

Alternate Land Use Proposal Blackwell Road Parcel Pin: 6984-69-2419-000

Residential Planned Unit Development (R-PUD) Overlay 02/03/2023

A New Partnership with Amazon:
A Low-Profile Walkable
Mixed-Use Attainable Housing Community



- | | | | |
|--|---|---|--------------|
| Middle Housing | Fountains w/benches | Parking and Bike Racks | Not to Scale |
| Parks, Playgrounds, Green Space | Covered Community Plaza | Walking and Bike Trails | |
| Pool | Supporting Services and Amenities | Landscaped Courtyards | |

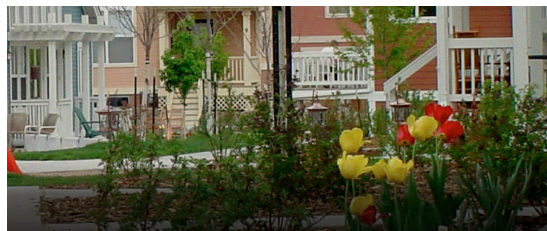
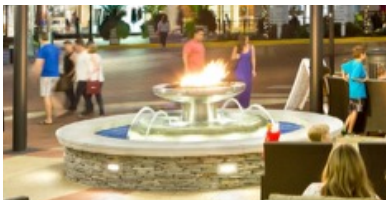
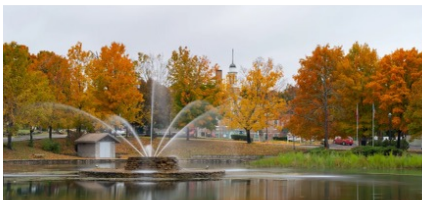


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Blackwell Road
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(R-PUD) Overlay
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Proposal

Located on a hilltop at the Eastern Gateway to the Town of Warrenton, this parcel of 41.70 acres, currently zoned Industrial, lies within the New Town Character District. This proposal would re-zone the parcel to create an R-PUD¹ overlay for development by Amazon or others, of a low-profile, multi-family, mixed-use residential development - filling the gap for attainable middle range housing in the Town of Warrenton.² A Blackwell Road R-PUD will build upon the spirit of the recently approved Waterloo Junction mixed-use project, and foster pride-in-ownership within an even larger, albeit less-dense, live-work-play neighborhood, as conceptualized in Plan Warrenton 2040.³ Since the parcel size is nearly 10 times that of Waterloo Junction, this project could conceivably provide the Town 10 times the quoted 30-year-lifespan revenue from the 4.8 acre Waterloo Junction project - equating to (10 x \$3.1 million) or \$31 million in revenue over 30 years. Envisioned as a walkable neighborhood with supporting amenities and services, the innovative project will:

- Set the bar for a new generation of attainable, workforce housing
- Avoid the pitfalls of previous efforts to develop this parcel
- Embrace the post-pandemic way of living and learning
- Encourage resident diversity and retention
- Provide a collaborative, viable economic development strategy⁴ for the Town of Warrenton and Amazon

This “smart growth” proposal offers the Town more stable and greater aggregate revenue over time than the current proposed data center. It will bring new customers to Town businesses; increase tax base for our schools; increase local job opportunities through services, grow the Town’s workforce through an in-flux of new residents; and minimize traffic impact through its self-contained design.

¹ Although it may be more convenient to overlay a PUD on the existing industrial zone, the R-PUD option provides more opportunity for the housing envisioned in this proposal.

² Plan Warrenton 2040: Character District Summary, p. 57; Housing, pp. 25-29; Town of Warrenton Zoning Ordinance R-PUD: <https://www.warrentonva.gov/DocumentCenter/View/225/Article-3---Zoning-Districts-PDF>; Code of Virginia PUD Definition: <https://law.lis.virginia.gov/vacode/title15.2/chapter22/section15.2-2201/>

³ <https://www.regionalwebtv.com/warrentonpc>, 10/18/22 Waterloo Junction public hearing; <https://www.regionalwebtv.com/warrentontc>, 11/09/22 Waterloo Junction work session and public hearing

⁴ Wikipedia: https://en.wikipedia.org/wiki/Economic_development

Further, a comparison of two land use options on Blackwell Road - “*Data Center vs. R-PUD*” - reveals the core elements of each option. The subject parcel is classified as the “Lee Highway Urban Development Area (UDA)” which, by Code of Virginia §15.2-2223.1.B.5 and Warrenton’s UDA definition in its Policies and Goals, shall incorporate principles of traditional neighborhood design (TND). The comparison clearly accentuates the R-PUD’s superior compatibility and compliance with Plan Warrenton 2040; The Code of Virginia; Warrenton’s Lee Highway UDA* policies and goals; Town Zoning Ordinance 3-5.2.11.1 for Traditional Neighborhood Development (TND); and demonstrates the most benefit and least risk to the Town in perpetuity.⁵

Core Elements: Data Center vs. R-PUD Land Use
Parcel Pin: 6984-69-2419-000

DATA CENTER Core Elements	R-PUD as PROPOSED Core Elements
220,000 Square Foot Concrete Structure; 100% Inaccessible to Residents	Middle Housing in Town; Walkable Community with Residential Activities Contained Within the Neighborhood
Likely to Create Ongoing Noise Ordinance Violations	Community Private Park, Plaza, Trails, Benches, Playground, Green Spaces, and Residential Conveniences
5-10 Acre Substation likely in Town	Diversity of Land Use for All Ages
Overhead 230 Kv Power Lines along Greenway	Wi-Fi Indoor/Outdoor Green Courtyard as a Hub for Working/Learning
Lengthy Construction Disturbance to Existing Roads in Wards 1, 2 and 3	Multi-Modal Transportation
Ten, 50,000 gallon diesel storage tanks	Interconnected, Walkable Streets
Sets Precedent for Additional Data Centers in Town, Adjacent to Residential Neighborhoods	Live, Work, Play, Learn Modern Neighborhood Concept as Precedent for the Region
Substation Provides Dominion a Connection Hub To Future Data Centers in the Region	Easy Access to Jobs
Likely Long-Term Contention with Town and Citizens	Increase in Civic Pride and Community Morale
Likely Future Obsolescence	Community Growth Reflecting our Sense of Place and History
Destruction of Lee Hwy. Gateway View Shed in a Way that Requires it to be ‘Covered Up’ and ‘Hidden’	Transforming Lee Hwy. into a Vibrant, Thoughtful, Welcoming Gateway

* Note: As an additional ‘perc’ under House Bill 2 legislation established in 2014, now known as Smart Scale, areas designated as UDA in a local comprehensive plan may have an additional level of potential eligibility for transportation funding from the Commonwealth.

⁵ Plan Warrenton 2040: Lee Highway UDA, pp. 9, 14, 43, 51, 47; <https://law.lis.virginia.gov/vacode/title15.2/chapter22/section15.2-2223.1/>; <https://www.warrentonva.gov/DocumentCenter/View/203/Urban-Development-Areas-Policies-and-Goals-PDF?bidId=>, p. 3.2; <https://www.warrentonva.gov/DocumentCenter/View/225/Article-3---Zoning-Districts-PDF>

While previous attempts to develop the property have failed - including a data center in 2011 - either other projects found a more suitable location such as Walmart, or in the case of Nina Weissberg's Warren Green, were withdrawn because of the economic recession. The 2017 Walker Drive I-PUD, while also a mixed-use proposal, fell short of attainability because of excessive traffic created by high traffic land uses such as a multiplex cinema and bowling alley. No such land uses are envisioned for the Blackwell Road R-PUD.

This project will create a standard for future development of all the Town's land, providing comprehensive economic development for the health, safety, and welfare of the Town's residents. By contrast, data centers, substations and power lines will not provide comprehensive economic development, and further will negatively impact the health, safety, and welfare of the Town's residents. The concept that residents will someday "get used to the data center" is fallible and short-sighted. Once it is there, there will never be an opportunity to use that land for any other purpose. "Getting used to" something is not equivalent to being of benefit to the citizens.

A New Partnership with Amazon

The subject parcel was purchased by one of the wealthiest companies in the world that not only builds data centers, but invests heavily in affordable and innovative housing projects⁶ - a company financially capable of developing and seeing to its fruition this proposal for a walkable, self-contained, low-traffic impact community that meets the 'new work-living standard' emerging post-pandemic. What better public relations and land use resolution for Blackwell Road, than for Amazon to create a live, work, play solution for the non-commuter looking to escape the sterile landscape of Northern Virginia - seeking the pastoral respite of Warrenton for which the Town is known for and loved.

41.70 acres atop the hill at the entrance to Warrenton is the ideal location for this proposed R-PUD development, taking advantage of the hilltop's natural view shed. A mixed-use development is a more natural land use than a data center to create an organic sense of place. Built as a low-profile community, the R-PUD will be in proportion to and complementary of its surroundings, in no way negatively impacting the natural view shed of adjacent neighborhoods.

Why waste this setting on a concrete monolithic soul-less sterile building? Instead, Amazon in collaboration with the Town of Warrenton, can become the "*We*" who will implement an innovative economic development strategy, by building a mutually beneficial R-PUD on Blackwell Road Parcel Pin: 6984-69-2419-000.

⁶ <https://holladayventures.com/stone-bridge-lofts-groundbreaking/>; <https://assets.aboutamazon.com/f8/60/d08098e84d999b633ef8b450d1e7/amazon-community-impact-national.pdf>; <https://www.aboutamazon.com/news/community/amazon-commits-147-million-to-create-and-preserve-1-260-affordable-homes-across-washington-d-c>

Economic Development and Quality of Life at its Finest

Economic development improves well-being and quality of life of a community, according to targeted goals and objectives. More specifically, a Blackwell Road R-PUD would meet the objective of Plan Warrenton 2040, UDA Policies and Goals, and Zoning Ordinance 3.5.2 for Residential Planned Unit Development and Traditional Neighborhood Development Option.

The Blackwell R-PUD's* supporting amenities and services include, but are not limited to:

- Community park with walking trails, benches, bike racks, fitness path
- Fountain based community gathering spot with shops/eateries
- Playground with pool
- Small workout gym
- Bistro/bagel shop
- Convenience grocer/drug store/dry cleaner/delicatessen
- Satellite library with community e-station accessibility to larger collections
- Satellite bank
- Satellite flexible offices/meeting spaces for permanent and temporary use
- Urgent care
- Educational space - university satellite campus; tutoring center
- Wi-Fi indoor/outdoor lounge in a green-space courtyard setting

These land uses focus on live, work, play and learn in a self-contained Traditional Neighborhood Development community that will “allow residents to carry out many of life’s activities within their neighborhood, including working, shopping, education and recreation,”⁷ thereby minimizing the traffic impact historically created by residential development. Our ‘here-to-stay’ post-pandemic ‘work-from-home non-commuters’, and ‘learn-from-home students’ of all ages, will have access to all the basic amenities consistent with the Commonwealth’s code requiring that UDAs** “incorporate principles of traditional neighborhood design...includ[ing] ... pedestrian-friendly road design...preservation of natural areas [and] mixed-use neighborhoods, including mixed housing types....”⁸

The unimproved land value of the Amazon Data Services’ parcel on Blackwell Road, is in-line with the land values of nearby *improved* industrial parcels.⁹ (See page 9.) On this basis, if parent company Amazon opts to develop the Blackwell Road parcel into an R-PUD, the Town can confidently anticipate that Amazon will create significant value for itself and the Town.

*Note: This concept may require a new Character District form-base template which combines the best elements of the existing New Town and Old Town guidelines, providing middle housing that Warrenton desperately needs.

**Note: As an additional ‘perc’ per Code of Virginia 15.2-2223.1.F, “...federal, state, and local...public infrastructure funding... shall be directed to designated urban development areas.”

⁷ Town of Warrenton Zoning Ordinance 3-5.2.11.1.3 Purposes of TND Option

⁸ <https://law.lis.virginia.gov/vacode/title15.2/chapter22/section15.2-2223.1/>

⁹ Fauquier County Tax parcel viewer: <https://fauquiergis.maps.arcgis.com/apps/webappviewer/index.html?id=42c7a841c08b4f4cb11a3b2d3179e144>

As discussed on pages 8 and 9, the projected tax revenue from an R-PUD on Blackwell can be extrapolated from the projections for Waterloo Junction, demonstrating that as a benefit of the Town's collaboration with Amazon, this plan will reliably produce more tax revenue than any conceived use of a data center, for the benefit of the Town and County.

Criteria of Justification

1. Plan Warrenton 2040 - Warrenton's Comprehensive Plan

New Town Character District Branding - Data Center vs. R-PUD Comparison of Adherence to Plan Warrenton 2040¹⁰

PLAN WARRENTON 2040 NEW TOWN CHARACTER DISTRICT ATTRIBUTES	DATA CENTER DEVELOPMENT X = No ✓ = Yes	R-PUD PROPOSED DEVELOPMENT X = No ✓ = Yes
Live Work Play	X	✓
Sense of Place	X	✓
Attainable Middle Housing for Workforce	X	✓
Mixed-Use	X	✓
Walkability	X	✓
Accessibility	X	✓
Community Services	X	✓
Safe Livability	X	✓
Diversified Economy	X	✓
Protect Existing Neighborhoods	X	✓
Interior Public Accessible Park or Plaza	X	✓
Parks and Events	X	✓
Store Fronts and Active uses at ground level	X	✓
Community Center Gathering Places	X	✓
Internal Walkable streets accommodating community events and pedestrian activity	X	✓
Multi-family Development	X	✓

¹⁰ Plan Warrenton 2040: pp. 7, 9, 13, 14, 43, 47, 55, 63. Town of Warrenton Character Districts Design Guide Book: https://www.warrentonva.gov/DocumentCenter/View/831/C7_LandUseCharacter_CharacterDistrictGuideBook, pp. 15-21

PLAN WARRENTON 2040 NEW TOWN CHARACTER DISTRICT ATTRIBUTES	DATA CENTER DEVELOPMENT X = No ✓ = Yes	R-PUD PROPOSED DEVELOPMENT X = No ✓ = Yes
Modern Architecture Complementary to Historic Character of the Town	X	✓
Civic Spaces, Green Park, Playground	X	✓
Frontages - Storefront awnings, galleries, arcades, stoops, porches, and yards	X	✓
Land use - Mixed-use Residential over Commercial, Multi-family Apartments, Retail, Restaurants, Employment, Office, Commercial, Townhomes	X	✓

2. Elimination of Negative Data Center Impacts to Public Health, Safety, Welfare

An R-PUD land use will *eliminate* critical, negative impacts posed by the Data Center, for example:

- Noise ordinance expected violations, and associated health consequences to residents in hundreds of homes*
- Negative impact to quality of life for thousands of residents living and working in the Town and County from 24/7 noise
- Irreversible destruction of view shed for residents and visitors
- Permanent, 220,000 square foot impervious, concrete structure disproportionate to its surroundings being significantly larger in square footage than nearby shopping centers and County Chevrolet^{11**}
- The requisite substation's possible future use as a regional connection hub to counties north and south via above ground power lines, under the purview of SCC/Dominion, not the Town

3. Infrastructure

a. Traffic

The self-contained, walkable lifestyle proposed for this R-PUD, minimizes impact on traffic. Specifically, the supporting services and amenities outlined on page 5; increasing prevalence of non-commuting homeowners; intentional absence of a large movie theatre, grocer, gas station etc.; and reduced density compared to Waterloo Junction, will all greatly reduce the impact on traffic from this R-PUD development.

*Note: Per Plan Warrenton 2040: "Industrial land use designations should be limited to light industrial uses that do not generate inordinate amounts of noise, smoke, dust, odors, heat, or electrical disturbances. Environmentally heavy uses that draw significant water, like data centers, are better served in locations not utilizing public water and sewer."¹²

**Note: Per Plan Warrenton 2040 CF-3.8, p. 21 : "Minimize impervious areas in new developments ...reducing stormwater flows and impacts to the Municipal Separate Storm Sewer System program."

¹¹ Fauquier County Tax parcel viewer: <https://fauquiergis.maps.arcgis.com/apps/webappviewer/index.html?id=42c7a841c08b4f4cb11a3b2d3179e144>

¹² Plan Warrenton 2040: Future Land Use Descriptions, p. 70

Additional traffic could be further mitigated by the Smart Scale grant slated for a roundabout to reduce loss of service at Rt. 29 and Blackwell Road.¹³ Because Oak Springs shopping center has multiple egress options, the Blackwell Road egress for the new R-PUD is also less likely to disturb traffic flow into Oak Springs.

b. Roads

The construction phase of the R-PUD will lead to significantly less concrete truck traffic than the 220,000 square foot data center, causing less wear and tear on surrounding roads and less disruption to neighboring communities. The R-PUD plan will have no need for a substation, above ground transmission or buried power lines, saving several Wards and the Greenway from intolerable construction.

c. Water/Sewer

The Town's bond referendum is based on the presumption of a 3% growth rate. This Blackwell Road R-PUD project will not add to the already generous projected growth rate, and thus will not put any pressure on the current growth projection, or require any change to the capital improvement plan or timeline.

d. Schools

Real estate taxes will generate sufficient revenue for the County to offset any increase in school populations. Additionally, as noted by Mr. Foote in the 10/18/22 Planning Commission Public Hearing pursuant to the Waterloo Junction project, there are "essentially no public schools costs because the public schools are all under capacity at the present time."¹⁴

4. Jobs

A multitude of jobs in a variety of professions and trades will be generated by the rich mix of new homes, businesses, and amenities within the R-PUD - jobs for example in support of:

- Home construction, infrastructure, and landscape development
- Businesses, services, amenities
- Maintenance of community common spaces, trails, walkways, and roads
- Maintenance and future remodeling of homes

5. Revenue Generation

a. Year one and 30-year R-PUD revenue projections extrapolated from Waterloo Junction

Although revenue is not a documented 'criteria of consideration' for SUP approvals, an R-PUD development provides opportunity for potentially greater aggregate of revenue for the Town and

¹³ Commonwealth of Virginia Office of Secretary of Transportation Smart Scale FY 2024: https://www.ctb.virginia.gov/resources/2023/jan/pres/7_january2023-smartscale-01172023final.pdf, p. 12

¹⁴ <https://www.regionalwebtv.com/warrentonpc>, 10/18/22 Waterloo Junction public hearing

County in perpetuity, without risk of complete obsolescence of revenue source. As stated by Mr. Foote in the 10/18/22 Waterloo Junction 4.8 acre parcel project's Public Hearing, year one would yield \$80,000+ direct to the town...and over the 30 year lifetime \$3.1 million. If extrapolated to the 41.70 acre Blackwell Road parcel, one can envision nearly 10 times that revenue, to be \$800,000 year one to the town, and over the 30 year lifetime, \$31 million - equal to or better than diminishing returns on data center revenue largely reliant on replenishment of equipment over time, and potentially bound for obsolescence.

b. Per acre value analysis

As shown below, the subject property per acre value, in-line with neighboring industrial parcels,¹⁵ allows reasonable expectation of significant value from investment for the R-PUD developer.

Parcel Identification Number (PIN)	Property Description	Total Acreage	Land Value	Value Per Acre
6984-49-6658-000	Oak Springs Plaza	12.42	\$8,659,200	\$697,198
6984-38-9605-000	Northrock Shopping Center	11.68	\$7,652,000	\$655,137
6984-49-0774-000	Ulta/Home Goods	8.89	\$6,193,000	\$696,625
6984-39-4764-000	Safeway/Warrenton Village	9.32	\$6,088,800	\$653,305
			Average:	\$675,566

Parcel Identification Number (PIN)	Property Description	Total Acreage	Land Value	Value Per Acre
6984-69-2419-000	Subject Property on Blackwell Road	41.70	\$31,282,500	\$750,180

c. Personal property tax

R-PUD new residents' vehicles will be an additional source of revenue.

d. Meals tax

Both the proximity of the R-PUD to Historic Old Town Warrenton, and the eateries within the R-PUD, will generate additional meals tax revenue for the Town.

e. Increased customer base

Expectation is that new residents will lead to sustainable economic growth in Town and County by providing increased customers for local businesses and events.

¹⁵ Fauquier County Tax parcel viewer: <https://fauquiergis.maps.arcgis.com/apps/webappviewer/index.html?id=42c7a841c08b4f4cb11a3b2d3179e144>

6. Revenue Preservation

- a. The R-PUD option will preserve existing real estate tax revenue in surrounding neighborhoods, by eliminating the certain possibility of an out-flux of residents from Warrenton as consequence of a Blackwell Road data center, substation, power lines, and more to follow.
- b. A New Town District developed as intended - a walkable community with green parks and plaza, “with quality modern architecture that is complementary to the historic character of the Town”,¹⁶ will preserve the Town’s sense of place, critical to our tourism industry. Conversely, a data center on the hill, on our largest New Town parcel, along with the expected construction disturbance throughout Wards 1, 2, and 3, Rt. 29 and the Greenway for the installation of power lines, will likely send our tourists elsewhere for a respite from their Northern Virginia concrete landscape. Why come here, if it becomes what they already have there...?

7. Community Growth and Preservation

Our post-pandemic era has seen population moving toward more peaceful country settings. The time is ripe for providing attainable housing to families looking for a small town to call home. These new residents will appreciate the values and landscape Warrenton has to offer, just as much as our many passionate current residents.

As Mr. Foote stated in 2017 during the Walker Drive case, “Businesses - no one wants to hear it - need people to thrive...And these people will be residents of your town, too... We submit to you, these new arrivals will be your friends and neighbors.”¹⁷ The same holds true today, these homes will be a welcome and affordable living option to future friends and neighbors.

Evidentiary Support

Economic indicators are noting growth - supply chains are coming back on line, home building supplies and inventories on car lots are replenishing; new home building is moving forward (eg., Dan Ryan for Waterloo Junction in Warrenton, Stone Haven in Culpeper). With inflation and interest rates moderating, it is prime-time for investing in affordable middle housing.

Staff acknowledged during the 10/18/22 Planning Commission’s public hearing for the Waterloo Junction mixed-use stand-alone residential development project, that the “applicant has worked to try to meet several of the goals of our Plan Warrenton 2040, and as often is the case, our zoning ordinance has not caught up with our Comp Plan.” Zoning changes were made for the Waterloo project, in order to bring Plan 2040 to fruition in the Experience Broadview Character

¹⁶ Town of Warrenton Character Districts Design Guide Book: https://www.warrentonva.gov/DocumentCenter/View/831/C7_LandUseCharacter_CharacterDistrictGuideBook, p. 20

¹⁷ Fauquier Times, Jill Palermo, Jul. 12, 2017: https://www.fauquier.com/news/after-a-packed-public-hearing-warrenton-town-council-approves-controversial-walker-drive-plan/article_0a7647f4-6720-11e7-b1d7-6ffacf474e21.htm

District. This R-PUD project on Blackwell Road is another excellent opportunity to re-adjust town zoning in support of Plan Warrenton 2040's vision.¹⁸

Mr. Foote went on to say during the Waterloo Junction Planning Commission public hearing: "I am very pleased at the way that Denise has described the extent to which [the applicant] has gone to the trouble of trying to accommodate the new Comprehensive Plan in connection with [the] application. I think it was a thorough going appreciation of the extent to which it attempted to do that with a brand new Comprehensive Plan....A Comprehensive Plan needs a couple of things after it's been adopted. The first of which is, it needs the private sector to actually implement it. And the second thing is the private sector needs a plan that's workable and makes economic sense when you're actually doing it and putting it together. [The applicant] has come up with a project that can be done; it can be accomplished....It does...do what you're looking to be done with the Comprehensive Plan for that corner."¹⁹

The following month at the 11/9/2022 Town Council public hearing for Waterloo Junction, Mr. Foote acknowledged the difficulty in developing the land, indicating the proposed homes will be "both beneficial to and compatible with the neighborhoods - something people will be proud of and a location we had not done much to be proud of in the past."²⁰ This story is not dissimilar to the history of dis-use and failed projects on Blackwell Road - as a parcel not as unsightly as a condemned motel or storage lot for construction vehicles that has characterized the Waterloo Junction parcel, but decidedly for Blackwell, *will* be unsightly going forward with a data center and generator exhaust stacks - definitely not something residents can look forward to, and not something that will evoke a sense of pride. (See Addendum - Conceptualizations.)

In acknowledgment of Mr. Foote's land use history and experience noted above, I submit to Council that a Blackwell Road R-PUD project can be done; it can be accomplished. And it will please the Town with the same accolades spoken by Council of Waterloo Junction on the eve that project was approved just a few months ago. Council Members and our Mayor praised unanimously the project for filling the gap for middle housing; for it being a live, work, play walkable neighborhood, and applauded the applicant for their adherence to Plan Warrenton 2040. Praises included "the importance of the environment in which we live - that live, work, play recreates the sense of community with people walking to restaurants, walking to shops....the more we are able to bring that closer to our neighborhoods, the better we serve the well being of our residents...bringing a sense of vibrancy to the neighborhoods...shopping and dining all within walking distance...a better environment for walkability and accessibility...fantastic project, the mix of housing, the affordability aspect bringing a much needed attainable side that

¹⁸ <https://www.regionalwebtv.com/warrentonpc>, 10/18/22 Waterloo Junction public hearing

¹⁹ <https://www.regionalwebtv.com/warrentonpc>, 10/18/22 Waterloo Junction public hearing

²⁰ <https://www.regionalwebtv.com/warrentontc>, 11/09/22 Waterloo Junction work session and public hearing

we're missing, so in all aspects of everything we have envisioned in the Comprehensive Plan, this picks up on that..."²¹

Finally, nearby to Blackwell are Northrock and Menlough, legacy examples of successful Planned Unit Developments. This proposed project would become *the next generation* of PUD offering residents modern elements *within* their neighborhood to capture the vibrancy of live, work, play, and learn.

Advantages to Amazon as R-PUD Developer

If Amazon agrees to shift their intended land use for the 41.70 acre Blackwell Road parcel, and become developer of an R-PUD community on Blackwell Road in collaboration with the Town of Warrenton, the project will afford Amazon the following potential benefits:

- Growth in Amazon residential development sector which currently includes nationwide community impact efforts to build affordable housing²²
- Opportunity to realize financial gain despite their risk of parcel purchased without an SUP approval. Although it is not the Town's responsibility to see Amazon Data Services' plans to fruition - as the decision to 'purchase with risk' was Amazon Data Services' alone - the Town could entertain this R-PUD proposal as a means toward an out-of-the-box "win-win" solution for Town, citizens, and Amazon
- Elimination of perpetual contention with Town and its residents over noise compliance, conditions, and enforcement that admittedly they, Amazon, may not be able to live with
- Public relations boost on the heels of Amazon Data Services' present debacle in Prince William County

Conclusion

At the heart of the R-PUD Overlay Proposal, is the New Town Character District/Lee Hwy UDA as defined by Plan Warrenton, 2040; Warrenton UDA Policy and Goals; Zoning R-PUD and TND Ordinances under 3-5.2; and Commonwealth of Virginia Code §15.2-2223.1. Its essence captures the idea of realizing valuable land use potential to satisfy a residential need in Warrenton, while providing healthy, comprehensive economic benefits to Town, County and landowner.

A Residential Planned Unit Development Overlay on Blackwell Road Parcel Pin: 6984-69-2419-000, as a collaborative economic development venture between the Town of Warrenton and Amazon will:

- Provide innovative opportunity, filling the gap in attainable middle housing by building a walkable, traditional neighborhood design of low-profile residences - an excellent follow-on project to Waterloo Junction
- Create a mixed-use development with an organic sense of place - atop the hill of Blackwell Road at the Town's Eastern gateway, proportionate to and complementary of its surroundings
- Meet the needs of our live-work-play-learn post-pandemic society
- Offer community conveniences and growth through supporting businesses, services, amenities and green spaces

²¹ <https://www.regionalwebtv.com/warrentontc>, 11/09/22 Waterloo Junction public hearing

²² <https://holladayventures.com/stone-bridge-lofts-groundbreaking/>; <https://assets.aboutamazon.com/f8/60/d08098e84d999b633ef8b450d1e7/amazon-community-impact-national.pdf>; <https://www.aboutamazon.com/news/community/amazon-commits-147-million-to-create-and-preserve-1-260-affordable-homes-across-washington-d-c>

- Provide significant, reliable revenue for both the Town and County
- Secure surrounding communities' quality of life
- Preserve local tourism industry
- Initiate growth in the New Town District compatible with the values in Plan Warrenton 2040, all while protecting public health, safety and welfare

In 50 years future generations either could see at the gateway to Warrenton, a data center standing like a hollow darkened shell with empty diesel tanks sitting amongst the tall weeds, OR they could see a mature, vibrant small town neighborhood on a hill, reflecting a new era of young and old who live and thrive in Warrenton's New Town Character District Lee Hwy UDA/R-PUD - a community of residents who love Warrenton as much as all of us do today.

Once enacted, this plan affords the town opportunity and time to: investigate whether the Town has a proper placement for a data center, substation and power lines; to determine maximum size and enforceable conditions; and to modify Town zoning accordingly via "conditional zoning"²³ for designated data center locations, ensuring revenue benefit without the sacrifice of our citizens' quality of life.

I thank you for your earnest consideration of the above in answer to Council Member Heroux's question to the public..."who is the 'We', who will invest, who will build it". This is a humble citizen's good faith proposal for a newly imagined solution on Blackwell Road Parcel Pin: 6984-69-2419-000, in lieu of the proposed data center.

Respectfully,

Suzan E. Fultz

²³ Code of Virginia Conditional Zoning Definition: <https://law.lis.virginia.gov/vacode/title15.2/chapter22/section15.2-2201/>

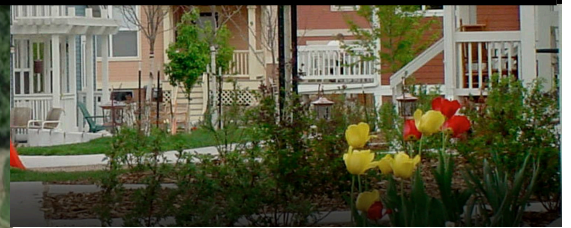
Addendum - Conceptualizations:

Waterloo Junction Project ➡

as presented during 10/18/22
Planning Commission Public
Hearing



A low-profile walkable mixed-use attainable housing community on Blackwell Road Lee Hwy/UDA R-PUD Not to Scale



➡ **Blackwell Road Lee
Hwy / UDA R-PUD Concept**
Google Earth image with not-
to-scale envisioned plan - a
point of departure ready for the
Town and Amazon's
Imaginative Collaboration

- | | | |
|---|---|---|
| Middle Housing | Fountains w/benches | Parking and Bike Racks |
| Parks, Playgrounds, Green Space | Covered Community Plaza | Walking and Bike Trails |
| Pool | Supporting Services and Amenities | Landscaped Courtyards |

Blackwell Road Data Center ➡

presented during 01/10/23 Town Council Public
Hearing. Note: Security Fencing not shown

