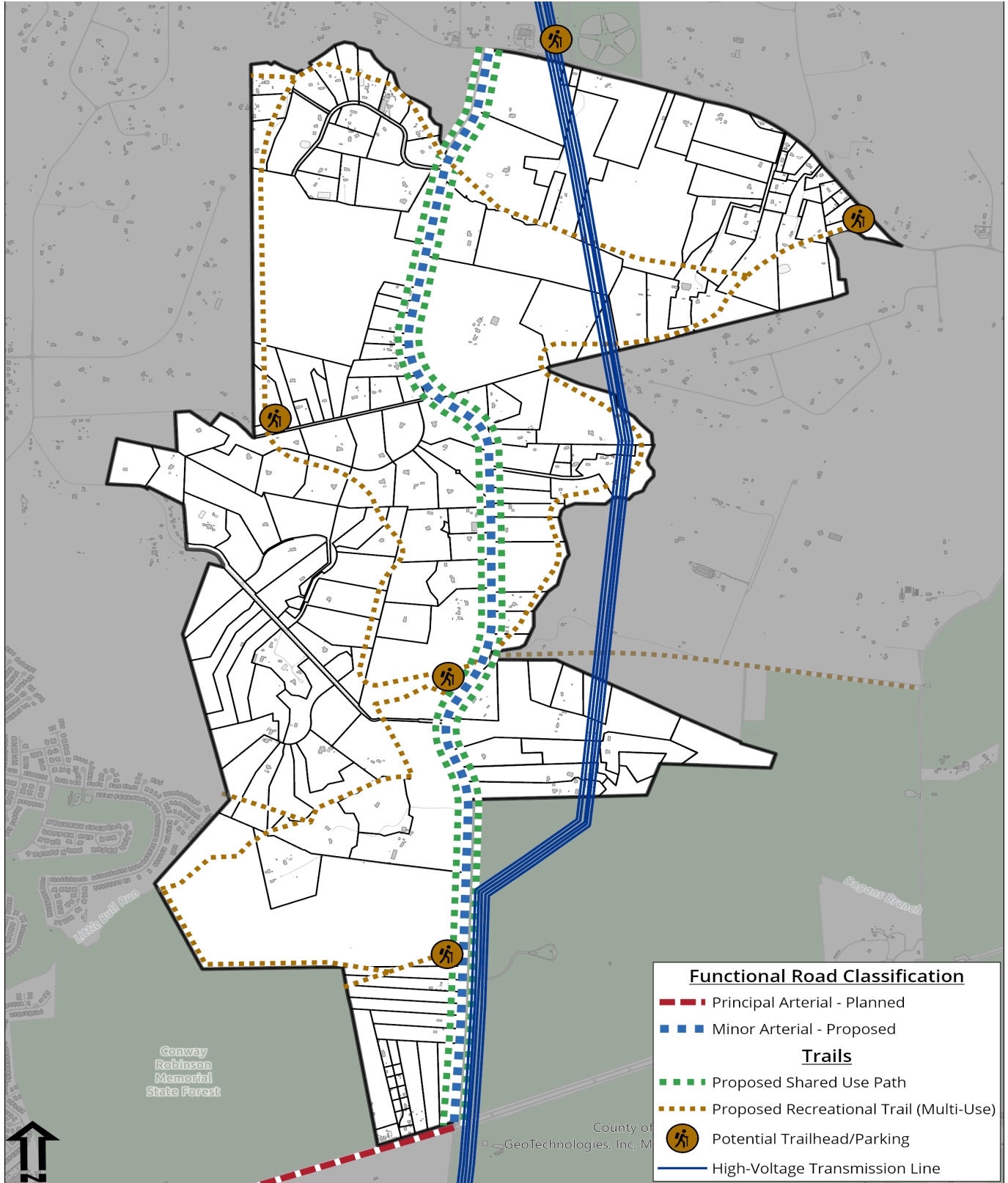


Figure 14: PW Digital Gateway Mobility Map

## Pageland Lane Modified Minor Arterial

Pageland Lane is planned as a 4-lane modified Minor Arterial including shared use paths on both sides and a landscaped median with native plantings coordinated with the County Arborist, Manassas National Battlefield Park and Planning Office.

Intersections are encouraged to be designed as roundabouts with a design speed of 45 mph.

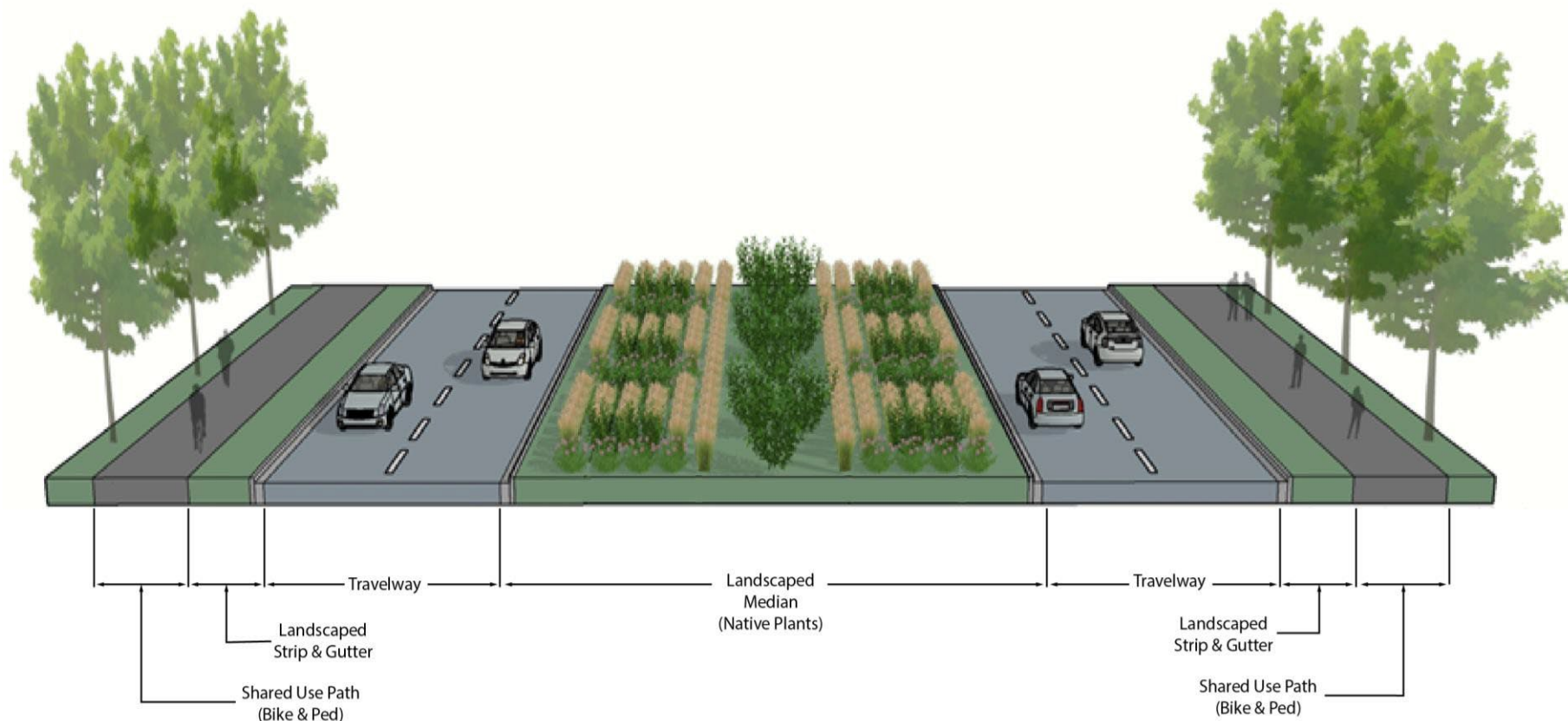


Figure 15: Pageland Lane Cross Section

## WATER AND SEWER

The Sanitary Sewer and Potable Water Chapters of the Comprehensive Plan states the policies and action strategies in support of the County's goals to provide adequate potable water and wastewater treatment in a cost effective and efficient manner. The Water and Sewer component of the PW Digital Gateway Special Study Area provides additional policies and action strategies that apply specifically to Study Area.

The PW Digital Gateway Special Study Area is not currently served by public water and sewer. The following policies are provided to ensure adequate infrastructure is provided to support the proposed development in a cost effective and environmental friend manner.

**DGWS Policy 1:** Plan for the extension of public water and sewer service along Pageland to support the proposed development, ensuring the cost of extension of service and capacity increase needed to support the new development in Study Area are not borne by existing customers.

**DGWS 1.1** Public water will be extended north along Pageland Lane from an existing main along Route 29. If determined necessary by PWCSA, the waterline may be looped back into the existing system via a connection to the existing waterline along Catharpin Road. Strongly discourage the use of wells or other groundwater sources to provide water service to data center facilities.

**DGWS 1.2** Encourage efficient water usage for data center development within the Study Area, such as utilized "closed loop water" or "no water" cooling systems. Encourage development to further minimize water consumption through the use of recycling water.

**DGWS 1.3** Ensure any water capacity increase need to support the proposed development will be paid for by development fees.

**DGWS 1.4** Sewer will be provided to the corridor through use of gravity sewer that will be connected to a proposed pump station or stations within the corridor. The pump stations will be connected to the existing sewer system via a proposed force main running south along Pageland Lane to connect to the existing force main(s) at the intersection of Route 29 and Heathcote Boulevard, where they cross Interstate 66 within an existing tunnel. As an alternative to the gravity sewer/pump station/force main concept, a low-pressure force main system may be considered if such a system can provide the necessary capacity. Drain fields should not be used to serve data center development.

**DGWS 1.5** Continue to coordinate with the Service Authority and Upper Occoquan Service Authority (“UOSA”) to plan for any expansion which may be required by the UOSA Plant.

**DGWS 1.6** Conduct additional planning studies as needed to determine the water and sewer transmission systems needed to serve the proposed development in conjunction with the Service Authority Master Plan.

**DGWS 1.7** Require the design and construction of infrastructure necessary to serve proposed development to be borne by the proposed development.

**DGWS 1.8** Strongly encourage new development to remove or abandon existing wells and septic systems, per Health Department requirements, to protect the local aquifer.

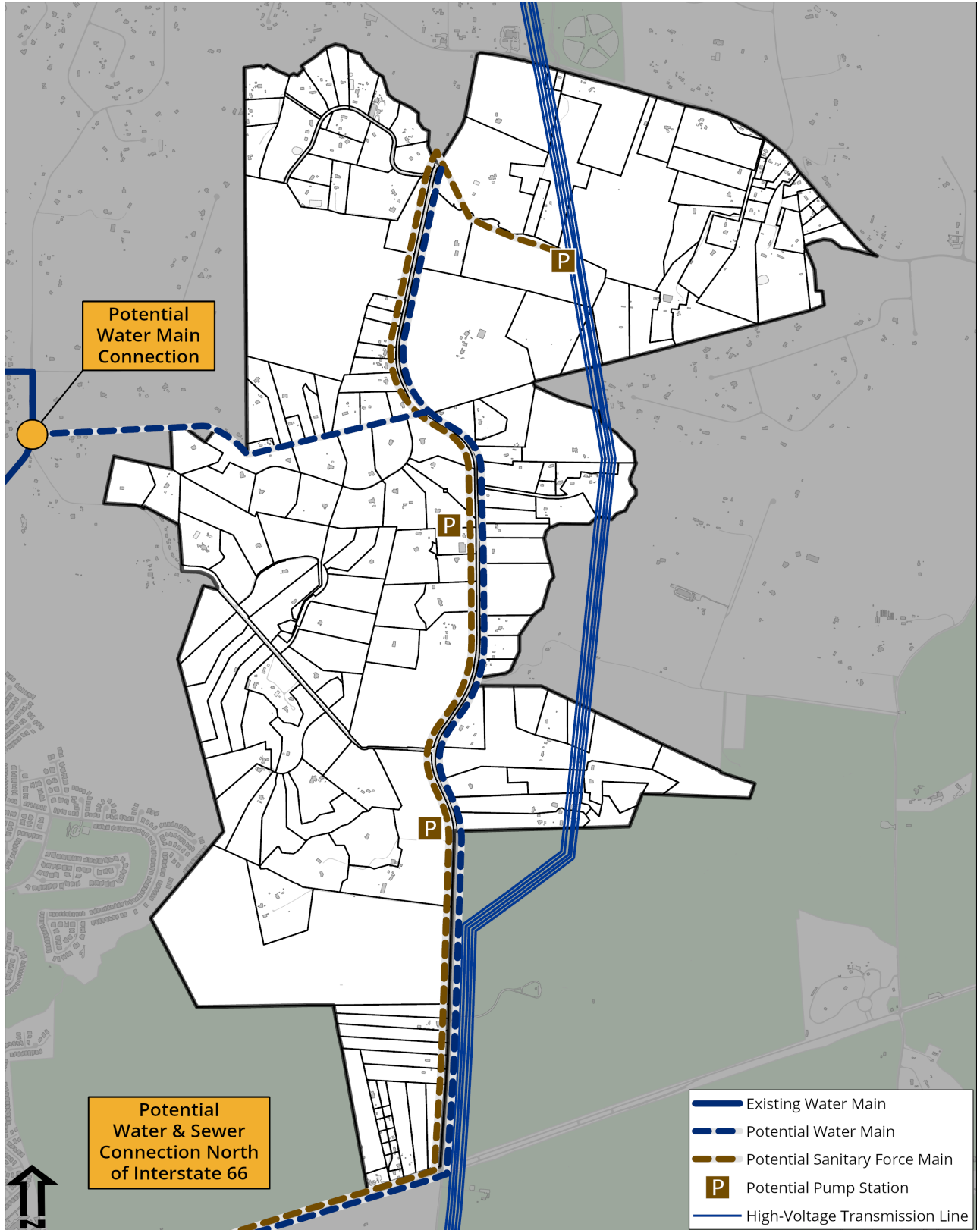


Figure 16: PW Digital Gateway Water & Sewer Map

## SUSTAINABILITY

While there is no Comprehensive Plan chapter focused on sustainability, it has been identified as a focus area in the Prince William County 2021-2024 Strategic Plan. The Sustainability component of the PW Digital Gateway Special Study Area provides additional policies and action strategies that apply specifically to Study Area.

The PW Digital Gateway Special Study Area provides an opportunity to encourage development which provides world-class sustainability initiatives which prioritize the environmental, social, and fiscal impact of development.

The Board has endorsed energy goals which are significant. In order to meet those goals, the below policies are necessary mitigation of the proposed land uses. Proposed development will impact production of greenhouse gasses and the below policies are to provide mitigation of these impacts and will help the County reach the greenhouse gas emission goals endorsed by the Board.

**DGSU POLICY 1:** Encourage development with the Study Area to be a steward of world-class innovation and sustainability implementing a variety of sustainability initiatives aimed at environmental protection, reducing carbon emissions and energy conservation.

**DGSU 1.1** Data centers are encouraged to utilize a variety of sustainability initiatives such as:

- a) Reduce the heat island effect by minimizing impervious areas and providing enhanced landscaping.
- b) Reduce, control, and treat surface runoff through effective storm water practices that treat the quantity and quality of runoff above minimum standards.
- c) Onsite renewable energy such as solar power.
- d) Aeration of water retention using solar power.
- e) Apply best practices for erosion control.
- f) Provide electric vehicle ("EV") charging stations in data center employee parking areas to encourage EV use.
- g) Require the use of LEDs for all interior and exterior lighting.
- h) Minimize land disturbance.
- i) Recycle construction material waste.



- j) Incorporate heat reflective roofing.
- k) Use sustainable building materials in the construction of data centers.
- l) Capture and use 100% of reclaimed water for non-potable use.
- m) Trap and reuse heat sources to the maximum extent possible
- n) Incorporate other innovative technologies to reduce power consumption.
- o) Achieve LEED-Core and Shell standards.
- p) Preparation of a winter management plan (e.g., SaMS toolkit) to minimize the use of sodium and chloride, and to address any impacts of their use.

**DGSU 1.2** Encourage enhancement of indoor environmental quality (“IEQ”) through the maximization of daylighting, ventilation and moisture control, and avoiding materials with high-VOC emissions.

**DGSU 1.3** Encourage data center buildings to meet energy efficiency design and operation standards, such as the Design PUE (Power Utilization Effectiveness) or Green Globes. Individual data center buildings and/or the office components are encouraged to pursue LEED-Core and/or Shell or other, similar programs related to building design and construction techniques. Equivalency to these standards is an acceptable alternative to actual certification.

## LEVEL OF SERVICE

The proposed development in this Comprehensive Plan Amendment will have significant level of service needs related to transportation, trails, sidewalks, open space, access to services and mitigation of historical and cultural resources. Employment centers are filled with employees who need access to outdoor space for their health, need access to multi-modal mobility systems for bike and pedestrian commuting, and the uses must mitigate incompatibilities with buffers.

Within each section of the Study Area specific infrastructure improvements are proposed to meet the needs of the anticipated build-out proposed in the Plan. The Level of Service component provides additional policies to ensure the successful implementation of these infrastructure

improvements coincide with development and are equitably provided by each development within the Study Area where appropriate and consistent with applicable law.

The below Policy and Action Strategies are provided to help establish the necessary infrastructure, facilities, and services to meet the needs of the Study Area based on the Level of Service standards identified in the Comprehensive Plan.

**DGLOS Policy:** Require development applications to contribute to the overall infrastructure proposed in the Plan, where appropriate and consistent with applicable law. Contributions may be through the dedication of land, easements, or facilities, and/or monetary contributions relative to the impacts associated with their development project.

**DGLOS 1.1** Study and identify a method for contribution towards the total acres of parks and open space facilities that promote environmental and cultural resource preservation, and linear miles of trails as identified within the Plan.

**DGLOS 1.2** Coordinate with Prince William County Service Authority to develop and identify infrastructure and capacity improvements needed to serve the Study Area. Development should provide any cost associated with water and sewer infrastructure and proportional capacity improvements necessary to serve the development.

**DGLOS 1.3** Explore funding mechanisms to fund the widening of Pageland Lane including but not limited to joint public private partnerships, Transportation Improvement Districts, or state and federal grant programs.

**DGLOS 1.4** Regularly monitor the adequacy of public facilities throughout the Study Area.

## IMPLEMENTATION MATRIX

The intent of this section is to identify actions that will need to be undertaken to implement the plan. The recommendations in this section include the timeframe, policy area, action, and coordinating agencies to address the goals of the plan and are organized into the following areas:

1. Land Use
2. Community Design
3. Cultural Resources
4. Economic Development
5. Green Infrastructure

## 6. Mobility

## 7. Water and Sewer Infrastructure

The Implementation Matrix identifies the need for the most significant projects associated with an assessment of near-term or longer-term needs and practical implementation schedules. The following timeframe for activation of these activities are identified and organized as follow:

- **Short-Term:** 0 - 2 years
- **Mid-Term:** 2 - 5 years
- **Long-Term:** 5 -10+ years
- **Ongoing:** continuous process

## IMPLEMENTATION PLAN

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
Ongoing	Cultural Resources	Coordinate with private landowners to voluntarily establish preservation easements on private land to protect historic; architecture, archaeology sites, landscaping, viewsheds, districts and other cultural resources.	Private Partners/Manassas National Battlefield Park/PWC
Ongoing	Cultural Resources	Encourage and facilitate private landowners to voluntarily provide public access and public trails to viewsheds and other cultural resources on private land.	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

Timeframe	Policy Section	Action Item	Responsible Party
Short-Term	Economic Development	Partner with George Mason University in the creation of a Master Plan for a Center for Data Center Excellence	PWC/George Mason University
Ongoing	Economic Development	Partner with Prince William County Schools to create opportunities for ICT related internships and apprenticeships	PWC/PWCS
Ongoing	Green Infrastructure	Restore disturbed areas to native forest, wetlands, and/or meadows	PWC/Private Partners
Short-Term	Mobility	Create a Comprehensive Landscape Plan for public rights of way and private	PWC/VDOT/Private Partners where appropriate and consistent with applicable law
Long-Term	Mobility	Support Manassas National Battlefield Park's goal to Prohibit commercial truck traffic through the park	PWC/VDOT/Manassas National Battlefield Park
Ongoing	Mobility	Encourage participation in an "adopt-a-trail" program	PWC/Private Partners
Ongoing	Water & Sewer	Coordinate with the Service Authority and Upper Occoquan Service Authority to plan for	PWC/Service Authority/Upper Occoquan Service Authority

Timeframe	Policy Section	Action Item	Responsible Party
		potential expansion to the UOSA Plant	
Short-Term	Water & Sewer	Conduct Additional Studies as needed to determine the optimal water and sewer transmission systems needed to serve the proposed development	PWC/Service Authority
Short-Term	Level of Service	Create a Level of Service standard for parks and open space and trails	PWC/ Private Partners where appropriate and consistent with applicable law

## INFRASTRUCTURE AND FACILITIES

Timeframe	Facility	Description	Coordinating Agency
Short-Term	Pageland Lane	Widen Pageland Lane to four lanes	Private Partners where appropriate and consistent with applicable law /PWC/VDOT
Short-Term	Pageland Lane Intersections	Intersection Improvements along Pageland Lane	Private Partners where appropriate and consistent with applicable law /PWC/VDOT
Short-Term	Pageland Lane Shared Use Paths	Construct shared use paths on both sides of Pageland Lane	Private Partners where appropriate and consistent with applicable law /PWC/VDOT
Short-Term	Catharpin Greenway Extension	Construct the Catharpin Greenway extension recreational trail from Catharpin Greenway to Featherbed Lane	PWC
Short-Term	Conway Robinson/Pageland Lane Recreational Trail	Construct a recreational trail connection between Conway Robinson State Forest and Pageland Lane	PWC
Short-Term	Wildlife/Open Space Corridor Recreational Trail	Construct recreational trails through the wildlife/open space corridors (see Figure 8)	Private Partners where appropriate and consistent with applicable law /PWC



Timeframe	Facility	Description	Coordinating Agency
Short-Term	Trailheads	Construct trailhead facilities at the locations shown on Figure 8	Private Partners where appropriate and consistent with applicable law /PWC
Short-Term	Pageland Lane/Sudley Lane Intersection	Intersection Improvements at Pageland Lane and Sudley Road	Private Partners where appropriate and consistent with applicable law /PWC/VDOT
Short-Term	Sudley Road/Sanders Lane Intersection	Intersection Improvements at Sudley Road and Sanders Lane	Private Partners where appropriate and consistent with applicable law /PWC/VDOT
Short-Term	Pageland Lane Recreational Spur Connections	Create safe bicycle and pedestrian connections to the shared use paths along Pageland Lane	Private Partners where appropriate and consistent with applicable law /PWC/VDOT
Short-Term	Route 29/Pageland Lane Intersection	Intersection Improvements at Route 29 and Pageland Lane	Private Partners where appropriate and consistent with applicable law /PWC/VDOT
Mid-Term	Sudley Road/Gum Springs Intersection	Intersection Improvements at Sudley Road and Gum Springs Road	Private Partners where appropriate and consistent with applicable law /PWC/VDOT

Timeframe	Facility	Description	Coordinating Agency
Mid-Term	Sudley Road/Catharpin Road Intersection	Intersection Improvements at Sudley Road and Catharpin Road	Private Partners where appropriate and consistent with applicable law /PWC/VDOT
Mid-Term	Sudley Road Widening	Sudley Road Widening to four lanes from Catharpin Road to Gum Springs Road	Private Partners where appropriate and consistent with applicable law /PWC/VDOT
Mid-Term	Route 29 Widening	Route 29 Widening to six lanes from Pageland Lane to University Boulevard	Private Partners where appropriate and consistent with applicable law /PWC/VDOT
Long-Term	Sudley Road Widening	Sudley Road Widening to four lanes from Route 15 to Catharpin Road	PWC/VDOT
Long-Term	Manassas Battlefield By-Pass	Construct the Manassas Battlefield By-Pass	PWC/VDOT
Long-Term	Route 29 Alternative	Construct the Route 29 Alternate	PWC/VDOT

Timeframe	Facility	Description	Coordinating Agency
Short-Term	Low Pressure Sewer force main	Construct private low pressure force main system necessary to serve initial phase of development	Private Partners
Mid-Term	Gravity Sewer and Pump Station	Construct gravity sewer system, pump station and force main to serve corridor	Private Partners where appropriate and consistent with applicable law /PWC/PWCSA
Mid-Term	Catharpin Recreational Park Sewer Line	Provide public sewer connection to Catharpin Recreational Park	Private Partners/PWC/PWCSA
Short-Term	Pageland Lane Sewer Line	Extend public water system along Pageland Lane necessary to serve initial phase of development	Private Partners/PWC/PWCSA
Mid-Term	Water Pump Stations	Construct pump(s) and/or storage tank(s) as needed to maintain adequate system pressure	Private Partners where appropriate and consistent with applicable law /PWC/PWCSA
Mid-Term	Water Extensions	Extend water system to northern end of corridor	Private Partners where appropriate and consistent with applicable law /PWC/PWCSA

Timeframe	Facility	Description	Coordinating Agency
Mid-Term	Catharpin Recreational Park Water Line	Provide public water connection to Catharpin Recreational Park	Private Partners/PWC/PWCSA
Short-Term	Southern Community Park	Community-sized park located between Manassas National Battlefield Park and Conway Robinson State Forest the southern entrance to the corridor. The proposed park should allow for both passive and active recreation including but not limited a southern trailhead providing access to the overall trail network, equestrian facilities, or interactive passive recreation such as orienteering or geocaching.	PWC/ Private Partners where appropriate and consistent with applicable law
Medium-Term	Thornton School Cultural Resource Park	A cultural resources type park providing opportunities for the education and preservation of local history including the Thornton School and the "Settlement" Community.	PWC/ Private Partners where appropriate and consistent with applicable law

Timeframe	Facility	Description	Coordinating Agency
Medium-Term	Natural Cultural Recourses Park	A cultural resources park which is intended to be primarily preserved in a natural state and allow for opportunities for passive recreation.	PWC/ Private Partners where appropriate and consistent with applicable law



# STAFF REPORT

<b>BOCS Meeting Date:</b>	November 1, 2022
<b>Agenda Title:</b>	Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway
<b>District Impact:</b>	Gainesville Magisterial District
<b>Requested Action:</b>	Adopt Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan
<b>Department:</b>	Planning Office
<b>Staff Lead:</b>	Rebecca Horner, AICP, CZA, Acting Director of Planning

## EXECUTIVE SUMMARY

This is a Comprehensive Plan Amendment (“CPA”) to change ±2,139 acres from AE, Agricultural or Estate, and ER, Environmental Resource, to T/F, Technology/Flex with a T-3 Transect, POS, Parks and Open Space, CRHS, County Registered Historic Site, and an Environmental Resource Overlay. The site is generally located along Pageland Lane, south of Sudley Road, north of Route 29, east of Conway Robinson Memorial State Forest, Heritage Hunt and Catharpin Valley subdivisions, west of Manassas National Battlefield Park and Sudley Mountain subdivision. This CPA is based on an original request accepted by the Planning Office on June 15, 2021, to initiate an out of turn CPA consisting of 27 parcels that are collectively ±801.59 acres. On July 20, 2021, through Res. No. 21-445, the Prince William Board of County Supervisors initiated an amendment to the Comprehensive Plan for PW Digital Gateway which included an enhanced study area for the entire corridor between Route 29 and Sudley Road. In order to review the CPA, in a holistic manner (traffic, land use, and environmental concerns), the Planning Office developed the PW Digital Gateway Plan to include areas directly abutting Conway Robinson Memorial State Forest and the Manassas National Battlefield Park and coordinate the review with the open space corridor concepts (native plant buffering and sustainability) to preserve as much of the area as possible. Planning staff completed the first draft of the PW Digital Gateway Plan on July 7, 2022, and the latest version of the CPA was published on August 15, 2022. At the September 14, 2022, public hearing, the Planning Commission recommended adoption of Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan, into the Comprehensive Plan, subject to the following revisions to the Plan:

1. Noise is adequately reduced and/or mitigated; and
2. Proper measures are taken to address any potential negative environmental issues; and
3. Planning staff include the revisions and clarifications requested in Exhibit A attached to the letter to the Planning Commission dated September 9, 2022.

It is the recommendation of the Planning Office that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan as published on August 15, 2022, with the following recommendations:

1. Delete Action Strategy DGM 1.11; and
2. Additional language to Action Strategy DGM 1.3 for clarification; and
3. Add Action Strategies DGCD 1.9, DGGI 1.12, and 1.13 to strengthen the language for the noise mitigation and environmental protection; and
4. Add Action Strategy DGCR 1.17 stating that any human remains associated with military activity should be recovered for proper reinterment.

**BACKGROUND**

- A. Comprehensive Plan Amendment (CPA) – Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan.
- B. Annual Update – The Comprehensive Plan Land Use chapter outlines the County policy for the annual review of amendments to the Comprehensive Plan text and/or the Long-Range Land Use Plan designation for a given property. The submission deadline for consideration of potential CPAs in 2021 was Friday, January 8, 2021.

Requests for amendments for “targeted industries,” as defined by the Department of Economic Development are exempt from this due date in accordance with Action Strategy LU16.2 of the Long-Range Land Use Plan. This proposed CPA is to support data center development. Data centers are on the Board’s adopted List of Targeted Industries for New and Expanding Companies revised on August 4, 2020. This requested CPA application was accepted for review on June 15, 2021, and initiated by the Board of County Supervisors on July 20, 2021.

- C. BOCS Initiated – This is a proposed amendment to the Comprehensive Plan to change the long-range land use designation for approximately ±2,139 acres from AE, Agricultural or Estate, and ER, Environmental Resource, to T/F, Technology/Flex, with a T-3 Transect, POS, Parks and Open Space, CRHS, County Registered Historic Site, and an Environmental Resource Overlay as identified in the PW Digital Gateway CPA published August 15, 2022.

The proposed Comprehensive Plan Amendment area is in the Gainesville Magisterial District. The vicinity map (see attachment) shows the general location of the initiated Comprehensive Plan Amendment. The chart below summarizes the acreage involved in the initiated CPA to amend the Long-Range Land Use map.

<b>LRLU Classification</b>	<b>Existing Acreage (±)</b>	<b>Proposed Acreage (±)</b>
AE, Agricultural or Estate	± 1,699.2	± 0
ER, Environmental Resource	±439.8	± 0
T/F, Technology/Flex -T-3 Transect	± 0	± 1,321.5
POS, Parks and Open Space	± 0	± 807.9
CHRS, County Historic Registered Site	± 0	±9.6
<b>Total</b>	± 2,139	±2,139
Additionally, approximately 439.8 acres are recommended to be designated Environmental Resource Protection Overlay.		

- D. Site Location – The study area consists of approximately 194 parcels totaling ±2,139 acres and are located along both sides of Pageland Lane south of Route 234 and



north of Route 29. The site is generally located along Pageland Lane, south of Route 234 (Sudley Road), north of Route 29, east of Conway Robinson Memorial State Forest, Heritage Hunt and Catharpin Valley subdivisions, and west of Manassas National Battlefield Park and the Sudley Mountain subdivision.

- E. Existing Zoning and Land Use – The subject properties are mostly zoned A-1, Agricultural, with a few parcels designated SR-5, Semi-Rural Residential, and classified as AE, Agriculture or Estate, and ER, Environmental Resource, in the Comprehensive Plan. The CPA study area is located within the Rural Area Boundary, and the Airport Safety, Domestic Fowl, 100-year Flood Hazard Zone, Resources Protection Area Overlay Districts, and the Silver Lake Dam Inundation Zone. The parcels that front on Route 234 are located in the Highway Corridor Overlay District. The southern properties, east of Pageland Lane, abut the Manassas National Battlefield Park, Federal Land, which is classified a County Registered Historic Site, on the south side and are surrounded by protected open space land on the north and west sides. The southern properties, located on the west side of Pageland Lane, abut Conway Robinson Memorial State Forest and Manassas National Battlefield Park, Federal Land, which is classified a County Registered Historic Site. The existing land uses of the properties include vacant land, Agricultural Related Services, and single-family detached residences as reflected in the Existing Conditions Map in the attachment. The site is generally surrounded by A-1, Agricultural zoned properties.
- F. Demographics – The following table summarizes the range of demographic impacts of both the existing Long-Range Land Use designations and the changes proposed with this CPA. The application impacts are based on the draft plan’s designation of 1,321 acres as T/F, Technology Flex, with a T-3 Transect.

CPA2021-00004 Digital Gateway	Existing Capacity		Proposed Capacity For Tech/Flex*	
	Low	High	Low	High
Non-residential (Potential GFA)	0	0	13,240,145 SF	27,000,000 SF
Total Jobs (* for Data Centers only)	0	0	1,471-2,036	3,000- 5,048
Dwelling Units	213	213	0	0
Population	718	718	0	0

- G. Rezoning – The Planning Office has received the following 3 applications for rezonings within the study area which allows for opportunities for mitigation of

impacts that align with the guidance found in the CPA2021-00004, PW Digital Gateway.

- 1) **Rezoning, H&H Capital Acquisitions Digital Gateway, REZ2022-00036:** This is a request to rezone ±824.9 acres from A-1, Agricultural and a few properties SR-5, to PBD, Planned Business District, as implemented by the O(H) Office High-Rise District, O(F) Office/Flex District, and M-2, Light Industrial District, to allow for data centers and accessory uses.
- 2) **Rezoning, Digital Gateway North, REZ2022-00032:** This is a request to rezone ±470.42 acres from A-1, Agricultural, to PBD, Planned Business District, implemented with the O(H), Office High-Rise District, to allow for data centers and supporting facilities, including a maximum of 10 percent secondary office and ancillary uses.
- 3) **Rezoning, Digital Gateway South, REZ2022-00033:** This is a request to rezone ±341.9 acres from A-1, Agricultural, to PBD, Planned Business District, implemented with the O(M), Office Mid-Rise District, to allow for data centers and supporting facilities, including a maximum of 10 percent secondary office use and ancillary uses.

For additional information about pending rezoning cases under review by the Planning Office please see the Development Application Processing Schedule (DAPS) Report: <https://eservice.pwcgov.org/planning/documents/DAPS/DAPS.pdf>.

- H. Strategic Plan – On July 20, 2021, the BOCS adopted the 2021– 2024 Strategic Plan that seeks to significantly expand the County’s commercial tax base. The 2021– 2024 Strategic Plan is available on the County’s website at [www.pwcva.gov/strategic-plan](http://www.pwcva.gov/strategic-plan). The PW Digital Gateway CPA includes a resilient economy goal which also proposes continued expansion of the County’s commercial tax base as well as attract and expand targeted industries. This CPA goal aligns with the first two objectives of the resilient economy section of the County’s Strategic Plan.
  - Objective RE-1: Create and support programs, policies and strategies that encourage profit-generating business expansion, new business development and redevelopment that enhances or complements targeted industries.
  - Objective RE-2: Continue efforts to preserve and expand the commercial tax revenue base.
- I. Organization of the Plan- This CPA includes ten major components which are identified below and follow an extensive existing conditions and data analysis that sets the foundation upon which the CPA is built.

1. Land Use Plan – Consists of a land use plan with development standards including density, form, and layout as well as provides additional policies and action strategies that apply specifically to the study area.
2. Community Design- Consists of policies and action strategies in support of the County’s goal to provide quality development and a quality visual environment throughout Prince William County for residents, businesses, and visitors
3. Cultural Resources Plan – Plans for the identification and preservation of architectural and archaeological sites, historic assets, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials in the study area. In addition, a viewshed analysis was conducted to inform proposed policy that help minimize visual impacts to important cultural resources.
4. Economic Development Plan – Promotes a significant opportunity to increase the County’s commercial tax revenue, expand an identified targeted industry identified by the Board of County Supervisors, and an opportunity to promote Prince William County as a “high-tech” community.
5. Green Infrastructure Plan – Plans for a robust and connected system of greenways, trails, open space, and parks which provide a benefit to the environment, County residents, and local wildlife.
6. Mobility Plan – Mobility has a close relationship with land use. The mobility network proposes enhancements to the local roadway and trail network. Policies and action strategies are provided to meet the needs of the proposed development while supporting the County’s goal to reduce through traffic through the Manassas National Battlefield Park, ensure acceptable levels of service, and provide enhanced multimodal connectivity.
7. Water and Sewer Plan –Ensures adequate infrastructure is provided to support the proposed development in a cost effective and environmental friend manner since the study area is not currently served by public water and sewer.
8. Sustainability -Provides an opportunity to encourage development which provides world-class sustainability initiatives which prioritize the environmental, social, and fiscal impact of development as well as policies that help the County reach the greenhouse gas emission goals endorsed by the Board.
9. Level of Service Plan –The Level of Service “LOS” component provides additional policies to ensure the successful implementation of these infrastructure improvements coincide with development and are provided by

each development necessitating the infrastructure improvements within the study area where appropriate and consistent with applicable law.

10. Implementation Plan – This section activates this plan, so that action strategies are implemented in the short, mid, long term, and ongoing time frames to ensure the CPA is actualized by 2040.

J. Additional Requests: Staff received a total of 22 requests consisting of approximately 215.86 acres for inclusion into the CPA study area after the boundaries were developed and analyzed. The CPA completed multiple review submittals and community engagements with the current boundary so changing it should not be an administrative decision. On the following table is a list of properties that requested to be included in the CPA study area after the boundaries were developed and analyzed. **These properties are not included in the CPA.**

GPIN	Property Address	Acres
7499-11-0606	13308 CATHARPIN VALLEY DR	10.00
7499-11-4608	13290 CATHARPIN VALLEY DR	10.00
7499-21-0709	13280 CATHARPIN VALLEY DR	10.00
7499-21-2811	13270 CATHARPIN VALLEY DR	10.30
7499-21-5331	13250 CATHARPIN VALLEY DR	10.30
7499-21-7275	13240 CATHARPIN VALLEY DR	10.00
7499-22-7921	13230 CATHARPIN VALLEY DR	10.00
7499-22-8563	13220 CATHARPIN VALLEY DR	12.18
7499-23-9305	13210 CATHARPIN VALLEY DR	10.10
7499-33-3142	13200 CATHARPIN VALLEY DR	10.00
7499-33-8741	13201 CATHARPIN VALLEY DR	10.01
7499-32-8152	13211 CATHARPIN VALLEY DR	10.08
7499-31-6288	13229 CATHARPIN VALLEY DR	10.00
7499-31-6034	13239 CATHARPIN VALLEY DR	10.00
7499-30-3999	13249 CATHARPIN VALLEY DR	10.01
7499-30-1456	13259 CATHARPIN VALLEY DR	10.50
7499-20-9020	13269 CATHARPIN VALLEY DR	10.00
7499-20-4913	13279 CATHARPIN VALLEY DR	10.00
7499-20-0504	13289 CATHARPIN VALLEY DR	10.00
7498-19-4899	13299 CATHARPIN VALLEY DR	10.00
7499-10-0502	13309 CATHARPIN VALLEY DR	10.20
7498-39-9250	13104 THORNTON DR	2.18
<b>TOTAL ACRES</b>		<b>215.86</b>

The Board of County Supervisors can initiate a new CPA for these properties if desired for these parcels which have not been evaluated as part of the CPA process for PW Digital Gateway.

- K. Planning Commission Recommendation: At the September 14, 2022, public hearing, the Planning Commission recommended that the Board adopt Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan, into the Comprehensive Plan, subject to the following revisions to the CPA.
1. Noise is adequately reduced and/or mitigated;
  2. Proper measures are taken to address any potential negative environmental issues; and
  3. Planning staff include the revisions and clarifications requested in Exhibit A attached to the letter to the Planning Commission dated September 9, 2022.
- L. Planning Office Recommendation: The Planning Office recommends that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan, published August 15, 2022, into the Comprehensive Plan, with the deletion of action strategy DGM 1.11 the addition of text to DGM 1.3 for clarification, and the additional text to DGCD 1.9, DGGI 1.12, and 1.13 to strengthen the language for the noise mitigation and environmental protection action strategies, which is consistent with the first two parts of the Planning Commission's request and the addition of DGCR 1.17 to ensure reinterment of human remains associated with military activity within the boundaries of the CPA. The specific changes are below.
- o **DGM 1.3- Primary** access to development within the Study Area **should be focused on** is required to be from Pageland Lane. **Alternative access will be considered at rezoning and/or SUP application process.** Access/crossovers should be limited to 900 feet minimum but is encouraged to be 1,100 feet. **Alternative crossover spacing on Pageland Lane may be considered by the County and VDOT.** Intersections, where possible, should be roundabouts which offer opportunities for interpretive features/amenities such as artillery emplacement or monuments which do not hinder visibility but contribute to the interpretive history of the area. Roundabouts offer a quieter alternative to vehicles starting and stopping at traffic signals with less light pollution for the Battlefield.
  - o **DGM 1.11 - DELETE ENTIRELY - Analyze a connection from Pageland Lane to I-66 and Rte. 234 to provide a direct route to the Study Area and to reduce traffic congestion at the intersection of Rte. 29/Heathcote Blvd./I-66 Ramp and the intersection of Pageland Lane and Rte. 29. It may also allow Rte. 29 between Pageland Lane and University Blvd. to be planned as 4 lanes instead of 6 lanes as currently shown in the Roadway Plan. This connection would allow Sudley Road to be limited to Park traffic only north of Northern Virginia Community College**

~~("NVCC") and south of Gum Spring Road until a more direct route through either the Manassas Battlefield Bypass or the Rte. 29 Alternate Road is constructed.~~

Staff recommends the above change to the August 15, 2022, plan. Board Directive #22-08 directed Staff to remove the Bi-County Parkway from the Mobility Plan update and to focus on local improvements and solutions, versus a regional facility. The connection of Pageland Lane to Rt. 234 and I-66 was similar to connecting a local road such as Dale Blvd. with I-95, not as a regional facility to connect I-95 to Loudoun County. However, while this connection improves traffic circulation at the Rt. 29/I-66 interchange and the Heathcote/Rt 29 intersection, Policy DGM 1.11 should be removed from the CPA.

Staff also recommends updating Policy DGCD 1.9 as shown to strengthen the ability to mitigate any potential noise impacts by including decibel (dB) limits to any development within the PW Digital Gateway CPA boundaries.

- o **DGCD 1.9** Sound attenuation enclosures or walls around generators and other mechanical equipment, heating and cooling system (including rooftop equipment) should be used where appropriate to minimize noise impacts. Noise levels should not exceed 60 dBA during the daytime hours and 55 dBA during the evening hours when measured at the property boundary of any land planned for CRHS or residential use. Additionally, development proposals should submit a sound study to ensure compliance and condition times for routine testing of generator equipment and backup power systems. The use of renewable energy source is encouraged to further reduce noise impacts.

Staff recommends adding additional action strategies to the Digital Gateway Green Infrastructure DGGI to strengthen the any potential negative environmental impacts. The proposed new action strategies are in red font.

- o **DGGI 1.12** -As consistent with DGWS 1.2, strongly encourage the use of closed loop water, or no-water cooling systems, and other water efficient systems to minimize impacts to the County's water resources.
- o **DGGI 1.13** - Work with the Virginia Department of Environmental Quality ("DEQ") to expand their water quality monitoring program to include sites along the Little Bull Run and Lick Branch within the study area to monitor for any changes to the water quality and health of these streams.

Staff recommends the following additional language be added to the PW Digital Gateway CPA Plan to ensure reinterment of human remains associated with military activity within the boundaries of the CPA.

- o **DGCR 1.17**- Human Remains - Reinterment. Due to this CPA area exhibiting a high potential for unmarked burials related to military activity, if a rezoning

applicant discovers human remains during cultural resource studies, or during land disturbance activities, the applicant shall comply with all federal and state law regarding the removal and reinterment of those remains to an appropriate location on the property. County staff should require rezoning and special use permit applicants to provide archaeological monitoring to identify remains during initial land disturbance activity.

The proposed CPA is supported by staff for the following reasons:

1. The CPA includes action strategies to help mitigate potential impacts determined through a rezoning process.
2. The CPA helps achieve goals of the County's Comprehensive Plan including:
  - Partner with other government agencies, businesses, and non-government organizations, including nonprofit organizations and homeowner associations to permanently protect open space and increase public access to open space areas.
  - Partner with others to plan and manage heritage and open space corridors.
  - Encourage preservation of the County's most significant historic properties through use of the County Registered Historic Site (CRHS) classification.
  - Incorporate the Community Design Plan into the County's development application review and approval processes.
  - Recognize targeted industries and existing County-based companies—including class A and class B office buildings—as the priority focus of the County's economic development initiatives.
3. The CPA helps achieve the resilient economy goal of the 2021-2024 Strategic Plan which proposes continued expansion of the County's commercial tax base as well as attract and expand targeted industries.
4. The CPA provides detailed guidance and implementation strategies for the development of the County.
5. The CPA guides development within the PW Digital Gateway Special Study Area to prioritize preservation and protection of existing cultural resources, minimizing impacts to significant historic viewsheds, while leveraging opportunities to provide meaningful contributions to preservation and interpretation of the extensive local and national history.
6. The CPA capitalizes on an opportunity to ensure a robust and connected system of greenways, trails, open space, and parks which provide a benefit to the environment, County residents, and local wildlife.
7. The CPA incorporates the feedback from the community and the Planning Commission as part of the public participation process.

## **STAFF RECOMMENDATION AND ALTERNATIVES**

---

Alternatives beginning with the staff recommendation are as follows:

1. **Adopt** Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway, published August 15, 2022, into the Comprehensive Plan with the deletion of action strategy DGM 1.11, addition text to DGM 1.3 and DGCD 1.9, new action strategies DGGI 1.12, DGGI 1.13 and DGCR 1.17. See pages 8-10 of this staff report for specific changes.
2. **Adopt** the Planning Commission's recommendation of approving the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan with additional action strategies DGCD 1.9 to address noise mitigation and DGGI 1.12, and 1.13 to provide measures to address negative environmental impacts and revisions identified in Exhibit A of the letter to the Planning Commission dated September 9, 2022. Staff does not support all the language proposed in Exhibit A but provides staff's suggestions or alternative language in the Project Summary and Analysis section found on pages 34-39.
3. **Do not adopt** Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway. This option would leave the existing Long-Range Land Uses for the study areas as AE, Agricultural or Estate, and ER, Environmental Resource.

## **Community Input**

---

The PW Digital Gateway CPA process included research, stakeholder, and community engagement, leading to the final plan. Notice of the CPA has been advertised and the proposed CPA has been published on the Prince William County government web site and available in the Planning Office. PWC Alerts were sent to all who subscribe to PWC Alerts. Additionally, the Planning Office received feedback during the Comprehensive Plan Update Community meetings held on January 27, 2022, and February 3, 2022. The comments provided at the community meetings have been considered in the proposed amendment. Below is a summary of the comments, that ranged from opposition to support.

The majority of comments can be categorized under key themes which emerged in the comments in opposition to the Comprehensive Plan Amendment:

1. Concerns about the environmental impacts of the proposed CPA on the County's wildlife, water table and supply, environmental resources, soils, and stormwater runoff.
2. Concerns about impacts on cultural resources by the proposed CPA regarding Civil War history, specifically the Manassas National Battlefield Park, historic viewsheds, the Settlement Community, the Thornton School, cemeteries, and other historically significant features.
3. Concerns and opposition to the change of previously agricultural designated land to industrial for the development of data centers.
4. Request for additional studies to be conducted to further evaluate the feasibility and potential impact of the proposed development.



5. Concerns about impacts to adjacent uses including viewsheds, noise, and pollution.
6. Concerns about the long-term viability of data center technology and marketability.
7. Concerns about energy and water consumption, and sustainability.
8. Concerns about the proposed CPA triggering the need for additional transmission lines.
9. Concerns about increased traffic.

The following are key themes which emerged in the comments in support of the Comprehensive Plan Amendment:

1. Support of anticipated economic activity generated by data centers, an identified targeted industry.
2. Support for the potential increase in commercial tax offering relief to residential tax burden and supporting County Infrastructure and services.
3. Support for the location offering access to existing transmission lines, fiber optics, and available land.
4. Largely supported by property owners within the Study Area.
5. Support for the widening of Pageland Lane to relieve traffic.
6. Support for reevaluating the land use as it is no longer "rural."

In addition, the County held a Planning Commission work session on July 20, 2022. Several questions were asked by Planning Commissioners including inquiries regarding the methodology of the viewshed analysis. Staff provided a response to each of the questions from the work session and included a document explaining the viewshed analysis methodology. Both these documents are included as attachments to the staff report and were posted on the PW Digital Gateway project web page. These files can be found at the following link: <https://www.pwcva.gov/department/planning-office/pw-digital-gateway>.

The Planning Commission held a Public Hearing on September 14, 2022, at which time public testimony was received and the merits and concerns of the above-referenced case were considered.

### **Adjacent Jurisdiction Notice**

Adjacent jurisdictions notices were sent. Previous comments were considered in development of the Plan.

### **Legal Issues**

In accordance with Section 15.2-2223, the PW Digital Gateway CPA will provide guidance for future rezoning and special use permit applications as well as any future infrastructure improvements needed.

## **Timing**

Section 15.2-2229, Code of Virginia states, "In acting on any amendments to the plan, the governing body shall act within 90 days of the local planning commission's recommending resolution; however, if a comprehensive plan amendment is initiated by the locality for more than 25 parcels, the governing body shall act within 150 days of the local planning commission's recommending resolution." A public hearing before the Board of County Supervisors was advertised for November 1, 2022.

## **STAFF CONTACT INFORMATION**

---

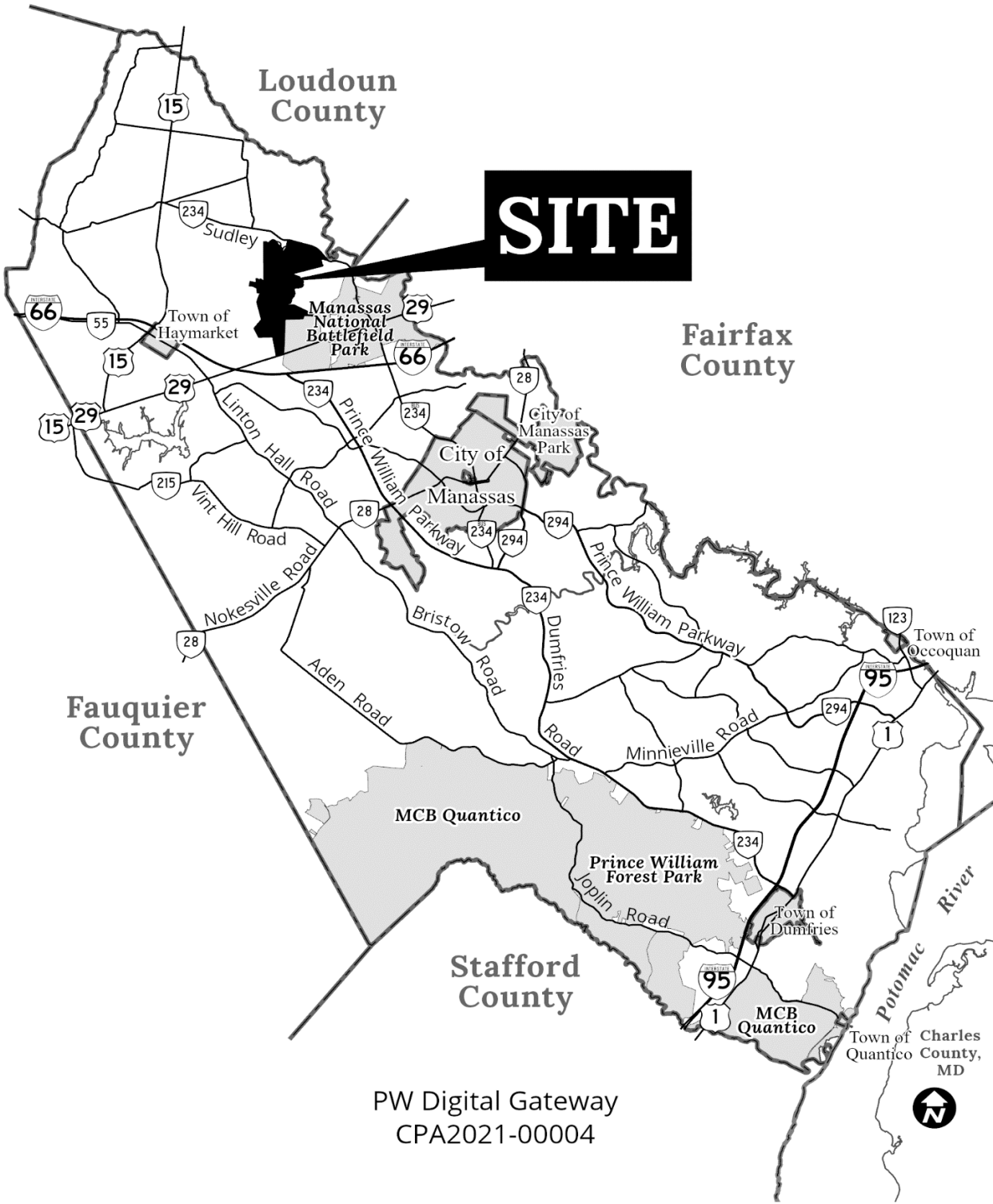
Alex Vanegas | (703) 792-8127  
AVanegas@pwcva.gov

## **ATTACHMENTS**

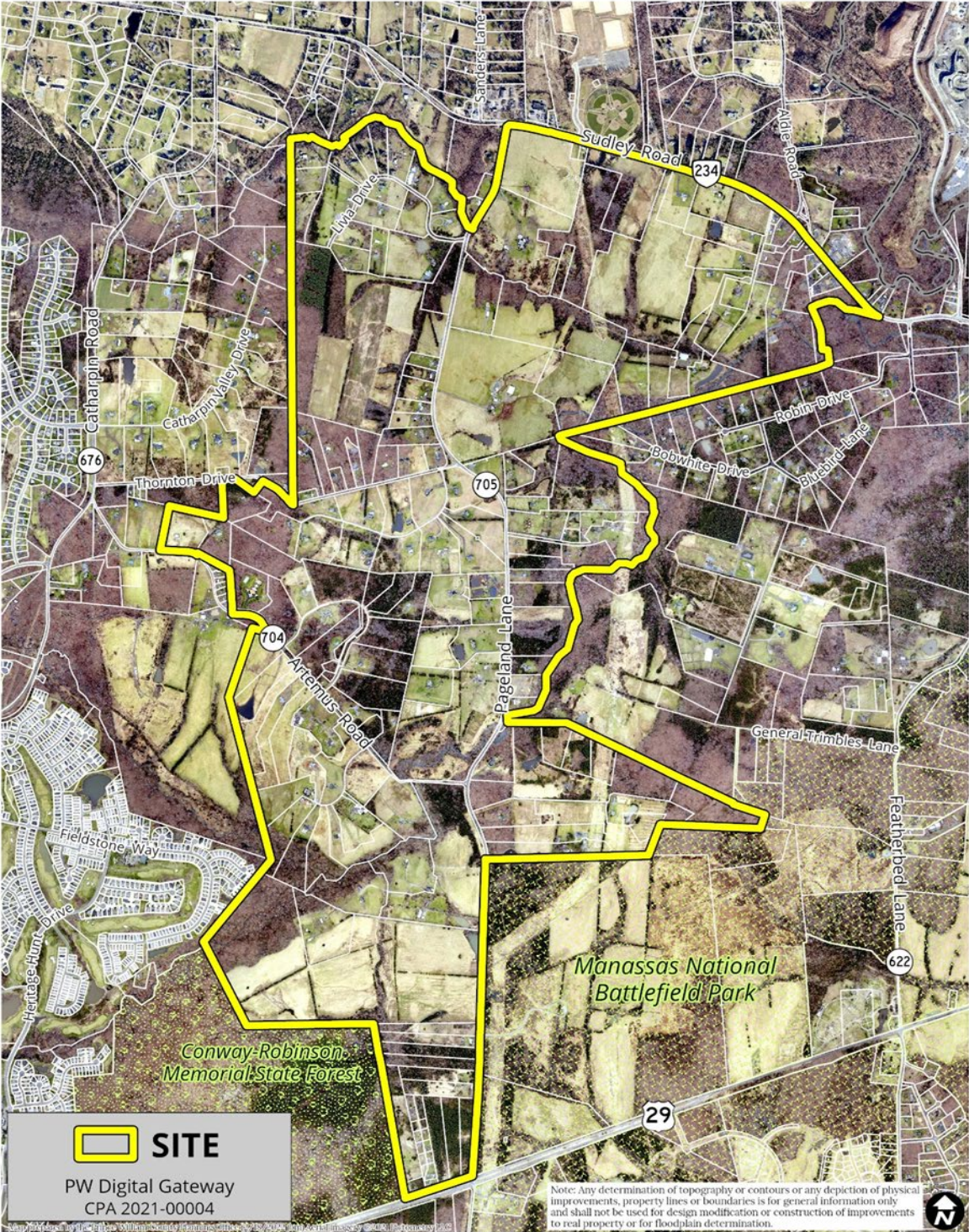
---

Vicinity and Aerial Maps  
Long-Range Land Use & Zoning Maps  
Project Summary & Staff Analysis  
Board of County Supervisors Initiating Resolution#21-445  
Historical Commission Resolution#22-027 and Resolution #22-055  
Planning Commission Resolution #22-085 (including Exhibit A from letter to Planning Commission dated September 9, 2022)

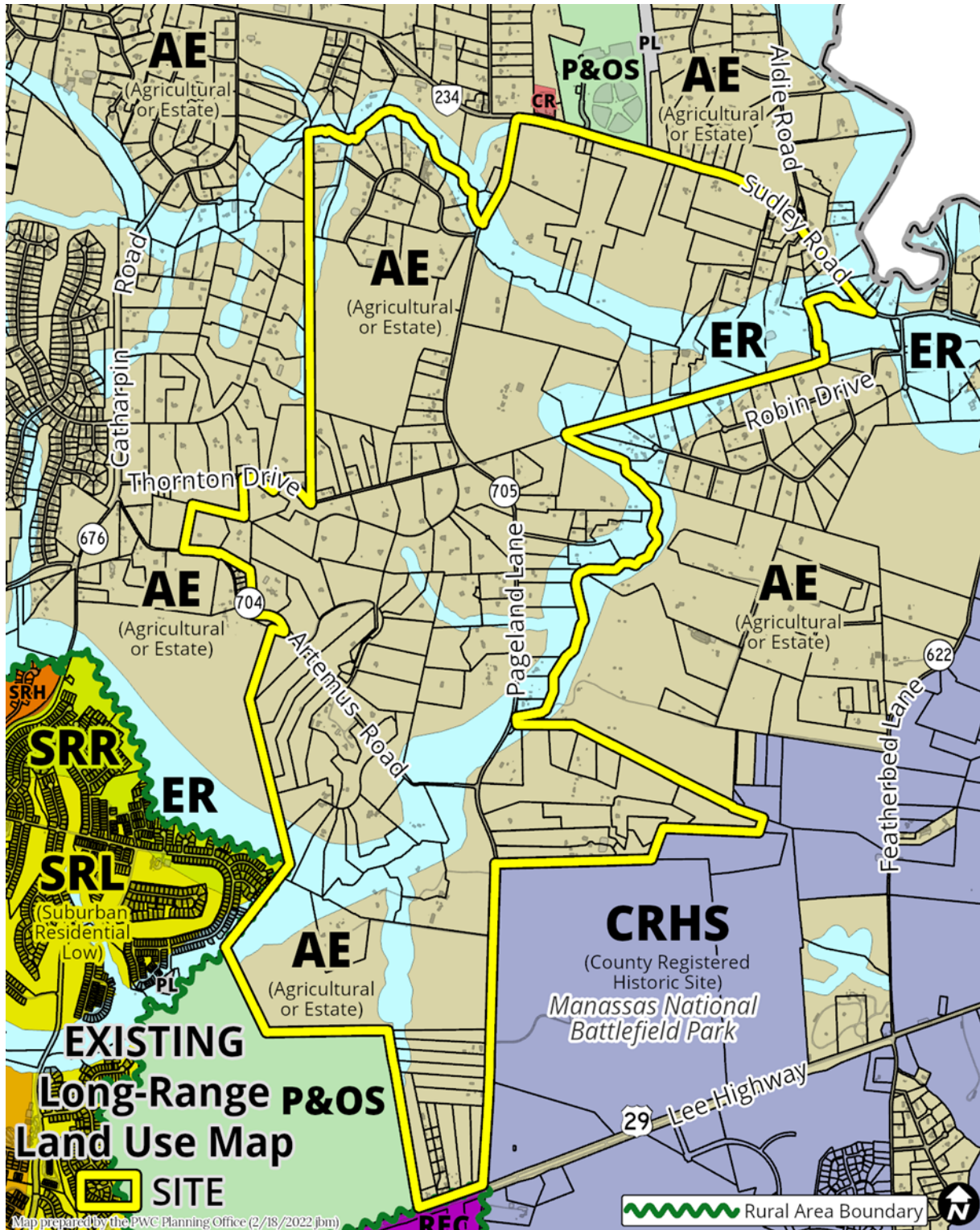
Draft PW Digital Gateway Plan, dated August 15, 2022, is available online at the following link:  
[Draft Plan PWDigitalGateway webversion 2022 0815 FINAL.pdf \(pwcva.gov\)](#)



PW Digital Gateway Location Map

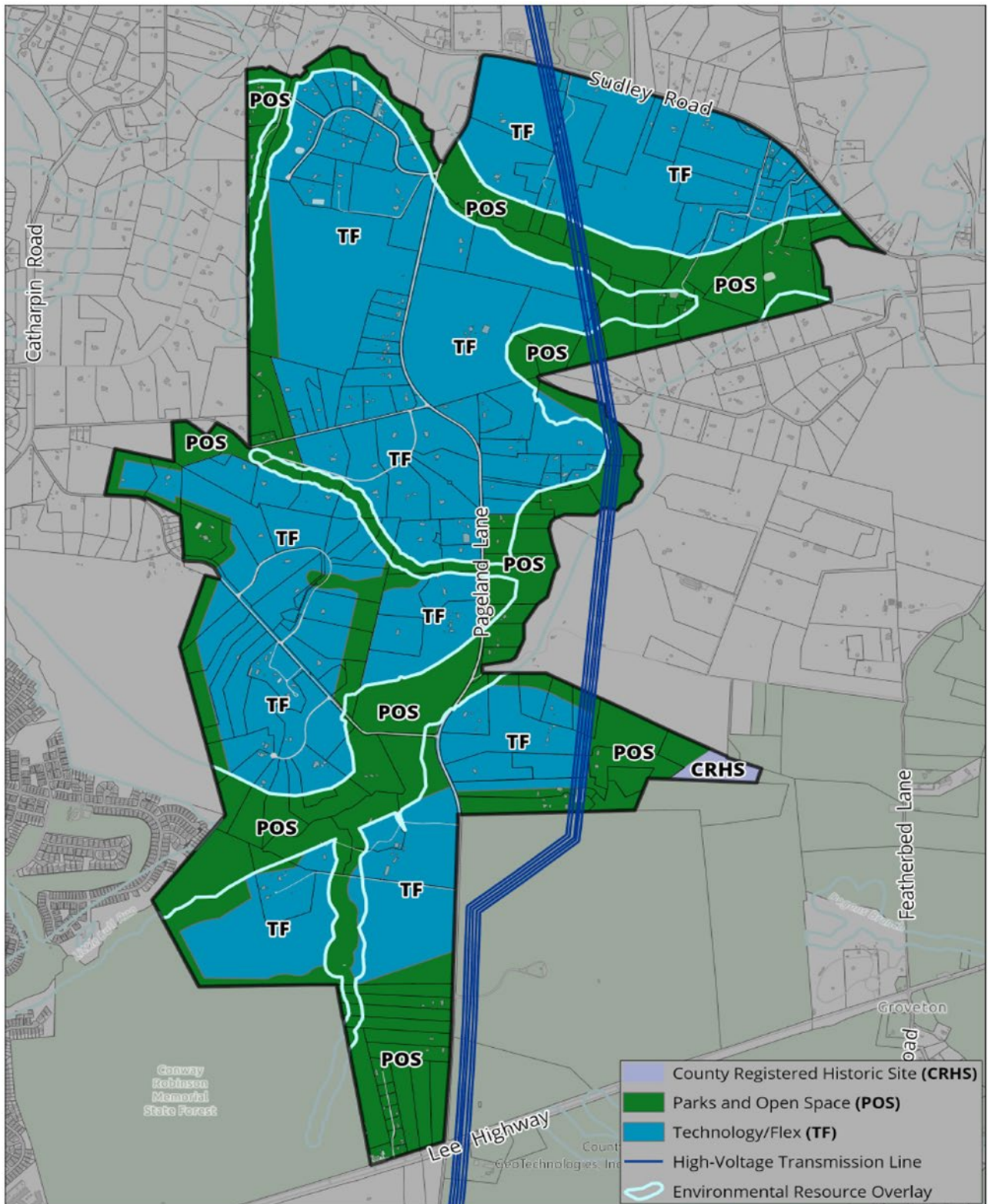


PW Digital Gateway Boundaries

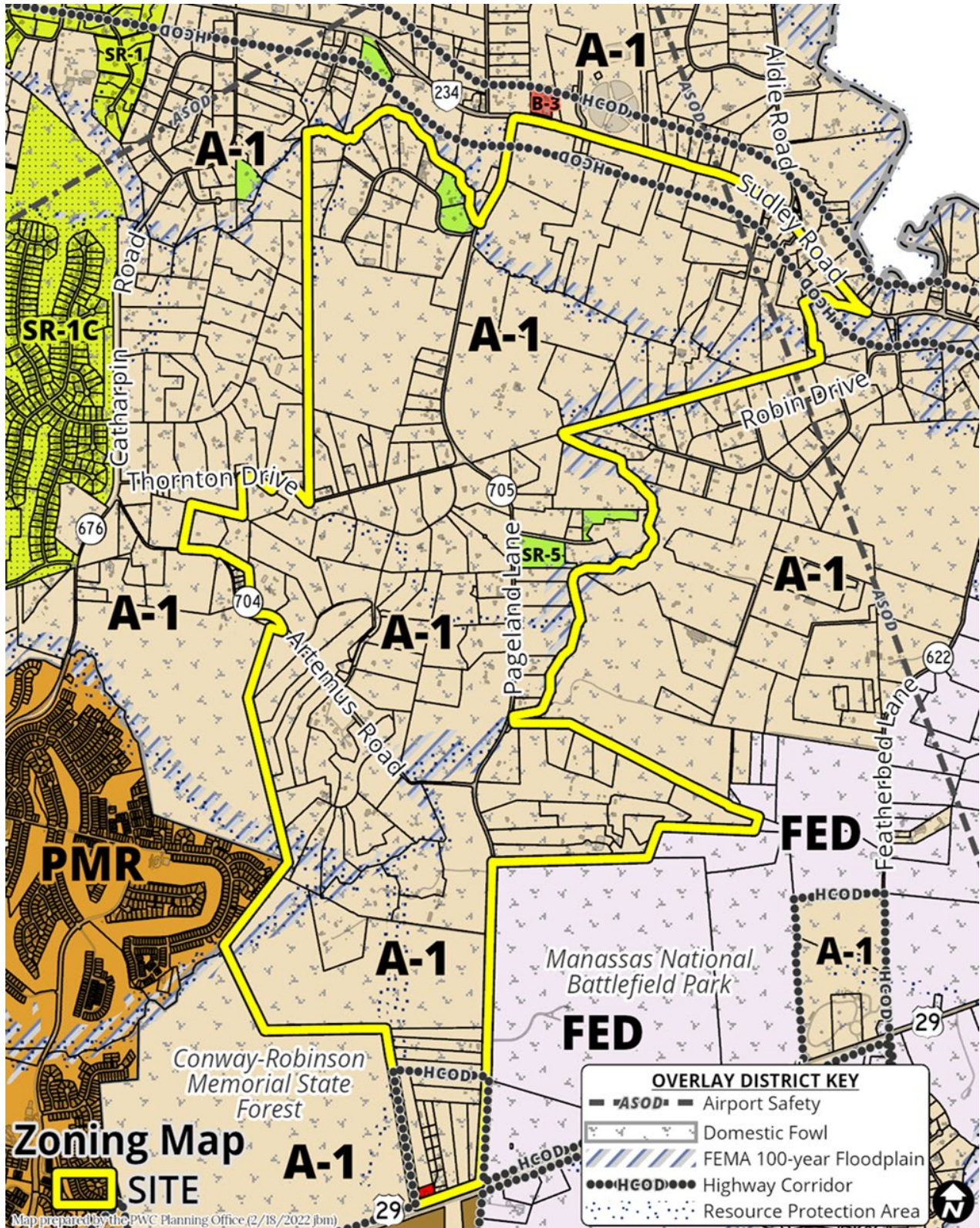


Existing Long-Range Land Use

# Long-Range Land Use and Zoning Maps



## Proposed Long-Range Land Use



Existing Zoning

## Project Summary and Analysis

### PW Digital Gateway Plan

**Request:** This proposed amendment to the Comprehensive Plan is to change the Long-Range Land Use classification for approximately ±2,139 acres from AE, Agricultural or Estate, and ER, Environmental Resource, to T/F, Technology/Flex with a T-3 Transect, POS, Parks and Open Space, CRHS, County Registered Historic Site, and an Environmental Resource Overlay for 194 parcels along Pageland Lane. The properties are located in the Rural Area of the County.

### Long-Range Land Use Summary

**Location:** The subject properties (194 parcels) are located along both sides of Pageland Lane south of Route 234 and north of Route 29. Reference the vicinity map in the attachment.

The following table summarizes the request:

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
AE, Agricultural or Estate	± 1,699.2	± 0
ER, Environmental Resource	± 439.8	± 0
T/F, Technology/Flex -T-3 Transect	± 0	± 1,321.5
POS, Parks & Open Space	± 0	± 807.9
CHRS, County Historic Registered Site	± 0	± 9.6
<b>Total</b>	<b>± 2,139</b>	<b>±2,139</b>
Additionally, approximately 439.8 acres are recommended to be designated Environmental Resource Protection Overlay.		

The following table summarizes the uses and densities intended in the existing Long-Range Land Uses of AE, Agricultural or Estate and ER, Environmental Resource and the requested proposed designation of T/F, Technology/Flex, with a T-3 Transect, POS, Parks and Open Space, CRHS, County Registered Historic Site, and an Environmental Resource Overlay:

<p><b>AE, Agricultural or Estate</b></p> <p><i>Existing Land Use Designation</i></p>	<p>The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.</p>
--	---



**Project Summary and Analysis**

<p><b>ER, Environmental Resource</b></p> <p><i>Existing Land Use Designation</i></p>	<p>This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.</p>
<p><b>T/F, Technology/Flex</b></p> <p><i>Proposed Land Use Designation</i></p>	<p>Technology/Flex Industrial areas provide opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust, or vibration. They are less hazardous and limited impacts on surrounding areas compared to heavy manufacturing. Buildings in this area have medium to deep setbacks and larger block sizes. Surface parking is acceptable.</p>
<p><b>T-3, Transect</b></p>	<p>Primary Uses: Data Centers, Healthcare, Life Sciences, Federal government Contracting, Research and Development, Flex Space, Light Industrial, Warehousing &amp; Logistics, Advanced Manufacturing          Secondary Uses: Retail &amp; Service Commercial, Office, Institutional, Public Facilities/Utilities          Target non-residential FAR of up to .57 FAR          Target Land Use Mix: Residential 0%, Non-Residential 100%          Target Building Height: T-3: 3-5 Stories          Minimum Open Space: 20% of the site          Implementing Zoning Districts: PBD, O(F), M-2</p>

<p><b>POS, Parks &amp; Open Space</b></p> <p><i><b>Proposed Land Use Designation</b></i></p>	<p>The purpose of this classification is to designate existing and projected parks, open space and recreational areas of the County. This classification designates all existing federal, state, and local parks, and of planned parks within the County. These areas allow for either active or passive activities or in some cases both types of uses may occur. Those areas that are dedicated open space may be planned for passive use provided there are no restrictions associated with the land.</p>
<p><b>CHRS, County Historic Registered Site</b></p> <p><i><b>Proposed Land Use Designation</b></i></p>	<p>This classification is designed to protect important cultural resources. Cultural resources include architectural, archaeological, and historical resources. CRHS designations that are mapped on the Long-Range Land Use Plan Map include existing sites and districts that have a preservation easement or are either listed, pending, or deemed eligible for listing on the National Register of Historic Places or Virginia Historic Landmarks Register; are incorporated into the County Zoning Ordinance as an Historic Overlay District or other zoning overlay district; are recorded as part of the Historic American Building Survey or the Historic American Engineering Record; or has been selected for inclusion in the annual evaluation and update of such list by the Historical Commission and approved by the Board of County Supervisors</p>
<p><b>ERPO, Environmental Resource Protection Overlay</b></p>	<p>Environmental Resource Protection Overlay (ERPO) is an overlay area located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. Th purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. All 100-year floodplains, Resource Protection Areas, areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks. These areas should be considered as open space. ER areas should not be included in density calculations.</p>

The Long-Range Land Use plan identifies the subject parcels of approximately ±2,139 acres as AE, Agricultural or Estate, and ER, Environmental Resource. In addition, the properties are entirely located within the Airport Safety and Domestic Fowl Overlay Districts. The properties adjacent to Route 234 are located in a Highway Corridor Overlay District and some of the parcels are in a Resource Protection Area Overlay District. The properties are not located in the Data Center Opportunity Zone Overlay District.

Below are key components of the land use designation with comment on how the CPA supports those components.

**T/F, Technology/Flex-** this designation consists of industrial areas that provide opportunities for production, flex office/warehouse space, and warehousing uses. The Technology Flex classification has Data Centers, Healthcare, Life Sciences, Federal government Contracting, Research and Development, Flex Space, Light Industrial, Warehousing & Logistics, Advanced Manufacturing as primary use and Retail & Service Commercial, Office, Institutional, Public Facilities/Utilities as secondary uses.

**T-3 Transect-** this transect when associated with the T/F classifications consists of target non-residential Floor Area Ratio ("FAR") of up to 0.57 and target land use mix: Residential 0%, Non-Residential 100% with Target Building Heights of 3-5 Stories and a minimum open space: 20% of the site.

The Technology/Flex classification within PW Digital Gateway CPA consists of industrial areas that provide opportunities for technology uses such as data centers, and accessory uses. Non-data center uses are encouraged to be proffered out of development proposals within the Study Area. Heavy Industrial uses and those which generated higher traffic are strongly discouraged.

The T-3 transect is consistent with proposed data centers gross floor area cap of 27,000,000 square feet. Furthermore, the CPA recommends development to be at the lower end of the FAR for the areas closest to Manassas National Battlefield Park and Conway Robinson State Forest.

The target building height of up to 5 stories is consistent with the 45 feet limit for the southern district but not the northern district which would allow up to 85 feet in height identified in the PW Digital Gateway CPA. Lastly, the CPA which calls for a 30% minimum open space requirement exceeds the 20% minimum open space requirement in the T/F designation.

**POS, Parks and Open Space-**the purpose of this designation is to designate existing and projected parks, open space, and recreational areas of the County. This classification designates all existing federal, state, and local parks, and of planned parks within the County. These areas allow for either active or passive activities or in some cases both types of uses may occur. Those areas that are dedicated open space may be planned for passive use provided there are no restrictions associated with the land.

The PW Digital Gateway CPA provides an opportunity to ensure a robust and connected system of greenways, trails, open space, and parks which provide a benefit to the environment, future employees, County residents, and local wildlife. The CPA envision three parks in the Green

# Project Summary and Analysis

Infrastructure Plan to promote meaningful open space preservation and cultural resource protection. In addition, a 500' wildlife corridor is included as part of the CPA.

**CRHS, County Registered Historic Site-** this designation is designed to protect important cultural resources. Cultural resources include architectural, archaeological, and historical resources. CRHS designations that are mapped on the Long-Range Land Use Plan Map include existing sites and districts that have a preservation easement or are either listed, pending, or deemed eligible for listing on the National Register of Historic Places or Virginia Historic Landmarks Register; are incorporated into the County Zoning Ordinance as an Historic Overlay District or other zoning overlay district; are recorded as part of the Historic American Building Survey or the Historic American Engineering Record; or have been selected for inclusion in the annual evaluation and update of such list by the Historical Commission and approved by the Board of County Supervisors.

The PW Digital Gateway CPA includes the addition of new CRHS area that is within the Manassas Battlefield Congressionally Authorized Boundaries that aligns with the Cultural Resources Plan.

**ERPO, Environmental Resource Protection Overlay-** this Comprehensive Plan overlay designation includes sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. All 100-year floodplains, Resource Protection Areas, areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks. These areas should be considered as open space. ER areas should not be included in density calculations.

The PW Digital Gateway CPA establishes protected open space that prioritizes the establishment of a substantial amount of public and private protected open space. These areas should preserve and restore natural landforms which includes area associated with the ERPO.

**Demographics:**

The following chart summarizes the demographic impacts of the application based on long range land use designation proposed:

<b>PW Digital Gateway Plan</b>		
	<b>Existing AE and ER</b>	<b>Proposed T/F</b>
<b>Total Acres</b>	<b>±2,139</b>	<b>±2,139</b>
<b>Residential Acres</b>	<b>±1,699</b>	<b>0</b>
<b>Employment Acres</b>	<b>0</b>	<b>±1,322</b>

## Project Summary and Analysis

<b>PW Digital Gateway Plan</b>				
	<b>Existing AE and ER</b>		<b>Proposed T/F</b>	
<b>ER Acres</b>	<b>±439.8</b>		<b>0</b>	
	<b>Low</b>	<b>High</b>	<b>Low</b>	<b>High</b>
<b>Total Employees</b>	<b>0</b>	<b>0</b>	<b>1,471-2,036</b>	<b>3,000-4,154</b>
<b>Total Dwellings</b>	<b>213</b>	<b>213</b>	<b>0</b>	<b>0</b>
<b>Total GFA for T/F Uses</b>	<b>0</b>	<b>0</b>	<b>13,240,145</b>	<b>27,000,000</b>
<b>Residents</b>	<b>718</b>	<b>718</b>	<b>0</b>	<b>0</b>

These calculations assume that the AE will develop with 1 dwelling unit per 10 acres and 3.32 persons per unit. The T-3 Transect is assumed to develop at 0.23-0.57 FAR and T/F Tech/Flex to develop with data centers and supportive uses. Employees per square foot "SF" are calculated using a range: 1 employee per 9,000 SF of building for data centers and supportive uses, and also 1 employee per 6,500 SF. This information is based on the population, housing, and employment projection methodology used by the Metropolitan Washington Council of Governments, and recent County studies.

\*Information from Trip Generation Estimates indicate a potential GFA range for Data Center use only to be Low: 13,240,145 SF and High: 27,000,000 SF.

### **Economic Development/Planned Employment Capacity**

The proposed CPA will result in an increase of planned employment capacity. Under the proposed Comprehensive Plan Amendment, T/F, Technology/Flex with a T-3 Transect, increases the planned employment capacity to an average of 2,665 jobs based on the population, housing, and employment projection methodology used by the Metropolitan Washington Council of Governments. The increase in planned employment capacity supports the adopted Strategic Plan goal to increase the County's commercial tax base.

### **Community Design**

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 PW Digital Gateway Study Area establishes Pageland Lane as a technology corridor promoting opportunities for the expanding data center industry. Development within the CPA Study Area prioritizes context sensitive design considerations towards adjacent land uses, historic viewsheds, and natural resources.

## Cultural Resources Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all the County's residents and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. This CPA area includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

### Previously Recorded Resources

Portions of this CPA area were subjected to systematic testing for the presence of cultural resources during corridor analysis review of the Tri-County/Bi-County Parkway. These studies were required for the proposed Parkway to comply with the National Environmental Policy Act of 1969, as amended; and Section 106 of the National Historic Preservation Act of 1966, as amended. Individual property owners also conducted archaeological investigation of a portion of their property. The County identified seven cemeteries in this CPA area during the Historical Commission's countywide survey of cemeteries. Even with these previous identification studies, most of the CPA area has not been subject to systematic survey at the Phase I level.

The Southern district as identified in Figure 1 of the draft Comprehensive Plan Amendment CPA2021-00004, PW Digital Gateway contains the following previously recorded cultural resources:

State Site #	Name
44PW0580	Railroad
44PW0593	Cemetery - Mass Civil War Burial
44PW0594	1916 Pit Latrine
44PW1931	Cemetery - Philips
076-0137	Farm, 6312 Pageland Lane
076-0138	Farm, 6308 Pageland Lane
076-0271	Manassas Battlefield Historic District**
076-0434	House, 6612 Lolani Drive
076-5106	Single Dwelling
076-5190	Manassas II Battlefield
	*Manassas National Battlefield Park
	*Cultural resource adjacent to the CPA area
	** National Register of Historic Places district

## Project Summary and Analysis

The Southern district is within the National Register listed Manassas Battlefield Historic District, the Second Manassas Battlefield Study Area\*, the Manassas Battlefield Core Area\*, and the Manassas Battlefield Potential National Register District\* [Note: areas designated with an "\*" were designated by the American Battlefield Protection Program, a division of the National Park Service, which the County uses for planning purposes and studies; and to analyze potential impacts to battlefield resources].

The Northern district as identified in Figure 1 of the draft Comprehensive Plan Amendment CPA2021-000, PW Digital Gateway, contains the following previously recorded cultural resources.

State Site #	Name
NA	Cemetery - Manuel
44PW0595	19th Century Road
076-0166	Cemetery - Pattie
076-0292	House Site & Cemetery - Haislip
076-5103	House - Thornton Drive
076-5105	Claas Farm, 5904 Pageland Lane
076-5190	Manassas II Battlefield
NA	Cemetery - Settle
NA	Cemetery - Marble Hill (slave)
44PW0596	Trash Midden, 1900-1924
076-0186	Mount Pleasant, 12895 Livia Drive
076-5102	House, 4904 Sudley Road
076-5190	Manassas II Battlefield
076-5321	Lone Oak Farm, 3505 Pageland Lane
076-5323	Barn, Pageland Lane
076-5330	Cemetery - Cushing; Farm, 12150 Marble Hill Lane

The Northern district is within the National Register listed Manassas Battlefield Historic District, the Second Manassas Battlefield Study Area\*, the Manassas Battlefield Core Area\*, and the Manassas Battlefield Potential National Register District\* [Note: areas designated with an "\*" were designated by the American Battlefield Protection Program, a division of the National Park Service, which the County uses for planning purposes and studies; and to analyze potential impacts to battlefield resources].

### Viewshed Analysis

The purpose of the viewshed analysis was to provide information to inform policies for this CPA area. This analysis is not based on any specific development or rezoning proposal and did not use data such as:

- specific, proposed, building locations,
- finished grades,
- building elevations above finished grades,
- rooftop mechanical heights; and
- removal of existing vegetation or the inclusion of new vegetation/buffers.

This viewshed analysis shows the locations where potential buildings or structures, at the tested height, are likely to be visible from one or more observer points. Potential heights of 35 feet through 105 feet from existing grades were evaluated. The evaluated heights represent potential data center building heights and their associated structures like rooftop mechanical equipment. See figures 7 – 12 in the Plan. Specific policies in the CPA conditionally recommend additional, more detailed viewshed analysis when more detailed information is available.

### Summary Statements

The previous studies during the Tri/Bi-County Parkway and the Viewshed analysis indicate there are significant resources in the CPA area and indicate there are potentially undiscovered resources that could be significant in the CPA area. These resources include archaeology sites, architectural sites, and previously evaluated architectural sites who potentially have an important person or persons; or event or events associated with them that are not fully researched or evaluated, significant landscapes, and historically important viewsheds that provide important historic context (setting, feeling, association). These resources warrant further study and analysis when proposals that contain site specific development data are submitted.

Areas within the boundaries of the Manassas Battlefield National Register Historic District, the Second Manassas Battlefield Study Area, the Manassas Battlefield Core Area, and the Manassas Battlefield Potential National Register District should be considered sensitive for unmarked military burials.

### Historical Commission

The Historical Commission (Commission) provided comments and recommendations on owner/applicant submitted comprehensive plan for this CPA area. The most recent is for the third submission from the owner/applicant, which are included below and are attached to this report. Staff strongly considered these comments in its proposed CPA. The Commission reviewed the latest proposed plan during their scheduled meeting on October 3, 2022, and those comments include the following .

- For Comprehensive Plan Amendment (CPA): Recommend splitting the parcel into South and North sections according to the map in Historical Commission Resolution No. 22-027.
- In the Historical Commission's most recent resolution, No. 22-055, the recommended the Southern Section change from Technology Flex, (TF) to Parks and Open Space (P&OS) , as depicted in the August 15, 2022, draft of CPA2021-00004. The Research Report for the Historical Commission special meeting on October 3, 2022, can be found at the following link:  
[https://eservice.pwccgov.org/planning/documents/PW\\_DG/055-10-3-22-TECHFLEXtoPOSInformation.pdf](https://eservice.pwccgov.org/planning/documents/PW_DG/055-10-3-22-TECHFLEXtoPOSInformation.pdf)
- Northern Section – before decision on the CPA, request an Architectural Survey and Evaluation of above ground resources; those above ground resources eligible for listing on the National Register of Historic Places should be preserved in place. In the north-east quadrant change Technology Flex, (TF) to Parks and Open Space (P&OS) TF to POS for area associated with Jennie Dean.



## Project Summary and Analysis

- Northern Section - mitigation so any new buildings, structures, power lines, towers are not visible from the Manassas National Battlefield Park.
- Northern Section - request Phase I study with a rezoning application and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
- Cemeteries - in all sections to be preserved in place with enhanced preservation area/buffers.
- If rezoning is requested: Southern section same as CPA recommendation.

### Recent research compiled by the Historical Commission

Historical research identified Confederate camps on Pageland immediately following Manassas I by units from the 15th Alabama Infantry, the 16th Mississippi Infantry, the 21st Georgia Infantry between August of 1861 and November of 1861. Approximately 374 – 476+ soldiers died in camp from measles and were buried at Pageland (no records indicate their removal and reinternment elsewhere).

Historical research identified the land south of Sudley Road, North of Lick Branch, east of an unnamed tributary of Lick Branch, being the northeast corner of CPA2021-00004, PW Digital Gateway; and this area was known as Marble Hill / Flat Iron; was the plantation where Jennie Dean (1852-1913) was born into slavery, along with her parents. Jennie Dean was a nationally recognized pioneer in the advancement of education and religion among the black citizens of Prince William and neighboring counties, Miss Dean founded the Manassas Industrial School for Colored Youth in 1894 and Mount Calvary Baptist Church in 1880.

Historical research compiled by the Historical Commission found documentation on the Settlement at Thornton Drive and the Marble Hill / Flat Iron area. The Settlement area contained approximately 15 households of formerly enslaved families, according to United States Census records from 1870 – 1930. Family names included Watson/Meed, Elliot, Allen, Shellington, Berry, Beal, Williams, Smith, Mason, Harris, Davis, Page, Ewell, Thomas, and Willis. The population ranged from a low of nine to a high of 33 individuals. During the same period from 1870 – 1930, for the Marble Hill / Flat Iron area, there were approximately 22 households, with family names including Ashe, Peters, Glenn, Ms. Dean Wilkens, Dean, Berry, Paine, Elzney, Hamilton, Wright, Mischee, Robinson, Jones, Shelington, Henry Halmos, Deron, Alexandria, Bur, Gaskin, and Griffith. The population ranged from a low 35 to a high of 59 individuals.

### Proposal's Strengths

- Detailed viewshed analysis when conditions are met
- Phase I and Phase II evaluation cultural resources studies and mitigation when warranted
- Research of the Settlement and Thornton School and public interpretation of these resources
- Plan area-wide interpretive plan
- Plan area-wide landscaping plan (including signage)
- Encourages citizens donations of archaeological collections
- Creation of cultural resource parks

## Project Summary and Analysis

- Encourages mitigation of the following resources: Honeywood Site complex (076-0138; also known as Pageland I); Pageland II complex (076-0137); the Phillips Cemetery; and the Civil War Mass Grave.

### Proposal's Weakness

- The size of this Plan area creates difficulty in crafting very specific policy recommendations for individual resources that are already identified and recorded
- Plan recommendations such as Plan wide interpretive plan and landscaping plan will likely not be proffered by applicants due to the fact it impacts are plan wide and not specific to a given rezoning project area. Which means the County will have find a different funding source.
- Policy CR 4.6 in the Cultural Resources section of the County's Comprehensive Plan states "Near areas identified as a County Registered Historic Site or County Registered Historic Site-eligible, ensure that the following measures are undertaken in consultation with the County: Development densities and intensities at the lowest end of the range shown on the Long-Range Land Use Map"

Based on conversation with the members of the Historical Commission at their October 3, 2022, special meeting, staff believes that an action strategy should be developed to ensure that reinterment of human remains associated with military activity within the boundaries of the CPA. Staff recommends the following language be added to the PW Digital Gateway CPA Plan as follow:

- **DGCR 1.17- Human Remains - Reinterment. Due to the CPA area exhibiting a high potential for unmarked burials related to military activity, if a rezoning applicant discovers human remains during cultural resource studies, or during land disturbance activities, the applicant shall comply with all federal and state law regarding the removal and reinterment of those remains to an appropriate location on the property. County staff should require rezoning and special use permit applicants to provide archaeological monitoring to identify remains during initial land disturbance activity.**

### Surrounding Land Uses

The site is comprised of four geographical areas as reflected in the Attachment. The subject properties and surrounding properties are designated AE, Agricultural or Estate, and zoned A-1, Agricultural (1unit/10 acres).

The northwest area is generally surrounded by agricultural related services, single family detached units, and vacant land. Pageland Lane forms the eastern boundary. This area abuts a small SR-5 zoned area.

The northeast area is generally surrounded by agricultural related services, single family detached units, and vacant land. This area lies east of Pageland Lane and fronts on Route 234. The Dominion powerline bisects this area running in a north/south direction. The area is bisected in an east/west

## Project Summary and Analysis

direction with a creek area designated ER, Environmental Resource. Across Route 234 is a park and a small CR, Convenience Retail, designated area, zoned B-3.

The southeast area is generally surrounded by agricultural related services, single family detached units, and vacant land. The Dominion power easement bisects this area running in a north/south direction. This parcel is surrounded on three sides by protected open space and/or the Manassas National Battlefield Park (a designated CRHS, County Registered Historic Site) which abuts the eastern and southern boundary. Pageland Lane forms the western boundary.

The southwest area is generally surrounded by agricultural related services, single family detached units, and vacant land. Pageland Lane forms the eastern boundary of this area. Conway Robison Memorial State Forest forms the southern and southwestern boundary. The northeast corner of this area is designated ER, Environmental Resource.

See the attached Long Range Land Use Map for the alignment of the 250' wide power easement which runs along the east side of Pageland Lane.

<b>Direction</b>	<b>Land Use</b>	<b>Long Range Future Land Use Map Designation</b>	<b>Zoning</b>
North	Vacant, Agricultural, Single Family Detached, Route 234	AE, ER, CR, P&OS	CR3, A-1, SR-5
South	Conway Robison Memorial State Forest, Manassas National Battlefield Park	AE, P&OS, CRHS, ER	A-1, SR-5
West	Residential Single-Family Detached Dwellings are located southwest	AE	A-1, PMR
East	Vacant, SFD Residential, Agricultural	AE	A-1

### **Transportation Analysis**

Transportation Infrastructure – The existing Long-Range Land Use designations are expected to generate trips based on their planned future land uses. The proposed change to the Long-Range Land Use of this area from AE, Agricultural or Estate and ER, Environmental Resource, to T/F, Technology/Flex, results in a maximum 130,053 weekday vehicle trips versus a maximum of 2,009 weekday vehicle trips for the existing AE and ER Long-Range Land Use designations. This is calculated assuming approximately 9,078,488 sq. ft. of light industrial, 3,491,726 sq. ft. of office space, and 1,296,690 sq. ft. of retail. Overall, the projected increase is 128,044 weekday daily trips over the existing planned land uses.

The average daily trips based on a single use for data centers with up to 27,000,000 sq. ft. which resulted in approximately 27,337 weekday daily vehicle trips versus the 2,009 weekday daily vehicle trips for the existing AE and ER designation. This is an increase of 25,529 weekday daily vehicle trips per day.

The specific transportation impacts will be reviewed and addressed during the rezoning and SUP

process.

PWC Department of Transportation has determined that converting the Long-Range Land Use of these sites from an AE designation to T/F, Technology/Flex, uses including data center uses, will add significant vehicle trips to the adjacent road network with a significant overall increase in vehicle miles traveled. The CPA proposes consideration for the necessary infrastructure improvements such as widening Pageland Lane, Sudley Road, and Lee Highway, as well as constructing the Manassas Battlefield Bypass and/or the Route 29 Alternate Road.

Note that a CPA that significantly affects a VDOT road is required by Section 15.2-2222.1 of the Code and 24V AC30-155-30. A. of the Traffic Impact Regulations to be submitted to VDOT for a Regional review with a 90-day review period. Pageland Lane, Sudley Road, and Lee Highway are VDOT roads that will be significantly affected by the proposed land use and will require this review period. The proposed CPA was submitted to VDOT and regional partners in December 2021, and the County received their responses on March 11, 2022.

The scoping document for the Traffic Impact Analysis and travel demand model runs included an option to analyze a connection between Pageland Lane, Rt. 234, and I-66 if traffic could not be mitigated in 2040 using the road network in the 2015 Thoroughfare Plan that did not include this connection (termed the Bi-County Parkway or Rt. 234 North Extension). PW Digital Gateway's analysis stated that a 4-lane Pageland Lane as a minor arterial with six signalized intersections between Sudley Road and Rt. 29 could handle the traffic generated by new development, and therefore it did not include a model run including the Pageland Lane connection and interchange with Rt. 234/I-66. The roadway network surrounding the CPA area includes the widening of Sudley Road to 4 lanes, the widening of Rt. 29 to 6 lanes, the construction of a 4-lane Manassas Battlefield Bypass and a 4-lane Rt. 29 Alternate Road. It also includes closing Rt. 234 and Rt. 29 to through traffic in the Manassas National Battlefield Park. The traffic related to the CPA will need to be mitigated not only on Pageland Lane but on the surrounding network. The applicants for any rezonings or SUP in this area will need to mitigate their traffic impacts and should provide an appropriate phasing plan.

There is no correlation between PW Digital Gateway and the Bi-County Parkway. They are two distinct and separate facilities serving two different purposes. The applicants for any rezonings in this area will need to mitigate their traffic impacts. The PW Digital Gateway's analysis stated that a 4-lane Pageland Lane as a minor arterial with six signalized intersections between Sudley Road and Rt. 29 could handle the traffic generated by its development.

### **Other Comprehensive Plan Analysis**

Environment & Open Space Plan- The intent of the Environment Plan is to ensure that in developing the County, the natural beauty is preserved, water quality is protected, property values and quality of life are enhanced, and ecological diversity is preserved. With sound protection measures, such as those presented herein, Prince William County's citizens, business community, and visitors enjoy a healthy environment co-existing with a vibrant economy.

In accordance with § 15.2-2224, Code of Virginia various surveys and studies, including environmental studies are consulted in evaluation of this CPA. The County uses a variety of existing surveys and studies in its evaluation, including, but not limited to, floodplain, Chesapeake Bay

## Project Summary and Analysis

Preservation Areas, soils, topography, and tree cover. The Planning Office reviews this information in collaboration with the County's Environmental Services Division to ensure all environmental resources are identified and inform policy recommendations to ensure environmentally sensitive features are protected. Subsequent rezoning applications will be required to submit a more detailed Environmental Constraints Analysis (ECA) which shows specific site conditions

The CPA addresses the Environmental and Open Space plan through several polices in the Green Infrastructure and Sustainability sections of the CPA. These respective sections address policies and action strategies in support of the County's goals to preserve, protect, and enhance the significant environmental resources, open space, and opportunities for both passive and active recreation which promote a healthy lifestyle for County residents. Within the PW Digital Gateway CPA, the open space recommendation is 30% which exceeds the proposed 20% minimum open space requirement in the TF, Technology/Flex classification.

Potable Water & Sanitary Sewer Chapter-The Potable Water and Sanitary Sewer Chapters of the Comprehensive Plan states the policies and action strategies in support of the County's goals to provide adequate potable water and wastewater treatment in a cost effective and efficient manner. The Water and Sewer component of the PW Digital Gateway CPA provides additional policies and action strategies that apply specifically to this area.

The PW Digital Gateway Area is not currently served by public water and sewer. Policies are provided to ensure adequate infrastructure is provided to support the proposed development in a cost effective and environmentally friendly manner.

The Prince William County Service Authority ("SA") indicated that data center water consumption varies depending on several factors, including but not limited to the size of the facility. The Comprehensive Plan Amendment #CPA2021- 00004, PW Digital Gateway bases the potential use of water on the Service Authority records for 25 operational data centers in Prince William County, the average daily water consumption of a single data center building is about 18,000 gallons per day while the maximum day consumption of a single data center building is about 88,000 gallons per day. The amount of water data centers consume also fluctuates based on seasonal weather conditions. Facilities typically use less water during the winter months and more during the summer months. Currently, the combined water consumption of the operational data centers in Prince William County accounts for about 1.5% of the Service Authority's average-day demand and about 3.9% of the Service Authority's maximum-day demand. The type of data center and water requirements will be evaluated by the SA with the rezoning and SUP applications.

A representative for the party requesting the Board initiate the CPA states that: "most data centers are migrating to closed loop or zero water cooling systems. In either case, only domestic water usage is required (i.e. – sinks and toilets). If refrigerant is used, it is maintained in a separated, sealed line and only opened for a controlled recycling process. The Service Authority water usage estimates appears to be based upon historical data from existing data centers that mostly use older water-assisted cooling systems".

The CPA for PW Digital Gateway includes Action Strategy DGWS1.2:

## Project Summary and Analysis

Encourage efficient water usage for data center development within the Study Area, such as utilized “closed loop water” or “no water” cooling systems. Encourage development to further minimize water consumption through the use of recycling water.

In accordance with the Service Authority’s Development Review Process and System Improvement Policy, “growth pays for growth”. The rezoning and/or SUP applicant/developer, and not the Service Authority’s existing customer base, would be responsible for the design and construction of the infrastructure necessary to serve their development through any approved zoning and/or SUP requests. All proposed development projects are reviewed by the Service Authority to determine if the existing water distribution, sewer collection systems, and pump stations are adequate to meet the projected water demands and wastewater flows. Deficiencies will be identified, and the rezoning and/or SUP applicant will be notified of their requirements to meet the Service Authority’s established performance standards for service. The rezoning and/or SUP applicant would be required to pay for the extension of water and sewer lines into the Pageland Corridor as a part of the rezoning and/or SUP development review and construction process.

Technology and Connectivity Chapter – This chapter provided guidelines for the development of the technology needs of the County. The Board adopted the Technology and Connectivity Chapter of the Comprehensive Plan on November 26, 2019, which provides numerous policies and action strategies to address the technology needs of the County. Specifically, strategies TC13, TC16, TC17, TC18, TC19, and TC20 include promoting a competitive environment to secure reliable services, goals for expanding the 5G network, encourage collaborative efforts with carriers, define critically sensitive view sheds and environmental resources to be protected, and adoption of land use regulations to guide data center development.

Electric Utility Service- Although this is not a Chapter of the existing Comprehensive Plan, there have been several questions regarding if there is adequate power in the system to meet the needs of the proposed data center uses in the PW Digital Gateway CPA.

The PW Digital Gateway CPA has policies and action strategies that address power efficiency in the Sustainability section. These sustainability initiatives include; onsite renewable energy such as solar power, achieve LEED-Core and Shell standard, energy efficiency design and operation standards, such as the Design PUE (Power Utilization Effectiveness) or Green Globes.

In addition to these initiatives, Dominion Energy and NOVEC responded to questions regarding power infrastructure. NOVEC indicated that they would construct electric facilities of sufficient capacity to meet the electric requirements of any prospective NOVEC data center customers (the PW Digital Gateway is wholly within NOVEC’s distribution service territory). NOVEC would request Dominion Energy to interconnect these NOVEC facilities to Dominion Energy’s regional transmission network. Dominion Energy, as owner of the regional transmission facilities, would determine the availability of transmission system capacity. Dominion Energy has an obligation to serve its customers (NOVEC in this case) and meet any new power needs from the community. Dominion Energy will continue to evaluate capacity needs in line with current federal standards and rules governing electric transmission reliability criteria, such as megawatt load on lines and substations.

### Planning Commission’s Recommendation

1. Address noise impact mitigation.

### **Staff Comment**

Staff recommends updating Policy DGCD 1.9 as shown to strengthen the ability to mitigate any potential noise impacts. The proposed edits are in red font and underlined.

**DGCD 1.9** Sound attenuation enclosures or walls around generators and other mechanical equipment, heating and cooling system (including rooftop equipment) should be used where appropriate to minimize noise impacts. Noise levels should not exceed 60 dBA during the daytime hours and 55 dBA during the evening hours when measured at the property boundary of any land planned for CRHS or residential use. Additionally, development proposals should submit a sound study to ensure compliance and condition times for routine testing of generator equipment and backup power systems. The use of renewable energy source is encouraged to further reduce noise impacts.

2. Strengthening measures to address any potential negative environmental issues. The proposed edits are in red font.

### **Staff Comment**

Staff recommends adding action strategies to the Digital Gateway Green Infrastructure (DGGI) to provide stronger measures to address any potential negative environmental impacts. The proposed edits are in red font and underlined.

**DGGI 1.12** As consistent with DGWS 1.2, strongly encourage the use of closed loop water, or no-water cooling systems, and other water efficient systems to minimize impacts to the County's water resources.

**DGGI 1.13** Work with the Virginia Department of Environmental Quality ("DEQ") to expand their water quality monitoring program to include sites along the Little Bull Run and Lick Branch within the study area to monitor for any changes to the water quality and health of these streams.

### **Staff's Recommendation on proposed CPA changes identified in Exhibit A**

The Planning Office reviewed Exhibit A of the letter dated September 9, 2022, addressed to the Planning Commissioner Chair. The proposed changes from Exhibit A are first, followed by staff's comments.

1. **DGCD 1.10** Substations are encouraged to be located to the interior of proposed development or abutting to the existing high voltage line corridor, when possible, to minimize viewshed impacts. Additionally, substations that are visible to Manassas National Battlefield Park or from surrounding major roadways (Pageland Lane, Sudley Road, Lee Highway) are encouraged to use innovative designs to enhance screening from adjacent ~~cultural and residential designated areas such as the use of enhanced architectural screening elements to~~

## Project Summary and Analysis

mimic a structure. Such elements should follow the above architectural standards related to design, color, and reflectivity to promote context sensitive design.

**Staff Comment:** Staff **does not** support this change- Accepting this proposed language would allow for substations adjacent Manassas National Battlefield Park where we know it will be extremely visible, see Figure 8 in the CPA.

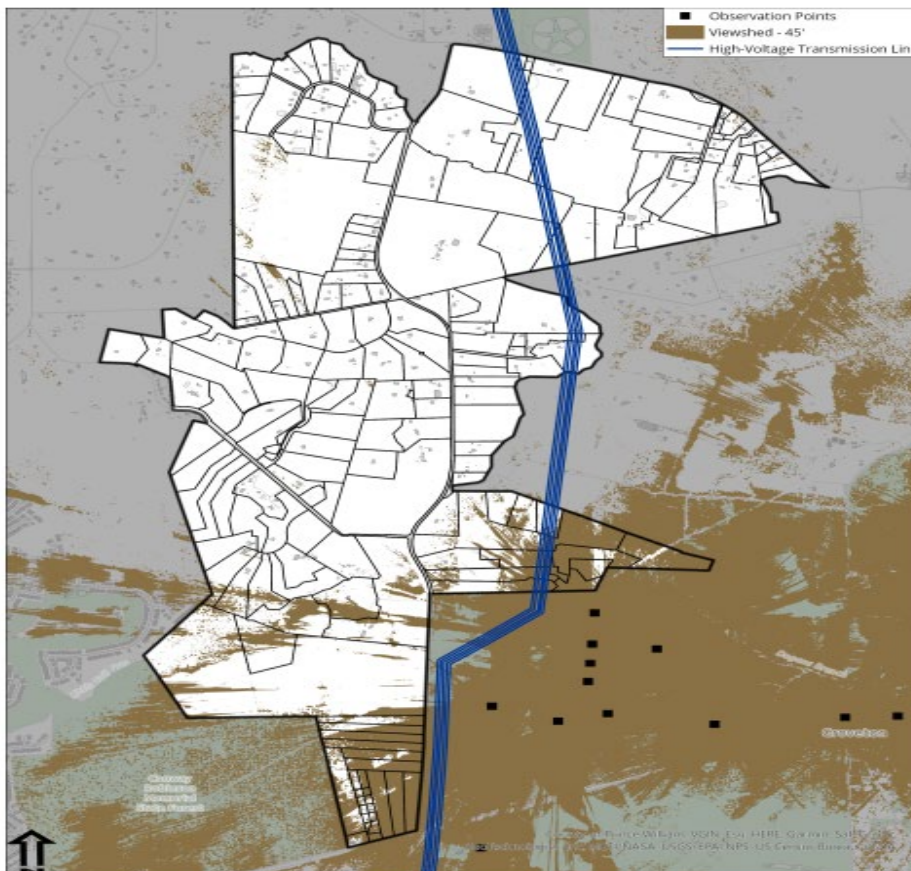


Figure 8: 45° Viewshed Analysis

2. **DGCR 1.8** - Evaluate through Phase I and if warranted Phase II archeological study. Property owners are encouraged to preserve the following **potential** resources in situ (in place): Honeywood Site complex (076-0138; also known as Pageland I); Pageland II complex (076-0137); the Phillips Cemetery; and the Civil War Mass Grave. If warranted, (1) preserve these area(s). (2) County staff should work with any interested property owner to help **consider** transferring these resources to an entity or organization that provides for the long-term preservation of these resources and (3) County staff should work with any interested property owner to **consider** allowing access to the public for interpretive programming.



## Project Summary and Analysis

**Staff Comment:** Staff **does not** support this change but offers alternative language (below). This policy was inserted after meeting with staff from Manassas National Battlefield Park. If staff's recommendation is not carried forward, staff proposes the following changes to better reflect the proposed studies and procedures.

**DGCR 1.8** Evaluate through Phase I and, if warranted, Phase II archeological **cultural resources studies, with scopes of work approved by the County Archaeologist**, the following potential resources ~~in situ (in place)~~: Honeywood Site complex (076-0138; also known as Pageland I); Pageland II complex (076-0137); the Phillips Cemetery; and the Civil War Mass Grave. If warranted, (1) preserve these area(s) **in situ (in place)**, (2) work with any interested property owner to consider transferring these resources to an entity or organization that provides for the long-term preservation of these resources ~~and (3) consider allowing access to the public for interpretive programming~~ **Work with any interested property owner to allow access to the public for interpretive programming**.

3. **DGGI 1.4** – Establish and protect the wildlife corridors identified in the Green Infrastructure map. ~~These corridors are encouraged to be 500' in width. Where reduced the corridors should be a minimum of 300' in width.~~ Any shifting or relocation of corridors should ensure effective wildlife movement throughout the Study Area. The Little Bull Run wildlife corridor should extend under a new Pageland Lane bridge.

**Staff Comment:** Staff **does not** support this change as the proposal removes an important recommended corridor width. This proposed change weakens this action strategy and the overall intent of the Environmental section. Staff recommends keeping the language as proposed however, staff is open to working with the rezoning and/or SUP applicant at the rezoning and SUP phase to discuss alternative routes.

4. **DGGI 1.8** – Encourage **the use of** engineering and design solutions that ~~achieve no net~~ **reduce stormwater** runoff from mean annual precipitation **and help mitigate downstream flooding**, to contain potential pollutants on site and to reduce downstream erosion. **Areas of Reforestation and the incorporation of Best Management Practices ("BMP") and/or Low Impact Development ("LID") facilities should be included with rezonings with the goal of reducing the peak flow rate of runoff to good-forested condition" on development areas, employing LID practices (such as, but not limited to, cisterns, rain gardens, wet ponds, use of storm water for landscaping/irrigation, bioretention facilities, permeable pavers, filtered strips, tree box filters and other innovative storm water management techniques), along with County staff should explore whether regional stormwater facilities and other innovative techniques is appropriate to help achieve these goals.**

**Staff Comment:** Staff **does not object** to the proposed change to DGGI 1.8.

5. **DGM 1.3** – Access to development within the Study Area from Pageland Lane. Access/crossovers should be limited to ~~900~~ **650** feet minimum but are encouraged to be ~~1,100~~ **800** feet. Intersections, where possible, should be roundabouts which offer opportunities for interpretive features/amenities such as artillery emplacement or monuments which do not hinder visibility but contribute to the interpretive history of the

## Project Summary and Analysis

area. Roundabouts offer a quieter alternative to vehicles starting and stopping at traffic signals with less light pollution for the Battlefield.

**Staff Comment:** Staff **does not** support this change but offers alternative language- Contrary to the assertion that the CPA includes a “stated design speed” of 45 mph for the widened Pageland Lane, there is no mention of a design speed on Pageland Lane, only the designation of a Minor Arterial (modified) which has a maximum design speed of 50 mph and crossover spacings of 700’ – 900’ (Table 1 in the Transportation Chapter of the 2008 Comprehensive Plan). The recommended spacing of 900’ to 1100’ does not “open the door” for Pageland Lane to be converted into a limited access bypass with speeds equal to or greater than 60 mph. The Board would have to designate Pageland Lane as a limited access facility and include a connection to the north to Loudoun County and south to I-66/Route 234 for Pageland Lane to be designated as a high-speed limited access roadway. There are no plans to designate Pageland Lane as a limited access facility or roadway. The County has designated Pageland Lane as a 4-lane Minor Arterial. The recommended longer distances between roundabouts are reflective of a Parkway with landscaped medians and shared use paths on both sides. The Bi-County Parkway is a facility that the Board directed Staff to not include in the 2040 Roadway Plan.

Staff recognizes that all access may not be possible directly on Pageland Lane, and therefore recommend the following alternative language:

**DGM 1.3- Primary** access to development within the Study Area **should be focused on** ~~is required to be from~~ Pageland Lane. **Alternative access will be considered during rezoning and/or SUP application process. Alternative crossover spacing on Pageland Lane may be considered by the County and VDOT.** Access/crossovers should be limited to 900 feet minimum but are encouraged to be 1,100 feet. Intersections, where possible, should be roundabouts which offer opportunities for interpretive features/amenities such as artillery emplacement or monuments which do not hinder visibility but contribute to the interpretive history of the area. Roundabouts offer a quieter alternative to vehicles starting and stopping at traffic signals with less light pollution for the Battlefield.

- ~~6. **DGM 1.11** – DELETE ENTIRELY – Analyze a connection from Pageland Lane to I-66 and Rte. 234 to provide a direct route to the Study Area and to reduce traffic congestion at the intersection of Rte. 29/Heathcote Blvd./I-66 Ramp and the intersection of Pageland Lane and Rte. 29. It may also allow Rte. 29 between Pageland Lane and University Blvd. to be planned as 4 lanes instead of 6 lanes as currently shown in the Roadway Plan. This connection would allow Sudley Road to be limited to Park traffic only north of Northern Virginia Community College (“NVCC”) and south of Gum Spring Road until a more direct route through either the Manassas Battlefield Bypass or the Rte. 29 Alternate Road is constructed.~~

**Staff Comment:** Staff **concurs** with this change. Board Directive #22-08 directed Staff to remove the Bi-County Parkway from the Mobility Plan update and to focus on local improvements and solutions, versus a regional facility. The connection of Pageland Lane to Rt. 234 and I-66 was similar to connecting a local road such as Dale Blvd. with I-95, not as a regional facility to connect

I-95 to Loudoun County. However, while this connection improves traffic circulation at the Rt. 29/I-66 interchange and the Heathcote/Rt 29 intersection, Policy DGM 1.11 should be removed from the CPA.

7. FIGURE 5 MAP

- Remove the "POS" designation from the 15-20 acre portion of the land abutting the eastern side of the electric high voltage line corridor in the "Southern District."

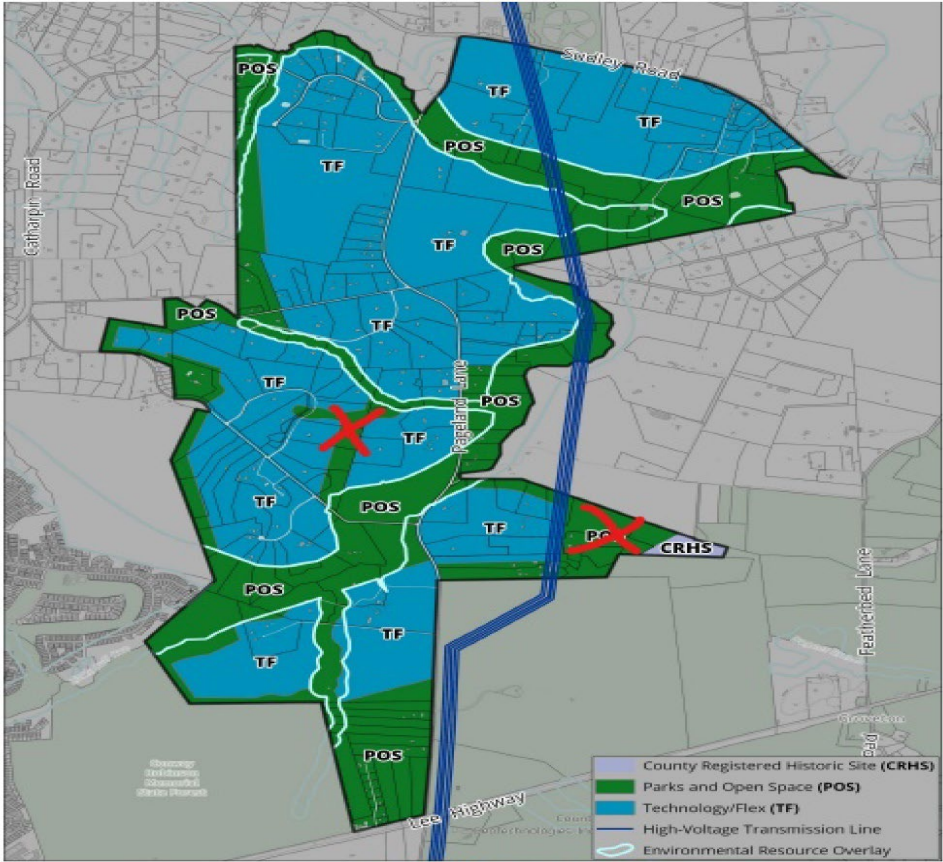
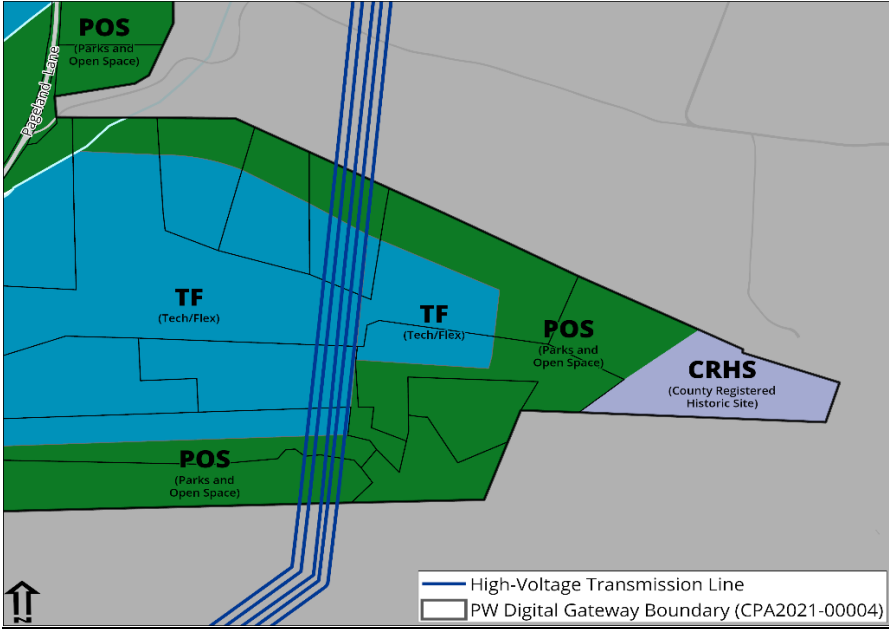


Figure 5: PW Digital Gateway Land Use Plan

**Staff Comment:** Staff **does not** concur with this change. This change would allow for Data Center and/or a substation adjacent the MNBP where we know it will be extremely visible, see Figure 8 in the CPA. In the event that the Board of County Supervisors support this change, Staff strongly recommends minimizing the footprint and use more extensive buffering requirements on the periphery as shown on the figure below.



- Remove the wildlife corridor in the shape of a “T” running north-south down the center of the northern assemblage to the west of Pageland Lane.

**Staff Comment:** Staff **does not** concur with this change as it is important for a sustainable wildlife corridor, but staff is open to working with the applicant at the rezoning phase to discuss alternative routes.

8. **FIGURE 13 MAP**

- Remove the “POS” designation from the 15-20 acre portion of the land abutting the eastern side of the electric high voltage line corridor in the “Southern District.”

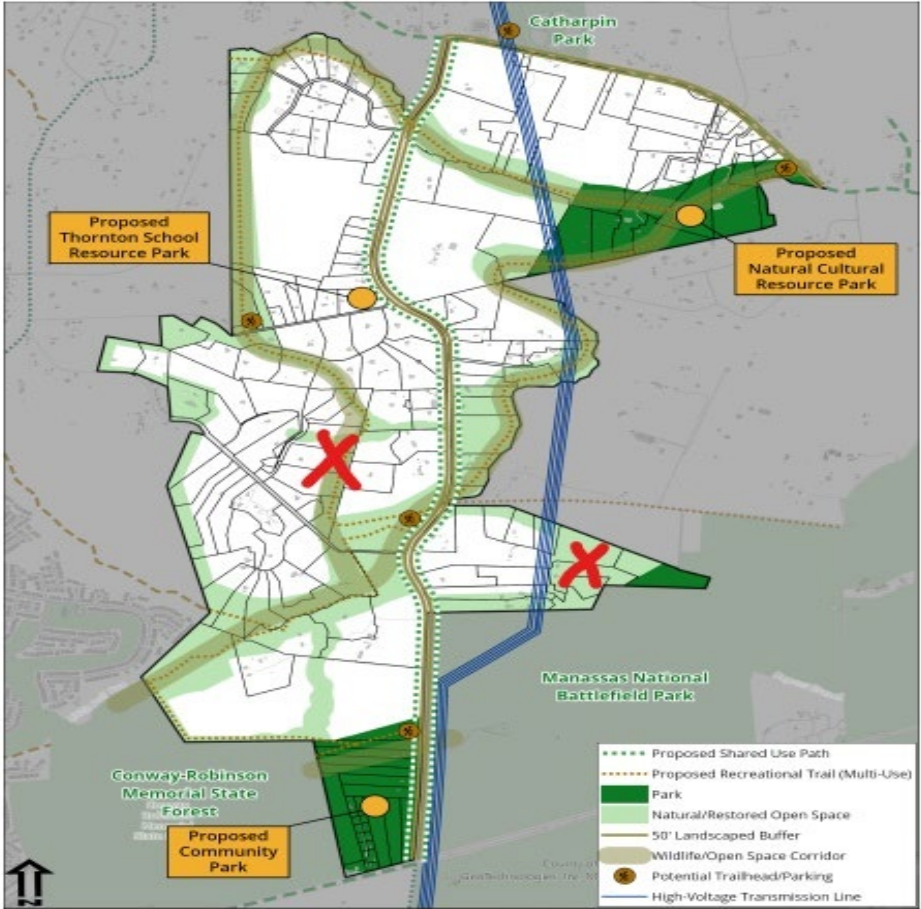
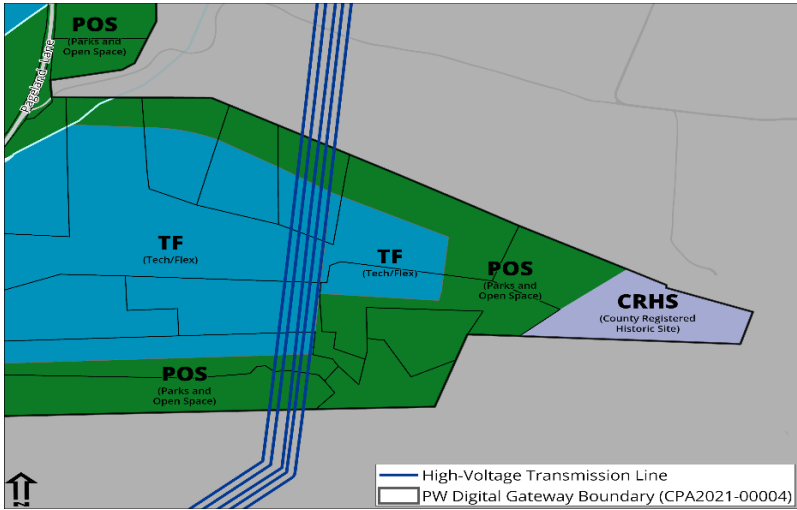


Figure 13: PW Digital Gateway Green Infrastructure Map

**Staff Comment:** Staff **does not** concur with this change. This change would allow for Data Center and substation adjacent the MNBP where we know it will be extremely visible, see Figure 8 in the CPA. In the event that the Board of County Supervisors support this change, Staff strongly recommends minimizing the footprint and use more extensive buffering requirements on the periphery as shown on the figure below.



## Project Summary and Analysis

- Remove the wildlife corridor in the shape of a “T” running north-south down the center of the northern assemblage to the west of Pageland Lane.

**Staff Comment:** Staff **does not** concur as this is important for a sustainable wildlife corridor, but staff is open to working with the applicant at the rezoning phase to discuss alternative routes.

### Staff's Other Recommendation based on Historical Commission Feedback

Staff recommends the following additional language be added to the PW Digital Gateway CPA Plan to ensure that reinterment of human remains associated with military activity within the boundaries of the CPA.

1. DGCR 1.17- Human Remains - Reinterment. Due to the CPA area exhibiting a high potential for unmarked burials related to military activity, if a rezoning applicant discovers human remains during cultural resource studies, or during land disturbance activities, the applicant shall comply with all federal and state law regarding the removal and reinterment of those remains to an appropriate location on the property. County staff should require rezoning and special use permit applicants to provide archaeological monitoring to identify remains during initial land disturbance activity.







# Historical Commission Resolutions

## HISTORICAL COMMISSION RESOLUTION

**MOTION: PORTA**

**May 10, 2022  
Regular Meeting  
Res. No. 22-027**

**SECOND: GREEN**

**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:

<b>Case Number</b>	<b>Name</b>	<b>Recommendation</b>
REZ2022-00018	Youth for Tomorrow Crosses - Proffer Amendment	No Further Work
REZ2021-00020	John Marshall Village Addition	In response to the Applicant's request for information on the type, cost, and potential location of the historical marker please note: current price to manufacture the standard Historical Commission marker with the Prince William County seal is approximately \$3000 not including installation; a preferred location for the historical marker is proximate to the entrance of the development with a pull-off area to enable citizens to safely read the historical marker.

## Historical Commission Resolutions

May 10, 2022  
 Regular Meeting  
 Res. No. 22-027  
 Page 2

<b>Case Number</b>	<b>Name</b>	<b>Recommendation</b>
SUP2022-00003	John Marshall Village Addition	No Further Work
REZ2016-00021	Kline Property 14 <sup>th</sup> Submission	<p>If a Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study are performed artifacts to be donated to and curated with the County.</p> <p>Investigate possibility of preserving the silos on the site.</p> <p>As previously requested, confirm 25 foot buffer for the existing Lutheran Machpelah Cemetery.</p>
SUP2017-00037	Kline Property – Pharmacy (Drive-Through) 8 <sup>th</sup> Submission	No Further Work
CPA2021-00004	PW Digital Gateway 3 <sup>rd</sup> Submission	<p>In the absence of a response from the applicant to the Historical Commission's previous recommendations (included below), the Historical Commission is compelled to recommend denial.</p> <p>For Comprehensive Plan Amendment (CPA):                      Recommend splitting the parcel into South and North sections (see attached map).                      Southern Section - keep existing land use or change to Parks and Open Space (P&amp;OS).</p> <p>Northern Section – before decision on the CPA, request an Architectural Survey and</p>

## Historical Commission Resolutions

May 10, 2022  
 Regular Meeting  
 Res. No. 22-027  
 Page 3

<b>Case Number</b>	<b>Name</b>	<b>Recommendation</b>
		<p>Evaluation of above ground resources; those above ground resources eligible for listing on the National Register of Historic Places should be preserved in place.</p> <p>Northern Section - mitigation so any new buildings, structures, power lines, towers are not visible from the Manassas National Battlefield Park.</p> <p>Northern Section - request Phase I study with a rezoning application and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.</p> <p>If rezoning is requested: Southern section same as CPA recommendation.</p> <p>Cemeteries - in all sections to be preserved in place with enhanced preservation area/buffers.</p>
REZ2022-00021	Interstate Drive	<p>Following up on the Phase I study and Phase II evaluation, continue to donate and curate any future artifacts with the County.</p> <p>Request the rare vegetation flower that was discovered be labeled and preserved in a garden.</p> <p>Request creating a habitat/sanctuary for the bats.</p>

## Historical Commission Resolutions

May 10, 2022  
 Regular Meeting  
 Res. No. 22-027  
 Page 4

Case Number	Name	Recommendation
REZ2022-00027	St. Katharine Drexel SUP Amendment	Request applicant follow The Journey Through Hallowed Ground landscape guidelines.
PFR2022-00013	Woodbridge Area Elementary School	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2022-00022	Kline Property – Self Storage Center	No Further Work
SUP2022-00023	Kline Property – Restaurant with Drive-Through	No Further Work
REZ2022-00022	Devlin Technology Park	No Further Work

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

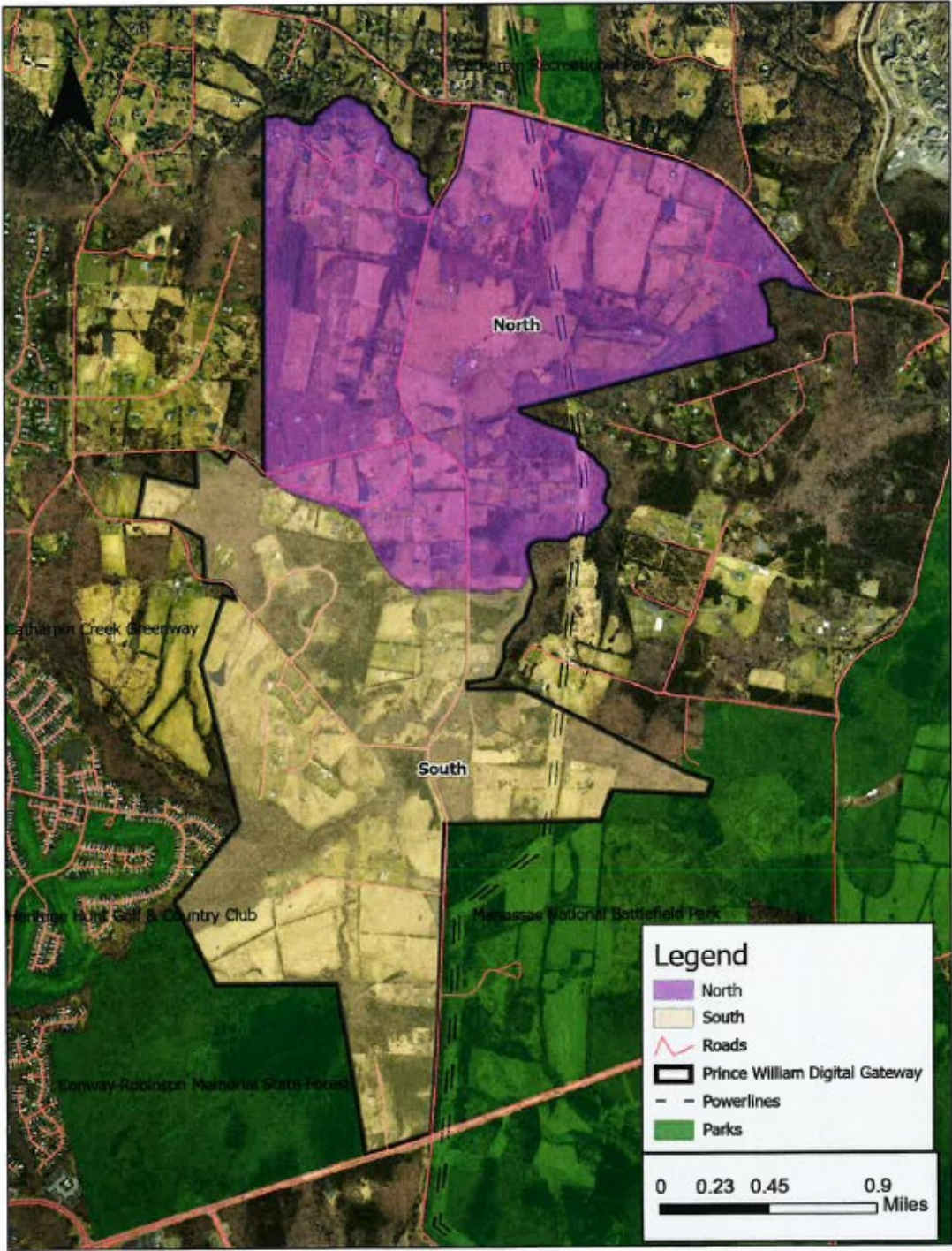
**Absent from Meeting:** Moser, Sargo, Shockley

**MOTION CARRIED**

ATTEST:   
 Secretary to the Commission

Historical Commission Resolutions

May 10, 2022  
Regular Meeting  
Res. No. 22-027  
Page 5



# Historical Commission Resolutions

## HISTORICAL COMMISSION RESOLUTION

**MOTION:** PORTA **October 3, 2022**  
**Special Meeting**  
**Res. No. 22-055**

**SECOND:** GREEN

**RE:** THE PRINCE WILLIAM COUNTY HISTORICAL COMMISSION DOES HEREBY REAFFIRM RES. NO. 22-027 OF MAY 10, 2022, AND WITH REGARD TO THE CPA ASSOCIATED WITH THE PRINCE WILLIAM DIGITAL GATEWAY OPPOSES ANY DEVELOPMENT ON THE ENTIRE AREA SOUTH OF LITTLE BULL RUN AND ON THE AREA BETWEEN SUDLEY ROAD AND THE UNNAMED TRIBUTARY OF LICK BRANCH

**ACTION:** APPROVED

**WHEREAS**, the Prince William County Historical Commission seeks to identify, preserve, protect and promote the history of Prince William County; and

**WHEREAS**, land within #CPA2021-0004, PW Digital Gateway, contains cultural resources significant to Prince William County, significant to the Commonwealth of Virginia and significant to the United States of America; and

**WHEREAS**, the areas south of Little Bull Run are adjacent to the Manassas National Battlefield Park, a division of the National Park Service; and

**WHEREAS**, Manassas National Battlefield Park was classified as a County Registered Historic Site and mapped on the County's Land Use Map; and

**WHEREAS**, the areas south of Little Bull Run, in #CPA2021-00004, PW Digital Gateway, are in the Manassas Battlefield Historic District (076-0271) that is listed on the National Register of Historic Places and the Virginia Landmarks Register; and

**WHEREAS**, the area south of Little Bull Run was area mapped by the American Battlefield Protection Program, a division of the National Park Service, as Battlefield Study Area and portions were mapped as Battlefield Core Area; and

**WHEREAS**, historical research shows that Confederate infantry units from the 15<sup>th</sup> Alabama Infantry, the 21<sup>st</sup> North Carolina Infantry, the 16<sup>th</sup> Mississippi Infantry, and the 21<sup>st</sup> Georgia Infantry camped on Pageland between August of 1861 and November of 1861, and approximately 374 – 476+ soldiers died in camp of measles and were buried at Pageland (no records indicate their removal and reinternment elsewhere, see Attached Information); and

## Historical Commission Resolutions

October 3, 2022  
Special Meeting  
Res. No. 22-055  
Page 2

**WHEREAS**, during the Second Battle of Manassas, on August 28 and August 29, 1862, "there was considerable military activity at Pageland. Until the arrival of James Longstreet's "Right Wing" of the Army of Northern Virginia late on the morning of August 29, Jubal Early's and Henry Forno's (Hays') brigades of Lawton's (Ewell's) Division held down Jackson's extreme right flank at (west) Pageland." (see Attached Information) Conservative estimates range from 5,000 – 5,500 troops on Pageland; and

**WHEREAS**, from August 28 – August 30, 1862, conservative estimates indicate 2,000 – 4,000 troops were stationed in the area east of Pageland and north of Manassas Battlefield National Park (see Attached Information); and

**WHEREAS**, the Marsteller house was used as a Confederate field hospital, and it is believed the Cross home served as a Confederate field hospital during the Second Battle of Manassas; and

**WHEREAS**, the land south of Sudley Road, North of Lick Branch, and east of an unnamed tributary of Lick Branch, being the northeast corner of #CPA2021-00004, PW Digital Gateway; was known as Marble Hill / Flat Iron; and this area was the plantation where Jennie Dean (1852-1913) was born into slavery, along with her parents; and

**WHEREAS**, Jennie Dean was a nationally recognized pioneer in the advancement of education and religion among the black citizens of Prince William and neighboring counties, and

**WHEREAS**, Miss Dean founded the Manassas Industrial School for Colored Youth in 1894 and Mount Calvary Baptist Church in 1880; and

**WHEREAS**, the Prince William County Historical Commission believes that the identification, preservation, protection and promotion of this history of Prince William County is well served by this action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Prince William County Historical Commission does hereby reaffirm Res. No. 22-027 of May 10, 2022, and with regard to the CPA associated with the Prince William Digital Gateway opposes any development on the entire area south of Little Bull Run and on the area between Sudley Road and the unnamed tributary of Lick Branch (see Attached Map).

**Historical Commission Resolutions**

October 3, 2022  
Special Meeting  
Res. No. 22-055  
Page 3

**Votes:**

**Ayes:** Brace, Brown, Davis, DePue, Green, Moser, Pearsall, Porta, Reddick, Sargo

**Nays:** Burgess

**Absent from Vote:** none

**Absent from Meeting:** Henson

**ATTACHMENT - MAP**

**MOTION CARRIED**

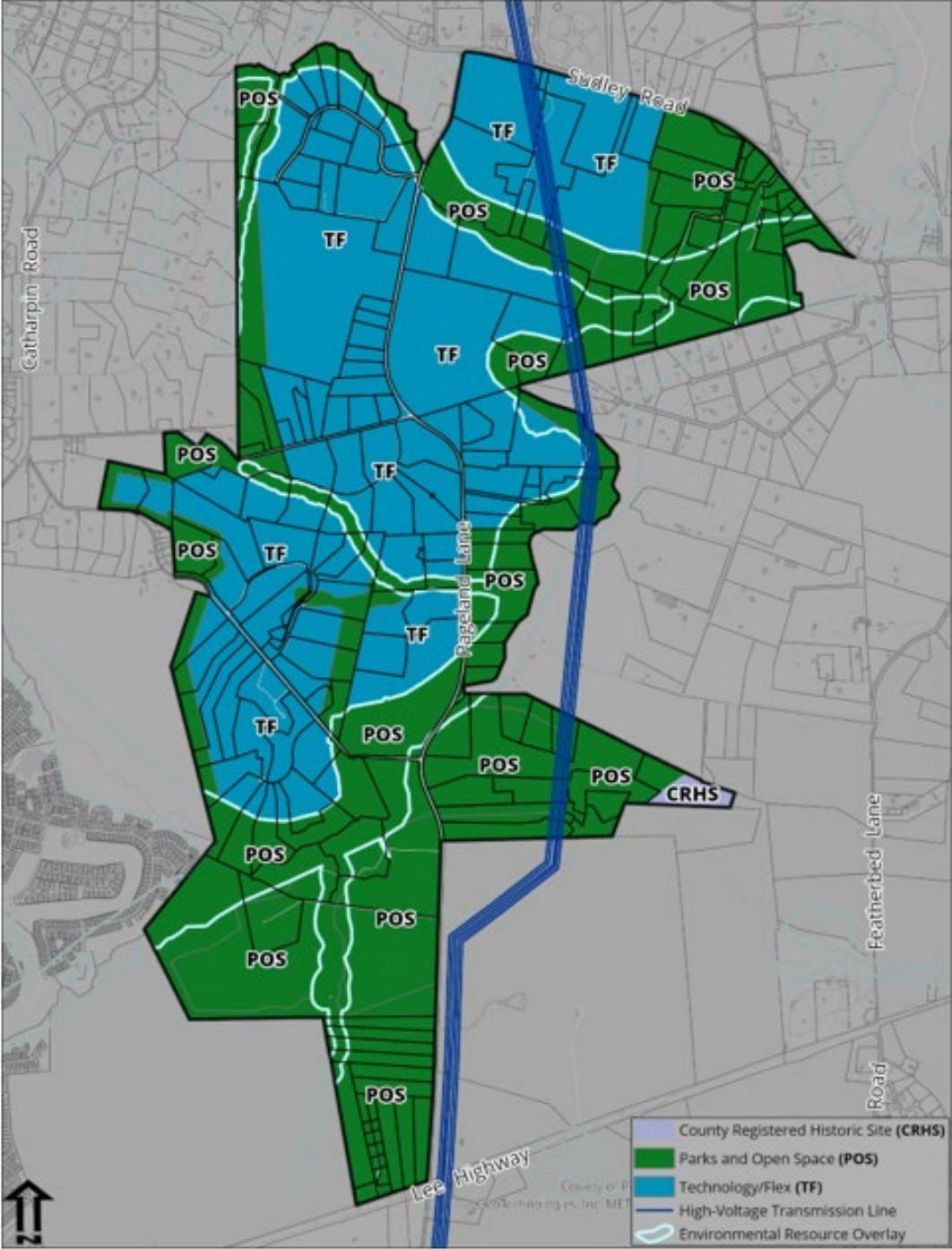
**ATTEST:** \_\_\_\_\_  
**Secretary to the Commission**

**ATTACHMENTS FOR INFORMATION**



October 3, 2022  
Special Meeting  
Res. No. 22-055  
Page 4

ATTACHMENT - MAP





PLANNING COMMISSION RESOLUTION

**MOTION:** BROWN **September 14, 2022**  
**Regular Meeting**  
**SECOND:** KUNTZ **Res. No 22-085**

**RE:** COMPREHENSIVE PLAN AMENDMENT #CPA2021-00004  
PW DIGITAL GATEWAY PLAN  
GAINESVILLE MAGISTERIAL DISTRICT

**ACTION:** RECOMMEND ADOPTION

**WHEREAS**, a request to initiate an out of turn Comprehensive Plan Amendment was filed with the Planning Office for an area along Pageland Lane requesting to change 27 parcels consisting of approximately ±801.59 acres from AE, Agricultural or Estate, and ER, Environmental Resource to T/F, Technology/Flex and was accepted on June 15, 2021; and

**WHEREAS**, on July 20, 2022, the Board of County Supervisor via Res. No. 21-445 initiated an amendment to the Comprehensive Plan for PW Digital Gateway with an expanded study area for the entire corridor between Route 29 and Sudley Road, in order to review in a more holistic manner (traffic, land use, and environmental concerns); and

**WHEREAS**, the study area was expanded to include approximately ±2,139 acres generally located along Pageland Lane, south of Sudley Road, north of Route 29, east of Conway Robinson Memorial State Park, Heritage Hunt and Catharpin Valley subdivisions, and west of Manassas National Battlefield Park and Sudley Mountain subdivision; and

**WHEREAS**, the Planning Office published the PW Digital Gateway Plan on August 15, 2022, which proposes changing the Comprehensive Plan Land Use designation for the study area from AE, Agricultural or Estate, and ER, Environmental Resource to T/F, Technology/Flex with a T-3 Transect, POS, Parks and Open Space, CRHS, County Registered Historic Site, and an Environmental Resource Overlay; and

**WHEREAS**, the PW Digital Gateway provides a comprehensive look at the study area including land use, community design, cultural resources, economic development, green infrastructure, mobility, sustainability, level of service analysis, and implementation plans; and

**WHEREAS**, on January 27, 2022, and February 3, 2022, the Planning Office held community meetings in which feedback was received on the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway; and

## Planning Commission Res No. 22-085

September 14, 2022  
Regular Meeting  
RES. No. 22-085  
Page 2

**WHEREAS**, on July 20, 2022, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway was available for review and input; and

**WHEREAS**, the Prince William County Planning Commission duly ordered and advertised a public hearing for September 14, 2022, on Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan and interested citizens were heard; and.

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William County Planning Commission does hereby recommend that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway to include the following recommendations:

1. Noise is adequately reduced and/or mitigated; and
2. Proper measures are taken to address any potential negative environmental issues; and
3. Planning staff include the revisions and clarifications requested by the applicants in Exhibit A attached to the letter to the Planning Commission dated September 9, 2022.

ATTACHMENT: #CPA2021-00004, PW Digital Gateway Plan v.2 published - August 15, 2022.  
Exhibit A letter to the Planning Commission dated September 9, 2022.

**Votes:**

**Ayes:** Brown, Kuntz, McPhail, Moses-Nedd

**Nays:** Berry, Fontanella, Gordy

**Abstain from Vote:** Perry

**Absent from Vote:**

**Absent from Meeting:**

**MOTION CARRIED**

Attest:

\_\_\_\_\_  
Antoinette Brzyski  
Acting Clerk to the Planning Commission

## Exhibit A from Letter to Planning Commission dated September 9, 2022

### Exhibit A

#### Proposed CPA Changes and Justification

\*(The language below reflects the Applicants' proposed changes to the CPA. See the following chart for a redlined breakdown and justification for each change)\*

#### 1. DGCD 1.10

Substations are encouraged to be located to the interior of proposed development or abutting to the existing high voltage line corridor, when possible, to minimize viewshed impacts. Additionally, substations that are visible to Manassas National Battlefield Park or from surrounding major roadways (Pageland Lane, Sudley Road, Lee Highway) are encouraged to use innovative designs to enhance screening from adjacent non-compatible uses.

#### 2. DGCR 1.8

Evaluate through Phase I and, if warranted, Phase II archeological study the following potential resources in situ (in place): Honeywood Site complex (076-0138; also known as Pageland I); Pageland II complex (076-0137); the Phillips Cemetery; and the Civil War Mass Grave. If warranted, (1) preserve these area(s), (2) work with any interested property owner to consider transferring these resources to an entity or organization that provides for the long-term preservation of these resources and (3) consider allowing access to the public for interpretive programming.

#### 3. DGGI 1.4

Establish and protect the wildlife corridors identified in the Green Infrastructure map. Any shifting or relocation of corridors should ensure effective wildlife movement throughout the Study Area. The Little Bull Run wildlife corridor should extend under a new Pageland Lane bridge.

#### 4. DGGI 1.8

Encourage the use of engineering and design solutions that reduce stormwater runoff and help mitigate downstream flooding, to contain pollutants on site and to reduce downstream erosion. Areas of Reforestation and the incorporation of Best Management Practices ("BMP") and/or Low Impact Development ("LID") facilities should be included with rezonings with the goal of reducing the peak flow rate of runoff to "good-forested condition" on development areas, employing LID practices (such as, but not limited to, cisterns, rain gardens, wet ponds, use of storm water for landscaping/irrigation, bioretention facilities, permeable pavers, filtered strips, tree box filters and other innovative storm water management techniques), along with regional stormwater facilities and other innovative techniques to help achieve these goals.

#### 5. DGM 1.3

Access to development within the Study Area is required to be from Pageland Lane. Access/crossovers should be limited to 650 feet minimum but are encouraged to be 800 feet. Intersections, where possible, should be roundabouts which offer opportunities for interpretive features/amenities such as artillery emplacement or monuments which do not hinder visibility but

## Exhibit A from Letter to Planning Commission dated September 9, 2022

contribute to the interpretive history of the area. Roundabouts offer a quieter alternative to vehicles starting and stopping at traffic signals with less light pollution for the Battlefield.

### 6. DGM 1.11 – DELETE ENTIRELY

### 7. FIGURE 5

- Remove the “POS” designation from the 15-20 acre portion of the land abutting the eastern side of the electric high voltage line corridor in the “Southern District.”
- Remove the wildlife corridor in the shape of a “T” running north-south down the center of the northern assemblage to the west of Pageland Lane

### 8. FIGURE 13

- Remove the light green “Open Space” delineation from the 15-20 acre portion of the land abutting the eastern side of the electric high voltage line corridor in the “Southern District.”
- Remove the wildlife corridor in the shape of a “T” running north-south down the center of the northern assemblage to the west of Pageland Lane

Exhibit A from Letter to Planning Commission dated September 9, 2022

CPA SECTION	CPA LANGUAGE	JUSTIFICATION
<p>DGCD 1.10</p>	<p>Substations are encouraged to be located to the interior of proposed development <del>or abutting to the existing high voltage line corridor</del>, when possible, to minimize viewshed impacts. Additionally, substations <del>that are visible to Manassas National Battlefield Park or from surrounding major roadways (Pageland Lane, Sudley Road, Lee Highway)</del> are encouraged to use innovative designs to enhance screening from adjacent <del>non-compatible uses, cultural and residential designated areas such as the use of enhanced architectural screening elements to mimic a structure. Such elements should follow the above architectural standards related to design, color, and reflectivity to promote context sensitive design.</del></p>	<ul style="list-style-type: none"> <li>• The language as-is does not distinguish between substations located internal to the corridor, where they would be screened by data center buildings, and substations that are visible from the perimeter of the corridor.</li> <li>• NOVEC and/or Dominion Power may not agree to the recommended screening techniques, since they will own and operate the facilities.</li> <li>• Should be more of an aspirational goal instead of a requirement.</li> <li>• Substations are best located close to or abutting the existing HV lines, even if that location is not located interior to the development.</li> </ul>
<p>DGCR 1.8</p>	<p><del>Evaluate through Phase I and, if warranted, Phase II archeological study. Property owners are encouraged to preserve the following potential resources in situ (in place): Honeywood Site complex (076-0138; also known as Pageland I); Pageland II complex (076-0137); the Phillips Cemetery; and the Civil War Mass Grave. If warranted, (1) preserve these area(s), (2) County staff should work with any interested property owner to help consider transferring these resources to an entity or organization that provides for the long-term preservation of these resources, and (3) County staff should work with the property owner to consider allowing access to the public for interpretive programming.</del></p>	<ul style="list-style-type: none"> <li>• For the mass grave, the only evidence of possible burials are two small soil anomalies – both of which are located within planned open space, which will not be disturbed.</li> <li>• For Pageland II, the original farmhouse has been enlarged (to triple its original size), altered, and modernized to such a great extent that it is ineligible for listing on the National Register of Historic Places.</li> <li>• The proposed language will result in an evaluation during zoning review of what cultural resources should be preserved. The current language concludes that that the modernized Pageland II complex and an undocumented/unlocated mass burial should be preserved.</li> </ul>

Exhibit A from Letter to Planning Commission dated September 9, 2022

	<p>regional stormwater <del>facilities and other innovative techniques</del> <del>is appropriate to</del> help achieve these goals.</p>	
DGM 1.3	<p>Access to development within the Study Area is required to be from Pageland Lane. Access/crossovers should be limited to <del>800-650</del> feet minimum but are encouraged to be <del>1,100</del>800 feet. Intersections, where possible, should be roundabouts which offer opportunities for interpretive features/amenities such as artillery emplacement or monuments which do not hinder visibility but contribute to the interpretive history of the area. Roundabouts offer a quieter alternative to vehicles starting and stopping at traffic signals with less light pollution for the Battlefield.</p>	<ul style="list-style-type: none"> <li>• The proposed design speed for Pageland Lane is 45 MPH, which according to VDOT and County standards only requires spacing of 650' and 800' respectively.</li> <li>• The Staff's proposed 900' and 1,100' spacing distances are used when roads are designed for speeds 60MPH and greater.</li> <li>• The Staff's proposal would create a de facto bypass design.</li> <li>• Specific derivations from VDOT and County standards should be addressed during rezoning review rather than in the comprehensive plan.</li> </ul>
DGM 1.11	<p><del>Analyze a connection from Pageland Lane to I-66 and Rte. 234 to provide a direct route to the Study Area and to reduce traffic congestion at the intersection of Rte. 29/Heathcote Blvd./I-66 Ramp and the intersection of Pageland Lane and Rte. 29. It may also allow Rte. 29 between Pageland Lane and University Blvd. to be planned as 4 lanes instead of 6 lanes as currently shown in the Roadway Plan. This connection would allow Sudley Road to be limited to Park traffic only north of Northern Virginia Community College ("NVCC") and south of Gum Spring Road until a more direct route through either the Manassas Battlefield Bypass or the Rte. 29 Alternate Road is constructed.</del></p>	<ul style="list-style-type: none"> <li>• This recommendation is not related to or required by the PWDG CPA.</li> <li>• It concerns traffic and roads outside the corridor study area.</li> <li>• It should be deleted from the PWDG corridor study area plan because it is contrary to BOCS directive #22-08 (March 1, 2022).</li> </ul>
Figure 5	<ul style="list-style-type: none"> <li>• Remove the "POS" designation from the 15-20 acre portion of the land abutting the eastern side of the electric high voltage line corridor in the "Southern District."</li> <li>• Remove the wildlife corridor in the shape of a "T" running north-south</li> </ul>	<p><u>Removal of "POS" Delineation on Area East of Power Lines</u></p> <ul style="list-style-type: none"> <li>• The Battlefield has not asked the Applicant to preclude all development in this area.</li> </ul>

	<p>down the center of the northern assemblage to the west of Pageland Lane</p>	<ul style="list-style-type: none"> <li>• The Battlefield has been focused on berming, viewshed study and reforestation in the open field areas.</li> <li>• Flexibility in this area is needed to allow electrical infrastructure, substation, and other support facilities in this area.</li> </ul> <p><b><u>Removal of Wildlife Corridor</u></b></p> <ul style="list-style-type: none"> <li>• The middle wildlife corridor should be deleted from the CPA recommendation in favor of enhancements to more viable corridors</li> <li>• The Applicant has submitted analysis confirming that the best and most viable corridors are those that follow the stream valleys because they provide suitable cover, food, and water for target species, while connecting various habitat cores.</li> <li>• By contrast, the middle corridor through the northern assemblage proposed in the draft CPA recommendations is not considered a core wildlife corridor because it is fragmented by driveways, houses and related residential development, and other changes to the natural environment caused by human activities.</li> </ul>
<p>Figure 13</p>	<ul style="list-style-type: none"> <li>• Remove the light green “Open Space” delineation from the 15-20 acre portion of the land abutting the eastern side of the electric high voltage line corridor in the “Southern District.”</li> <li>• Remove the wildlife corridor in the shape of a “T” running north-south down the center of the northern</li> </ul>	<p><b><u>Removal of “Open Space” Delineation on Area East of Power Lines</u></b></p> <ul style="list-style-type: none"> <li>• The Battlefield has not asked the Applicant to preclude all development in this area.</li> <li>• The Battlefield has been focused on berming, viewshed</li> </ul>



Exhibit A from Letter to Planning Commission dated September 9, 2022

Cynthia Moses-Nedd, Chair  
 September 9, 2022  
 Page 14

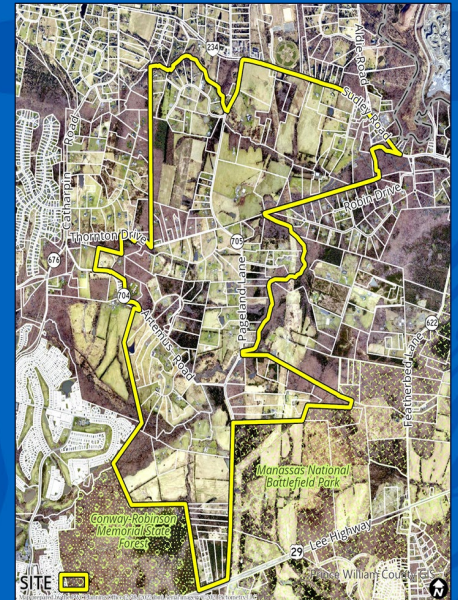
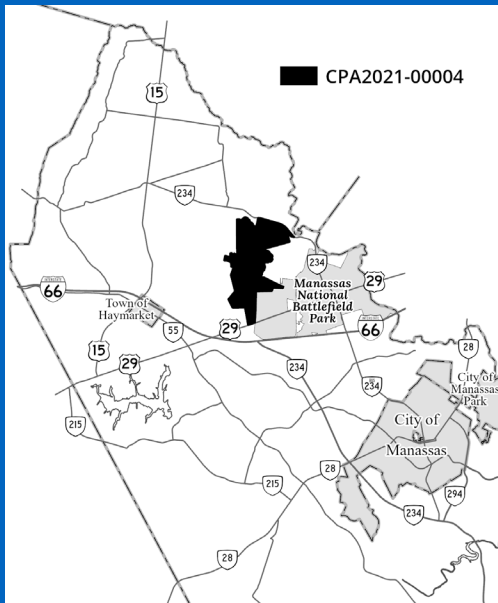
	<p>assemblage to the west of Pageland Lane</p>	<p>study and reforestation in the open field areas.</p> <ul style="list-style-type: none"> <li>Flexibility in this area is needed to allow electrical infrastructure, substation, and other support facilities in this area.</li> </ul> <p><b><u>Removal of Wildlife Corridor</u></b></p> <ul style="list-style-type: none"> <li>The middle wildlife corridor should be deleted from the CPA recommendation in favor of enhancements to more viable corridors</li> <li>The Applicant has submitted analysis confirming that the best and most viable corridors are those that follow the stream valleys because they provide suitable cover, food, and water for target species, while connecting various habitat cores.</li> <li>By contrast, the middle corridor through the northern assemblage proposed in the draft CPA recommendations is not considered a core wildlife corridor because it is fragmented by driveways, houses and related residential development, and other changes to the natural environment caused by human activities.</li> </ul>
--	--	--



# CPA2021-00004 PW Digital Gateway

**Board of County Supervisors  
Public Hearing  
November 1, 2022**

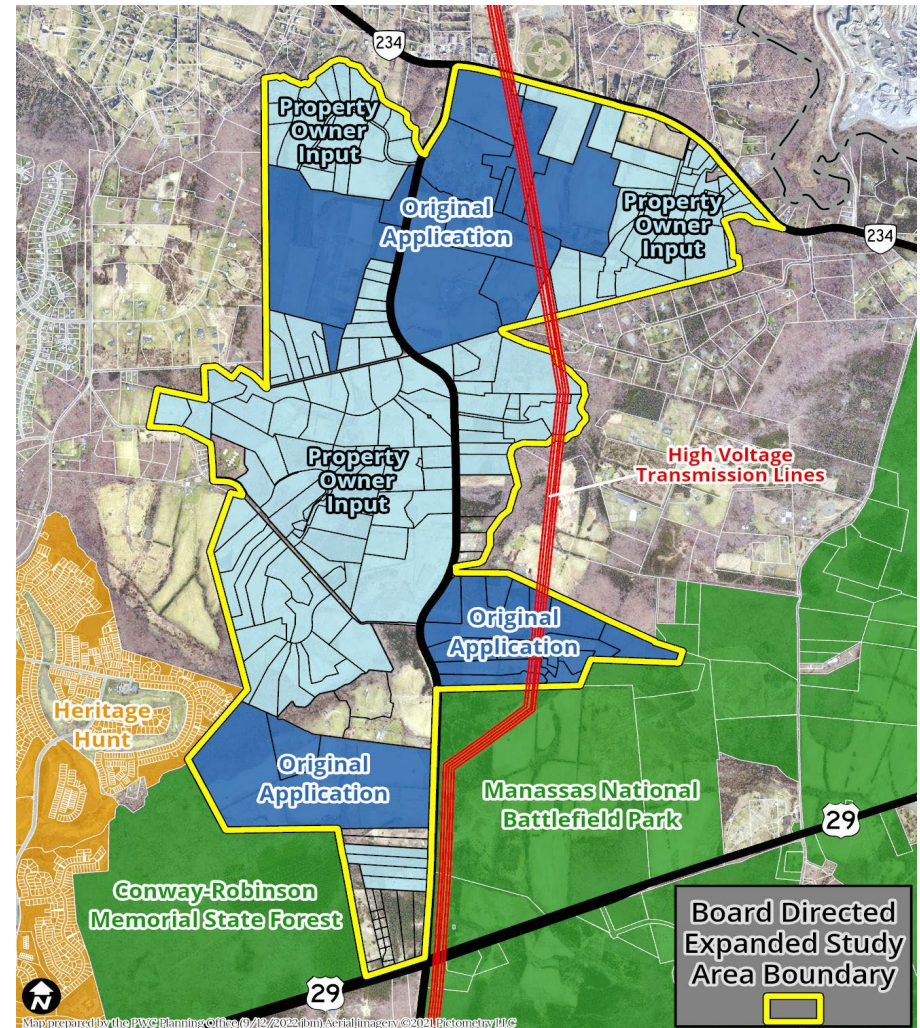
Planning Office



# Background

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 requested area ± 801.59 acres
2. Board directed expansion
3. Property owner input
4. Established communities
5. Existing cultural and environmental resources



# Proposed Land Use Classification

LRLU Classification	Existing Acreage (±)	Proposed Acreage (±)
AE, Agricultural or Estate	± 1,699.2	± 0
ER, Environmental Resource	±439.8	± 0
T/F, Technology/Flex -T-3 Transect	± 0	± 1,321.5
POS, Parks and Open Space	± 0	± 807.9
CHRS, County Historic Registered Site	± 0	±9.6
<b>Total</b>	<b>± 2,139</b>	<b>±2,139</b>

Additionally, approximately 439.8 acres are recommended to be designated Environmental Resource Protection Overlay.

# Community Input

The Planning Office hosted two meetings:

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

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



Prevailing themes include:

## Opposition

1. Environmental impacts to the County's wildlife, water supply and table, environmental resources, soils, and stormwater runoff.
2. Cultural Resources Impacts.
3. Impacts to adjacent uses including viewsheds, noise, and pollution.
4. Energy and water consumption, and sustainability.

## Support

1. Anticipated economic activity generated by data centers, an identified targeted industry.
2. Potential increase in commercial tax offering relief to residential tax burden and supporting County Infrastructure and services.

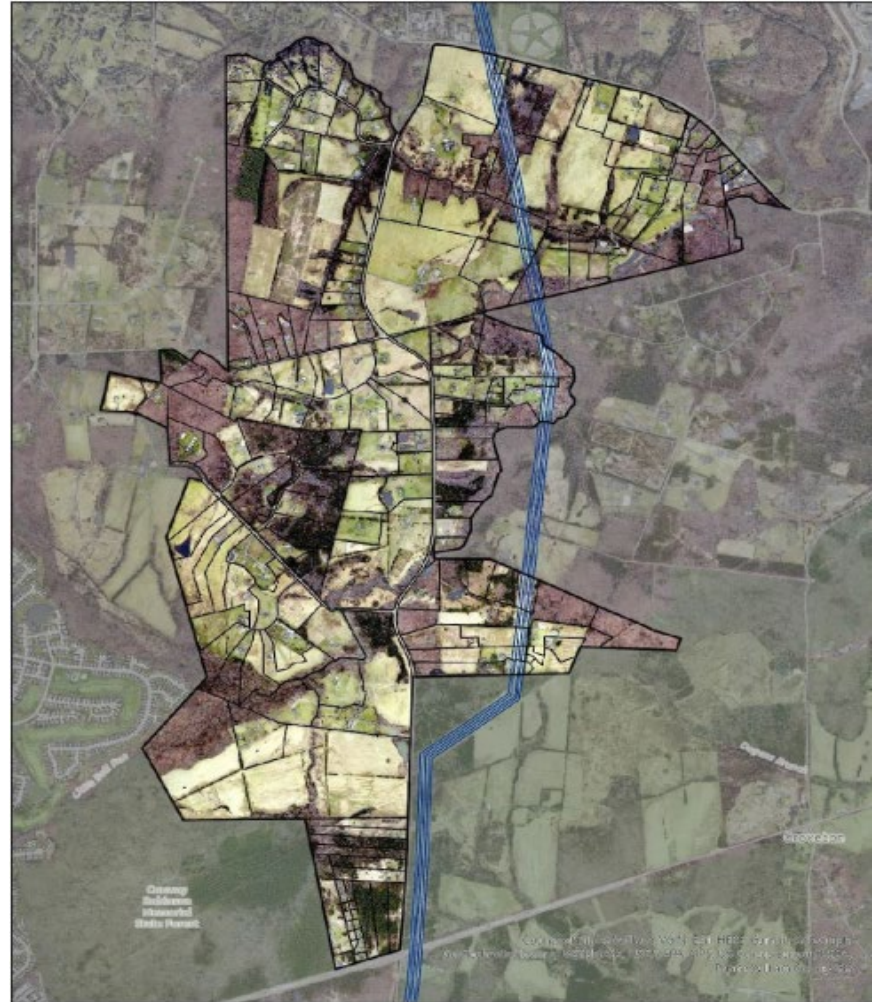
## Principles of Decision Making

- 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

The Planning Office posted the second draft on **August 15, 2022**

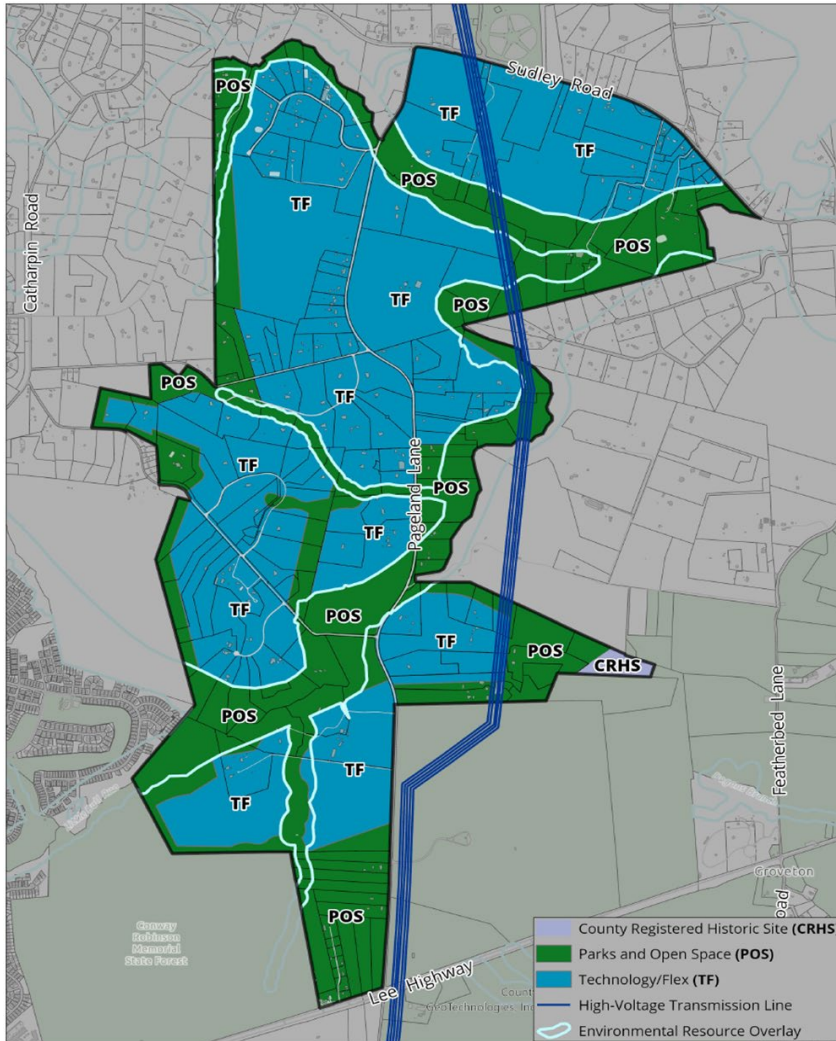
It provides policy and action strategy recommendations and is broken into ten (10) sections:

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





# Long-Range Land Use



## Key Provisions:

- Primary Use is limited to data centers and accessory uses
- Utilizes for (4) Long-Range 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 MNBP
  - Environmental Resource Protection Overlay (ERPO).

# Community Design



## Key Provisions:

- Ensure high quality development (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 other industrial uses for industrial zoned and planned 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 between incompatible uses

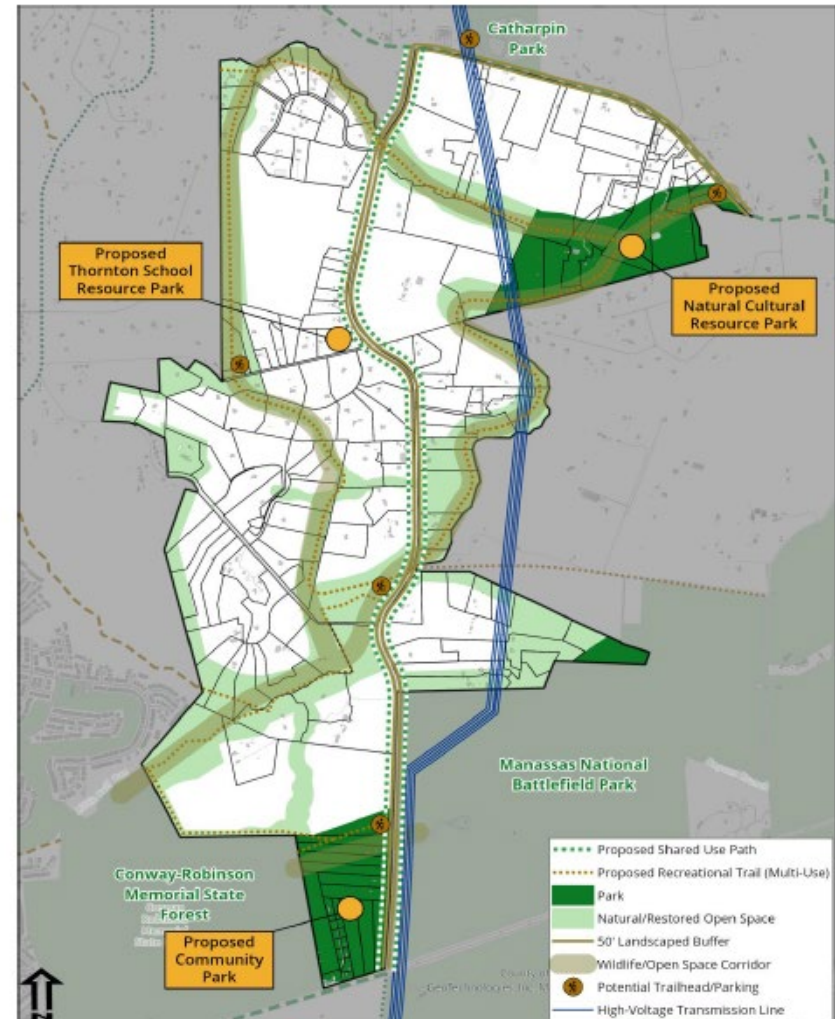
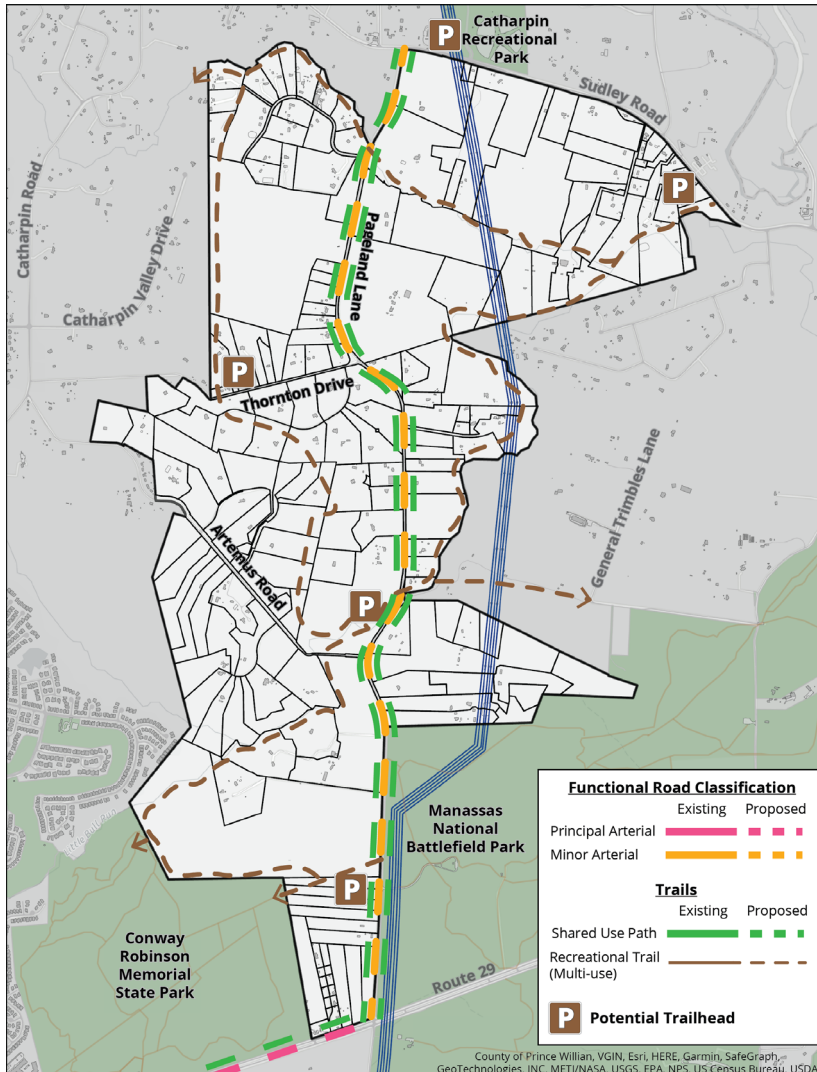
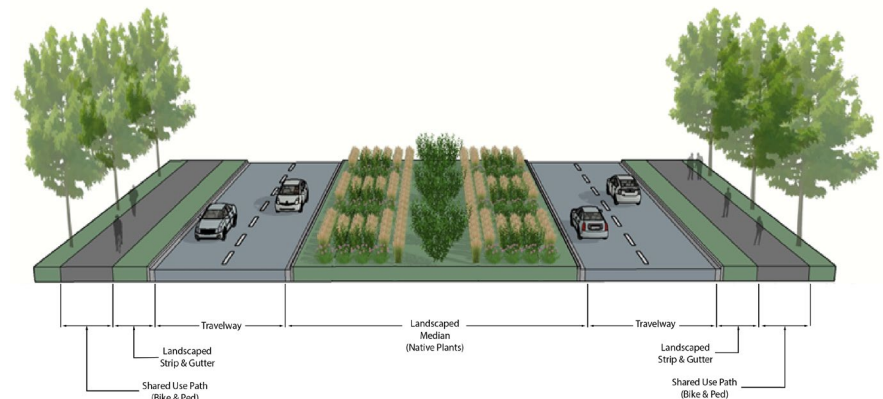


Figure 13: PW Digital Gateway Green Infrastructure Map



## Key Provisions:

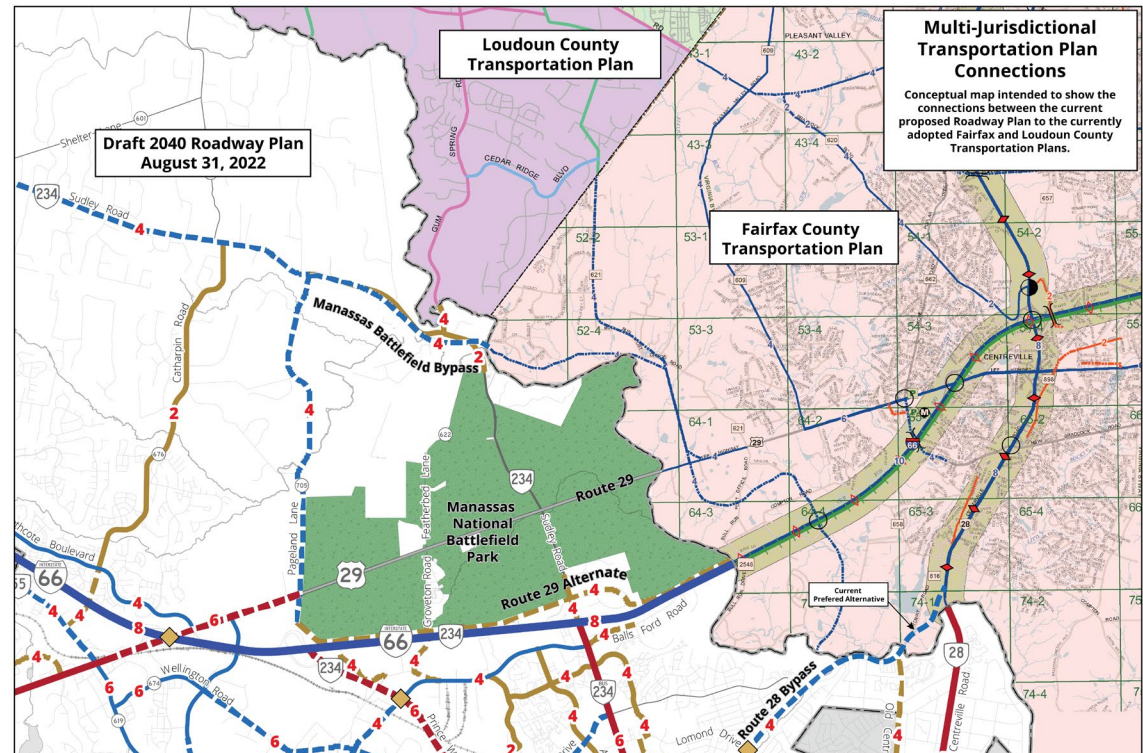
- Proposed Pageland Lane as a 4-lane modified Minor Arterial
  - Shared use path on both sides
- Extensive trail network connecting the proposed parks, Catharpin Greenway, and MNBP and Conway Robinson State Forest



Proposed development must be phased with roadway improvements on the surrounding road network:

- Widening Sudley Road to 4 lanes
- Widening Pageland Lane to 4 lanes
- Widening Rt. 29 to 6 lanes
- Constructing the Manassas Battlefield Bypass (4 lanes)
- Constructing Rt. 29 Alternate Road (4 lanes)

The Roadway Plan also restricts through traffic in the Manassas Battlefield Park on Sudley Road and Rt. 29.

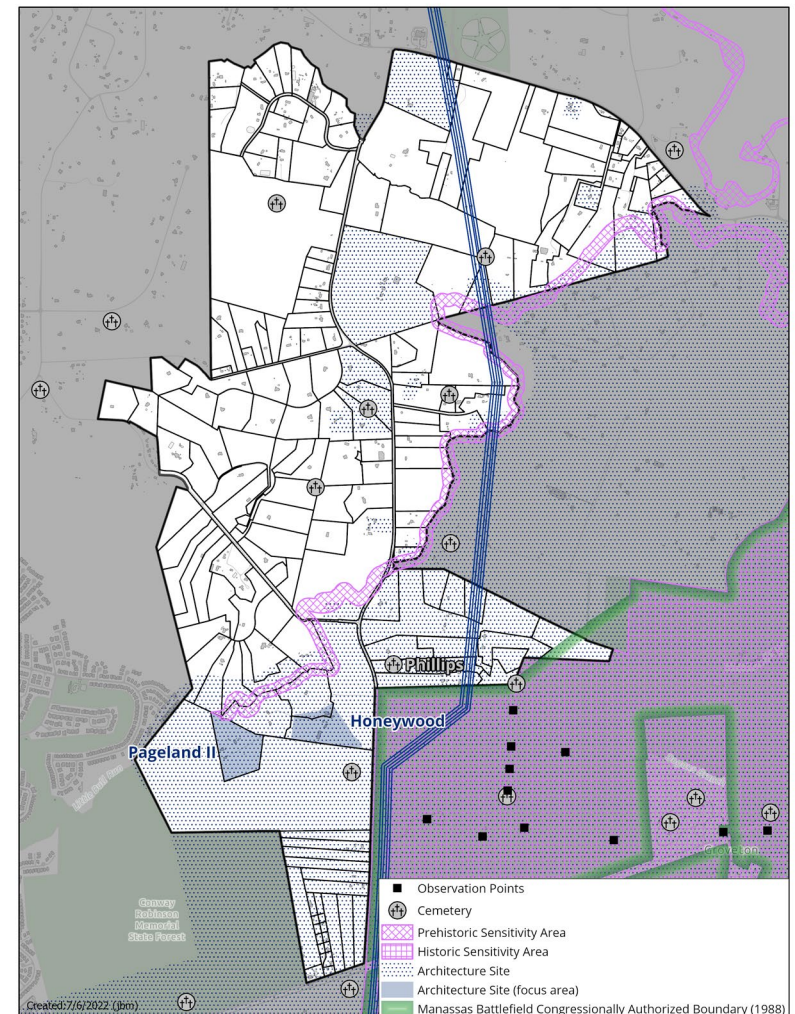


# Cultural Resources

## Key Provisions:

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

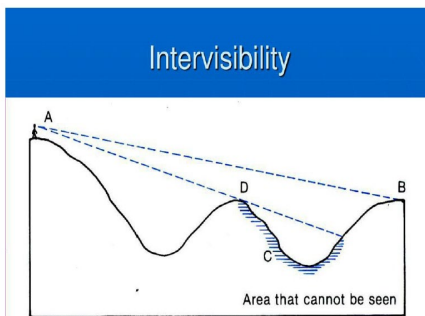
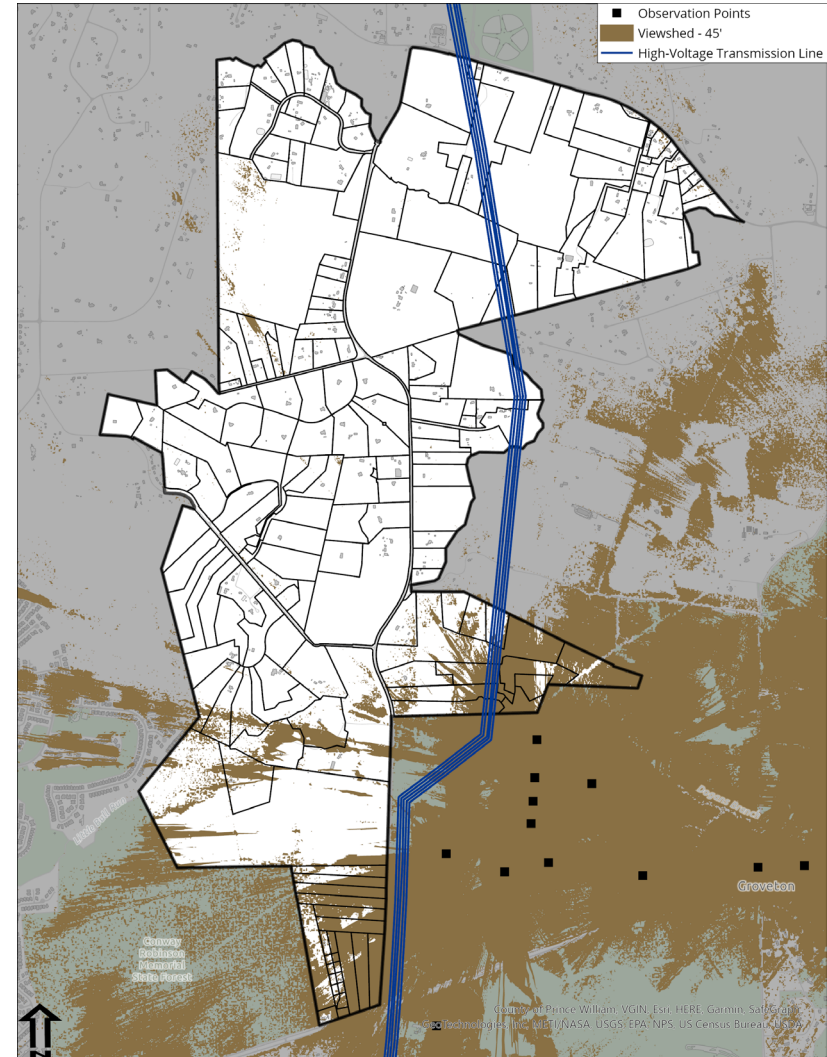
\*including rooftop mechanicals



# Viewshed Analysis Methodology

Published on PW Digital Gateway CPA project web page.

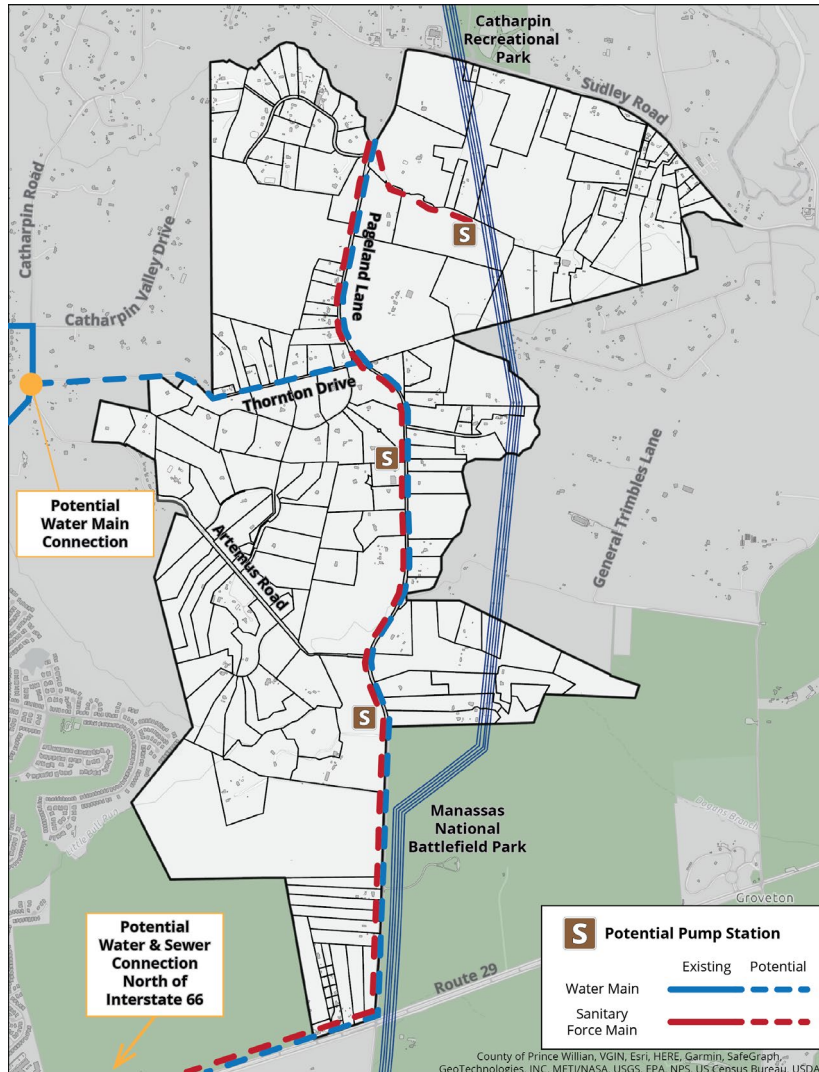
- Twenty (20) Observation Points
- ESRI's ArcGIS Pro (v2.8.0) – mapping program
- ESRI's Geodesic Viewshed tool
- Potential 35' to 105' from existing grade
- 2011 Digital Surface Model (DSM) includes terrain, existing vegetation and trees



**Figure 1.14(a):** Intervisibility – no high ground blocks the view from A to B. However, the ground at C cannot be seen as the hill at D blocks the view



# Water and Sewer



## Key Provisions:

- Development on public water and sewer
- Encourage efficient water usage utilizing “closed loop” or “no water” systems
- Design and construction of infrastructure needed 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 and Stormwater management controls



- Site-Specific Erosion & Sediment requirements, beyond State requirements (larger sediment basins, two-layer erosion controls, etc.)
- Assign a dedicated highly-experienced Special Inspector for data centers and increase Frequency of Inspections
- Site-Specific Stormwater Management quantity and quality control requirements above current County and State standards
- Recommends Low Impact Development practices.

# 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.
- Development applicants should contribute to the infrastructure necessary for its 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

If Digital Gateway is approved and NOVEC requires additional transmission-level voltage to meet the energy needs of the development.

- New substations and transmission lines would be needed.
- Route developed is unknown at this time given the preliminary stages of the project.
- Dominion has been clear that need for additional transmission infrastructure in Prince William County in the future will occur with or without Digital Gateway.

The Draft Electrical Utility Service Plan has policies and action strategies to guide electrical infrastructure.

- POLICY EU-2 Design electrical facilities to minimize negative impacts on existing and future communities.
- EU-2.2 Locate future electrical substations and electrical storage on sites which shield nearby residences from noise, while affording privacy and safety. Provide adequate acreage for expansion of substations and maintain levels of screening to accommodate expansion.

- Staff has met with NVRC Occoquan Policy Technical Committee
- Planning to develop and run a model scenario of the entire watershed considering the future comprehensive plans of all the localities in the watershed, not just Prince William.
- The model is not sensitive enough to run just the PW Digital Gateway CPA area, as it is small compared to the overall watershed size and would not produce any results within the tolerances and error limits of the model.
- The PW Digital Gateway CPA area accounts for 0.6% of the total Occoquan Watershed.

# Feedback From MNBP

- CPA would enable the closure of traffic through the heart of the Park.
  - This has been a long-standing legislated mandate for the Park.
  - Traffic currently is one of the greatest existential threats to the Park.
  - The roads throughout the Park are the same historic road alignments used during the battles and are key components to the cultural landscapes of the historic communities throughout the Park.
  - Preserving and restoring the integrity of these road corridors is critical to their future interpretation and protection.
- The Park maintains that identified core battlefield lands, such as those east of the powerline corridor within the Southern District, should be preserved and restored to their historic condition.
- Protecting these wildlife corridors provides opportunity to conserve biodiversity and ecological processes into the future.



# Planning Commission Resolution

Planning Commission recommended Board adoption of Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan, into the Comprehensive Plan, subject to the following revisions to the Plan:

1. Noise is adequately reduced and/or mitigated;
2. Proper measures are taken to address any potential negative environmental issues; and
3. Planning staff include the revisions and clarifications requested in Exhibit A attached to the letter to the Planning Commission dated September 9, 2022.

# Noise Mitigation

Staff recommends updating Policy DGCD 1.9 as shown to strengthen the ability to mitigate any potential noise impacts.

**DGCD 1.9** Sound attenuation enclosures or walls around generators and other mechanical equipment, heating and cooling system (including rooftop equipment) should be used where appropriate to minimize noise impacts. Noise levels should not exceed 60 dBA during the daytime hours and 55 dBA during the evening hours when measured at the property boundary of any land planned for CRHS or residential use. Additionally, development proposals should submit a sound study to ensure compliance and condition times for routine testing of generator equipment and backup power systems. The use of renewable energy source is encouraged to further reduce noise impacts.

Staff recommends adding action strategies to the Digital Gateway Green Infrastructure (DGGI) to provide stronger measures to address any potential negative environmental impacts.

**DGGI 1.12** As consistent with DGWS 1.2, strongly encourage the use of closed loop water, or no-water cooling systems, and other water efficient systems to minimize impacts to the County's water resources.

**DGGI 1.13** Work with the Virginia Department of Environmental Quality ("DEQ") to expand their water quality monitoring program to include sites along the Little Bull Run and Lick Branch within the study area to monitor for any changes to the water quality and health of these streams.

## New Action Strategies

**DGCR 1.17- Human Remains - Reinterment.** Due to the CPA area exhibiting a high potential for unmarked burials related to military activity, if a rezoning applicant discovers human remains during cultural resource studies, or during land disturbance activities, the applicant shall comply with all federal and state law regarding the removal and reinterment of those remains to an appropriate location on the property. County staff should require rezoning and special use permit applicants to provide archaeological monitoring to identify remains during initial land disturbance activity.

# Staff's Recommendation on proposed CPA changes identified in Exhibit A

- Staff **does not** support changing DGCD 1.10 (Substation location)
- Staff offers alternative language for DGCR 1.8 (Historic preservation)
- Staff **does not** support change to DGGI 1.4 (Wildlife Corridor)
- Staff **concurs** with the proposed change to DGGI 1.8 (Stormwater)
- Staff **does not** support proposed changes to DGM 1.3 but offers alternative language ( Mobility Access/Crossovers)
- Staff **concurs** with eliminating DGM 1.11(Mobility Analysis )
- Staff **does not** support removing “POS” designation for 20 acres adjacent to Powerlines and Manassas National Battlefield.
- Staff **does not** support removing the wildlife corridor but is willing to work with an applicant at the rezoning phase to discuss alternative routes.

(For additional information on staff's position see pages 34-39.)

# Alternative Motions Considerations

1. **Adopt** Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway, published August 15, 2022, into the Comprehensive Plan with the deletion of action strategy DGM 1.11, additional text to DGM 1.3 and DGCD 1.9, new action strategies DGGI 1.12, DGGI 1.13, and DGCR 1.17.
2. **Adopt** the Planning Commission's recommendation of approving the Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan with additional action strategies DGCD 1.9 to address noise mitigation and DGGI 1.12, and 1.13 to provide measures to address negative environmental impacts and revisions identified in Exhibit A of the letter to the Planning Commission dated September 9, 2022.
3. **Do not adopt** Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway.

# Recommendation

The Planning Office recommends that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway Plan as shown in alternative motion #1 for the following reasons:

- Helps achieve goals of the Comprehensive Plan.
- Includes action strategies to help mitigate potential impacts determined through a rezoning and SUP application review process.
- Helps achieve the resilient economy goal of the 2021-2024 Strategic Plan
- Prioritizes preservation and protection of existing cultural resources, minimizing impacts to significant historic viewsheds.
- Capitalizes on an opportunity to ensure a connected system of greenways, trails, open space, and parks which provide a benefit to the environment, County residents, and local wildlife.
- Incorporates the feedback from the community and the Planning Commission as part of the public participation process while supporting and furthering the objectives of the Comprehensive Plan.

**MOTION:**

**November 1, 2022  
Regular Meeting**

**SECOND:**

**Res. No. 22-**

**RE:           ADJOURN MEETING**

**ACTION:**

**WHEREAS**, the Prince William Board of County Supervisors has completed all items on the agenda for November 1, 2022;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors hereby adjourns the meeting of November 1, 2022 at \_\_\_\_\_P.M.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**ATTEST:** \_\_\_\_\_

**Clerk to the Board**