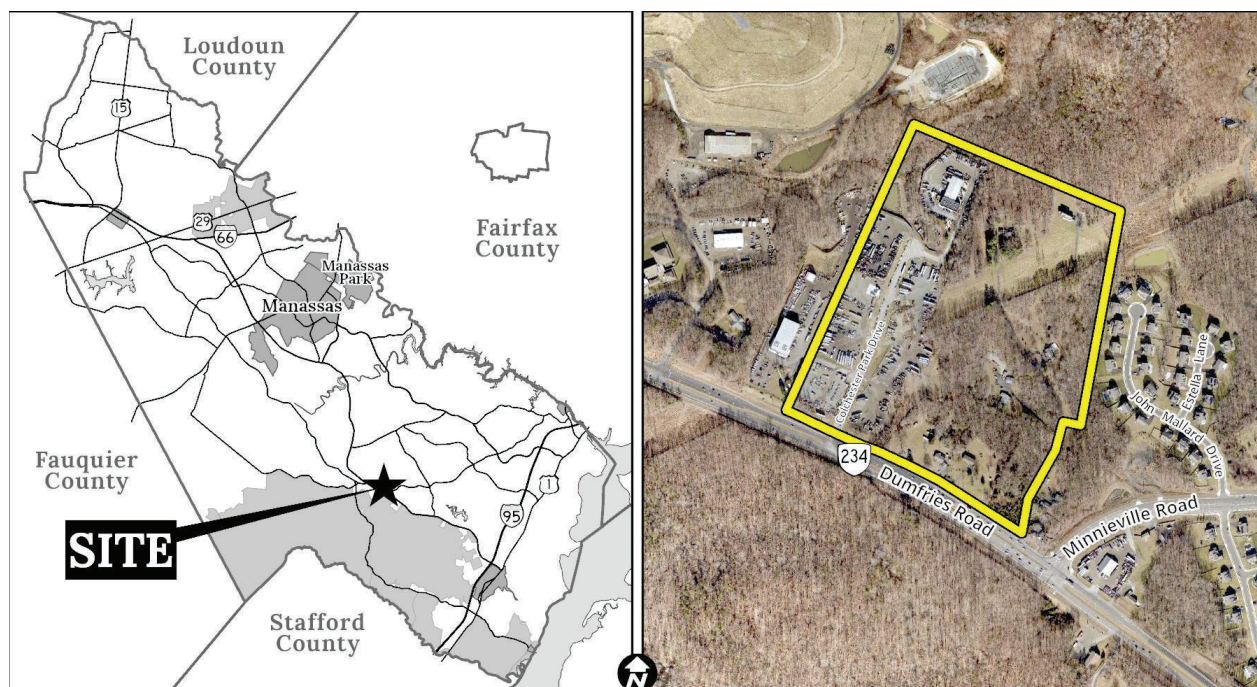




STAFF REPORT

BOCS Meeting Date:	June 4, 2024
Agenda Title:	Rezoning and Proffer Amendment #REZ2024-00006 Mid-County Industrial Park
District Impact:	Coles Magisterial District
Requested Action:	Approve Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park, subject to the proffers dated May 17, 2024
Department/Agency Lead:	Planning Office
Staff Lead:	Tanya M. Washington, AICP, Director of Planning

EXECUTIVE SUMMARY



This is a request to rezone ± 40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 on ± 23.53 acres, to allow for the development of an industrial park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a height increase of up to 75 feet for any building within 250 feet of Dumfries Road (Route 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls, which may have a maximum height of 15 feet. The ± 64.44 -acre project area is located ± 250 feet northwest of the Dumfries Road/Minnieville Road intersection and north of Dumfries Road (Route 234).

At the April 24, 2024 public hearing, the Planning Commission recommended denial of Rezoning and Proffer Amendment #REZ2024-00006.

In response to the extensive discussions among the Planning Commissioners and public feedback/opposition, the Applicant made numerous changes to the proposal, in an attempt to address concerns in regard to the following: screening/landscaping along the eastern portion of the property; buffering/screening along Dumfries Road (Route 234); environmental impacts; tree preservation; wetlands mitigation; electric substation area extent/location; building height/massing; and other administrative proffer and plan edits. On April 30, 2024, a revised submission package was provided for staff review and consideration by the Board of County Supervisors. Staff has also been coordinating with the Applicant to further refine the proffers.

Planning staff recommends that the Board of County Supervisors approve Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park, subject to the revised proffers dated May 17, 2024.

BACKGROUND

- A. Request: To rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for the development of an industrial park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a height increase of up to 75 feet for any building within 250 feet of Dumfries Road (Route 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls, which may have a maximum height of 15 feet.

A summary informational table of the project request is on the following page.

	Existing with M/T and A-1 Zoning	Proposed with Rezoning/Proffer Amendment (M/T and M-2 zoning)
Project Area	±64.44 acres	±64.44 acres
Zoning Breakdown	±40.91 acres zoned A-1, without proffers (eastern portion); ±23.53 acres zoned M/T, with proffers for #PLN2009-00117 (western portion)	Combined/reassembled project area = ±64.44 acres; Rezoning ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial (eastern portion); Amending proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for development of an industrial park with data center use options to include an electric substation (western portion)
Building Height	Eastern portion (open space, overhead power lines, single-family detached residences); Western portion (industrial park); Up to 75 feet	Requested building height increase of up to 75 feet for any building within 250 feet of Dumfries Road (Rt. 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls, which may have maximum height of 15 feet.
Landscaping & Buffers	15-foot landscape buffer, between M/T and A-1 zoned properties (to be vacated); 50-foot HCOD buffer along southwestern frontage of Dumfries Road, (#PLN2009-00117)	Variable width undisturbed forested and reforestation area (at least 100 feet in width), along eastern property line 35-foot HCOD buffer along Dumfries Road, and 15-foot landscape enhancement area (50-foot total width)

- B. Site Location: The ±64.44-acre project area is located ±250 feet northwest of the Dumfries Road/Minnieville Road intersection and north of Dumfries Road (Route 234). The subject site is identified on County maps as the following GPINs: 7991-24-7560; 7991-25-9201; 7991-34-0648; 7991-34-2084; 7991-34-2547; 7991-34-3438; 7991-34-3679; 7991-34-4523; 7991-34-5166; 7991-34-6407; 7991-34-8422; 7991-34-8768; 7991-35-1247; 7991-35-2881; 7991-35-3722; 7991-35-5677; 7991-35-9245; 7991-36-4009; 7991-44-1698; and 7991-45-0874; and Colchester Park Drive (right-of-way proposed to be vacated).
- C. Comprehensive Plan: The site is designated I-3, Technology/Flex Industrial, with a T-3 Transect, which recommends a range of 0.23 to 0.57 floor area ratio (FAR), and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan.
- D. Zoning: The ±64.44-acre property area is currently zoned A-1, Agricultural, and M/T, Industrial/Transportation, in association with #PLN2009-00117. The site is also located within the Data Center Opportunity Zone Overlay District, partially within the Route 234 (Dumfries Road) Highway Corridor Overlay District, and within the Agritourism and Arts Overlay District.
- E. Surrounding Land Uses: The project site is located ±250 feet northwest of the Dumfries Road / Minnieville Road intersection and on the north side of Dumfries Road (Route 234). Industrial uses are to the west along Dumfries Road and single-family detached residential is to the east. The property is planned for industrial uses. The following table summarizes the area land use and zoning characteristics:

Direction	Existing Land Use	Long-Range Future Land Use	Zoning
North	Undeveloped; Electric substation; Portion of County Landfill	Parks & Open Space (POS); Public Land (PL)	Agricultural (A-1)
South	Across Dumfries Road; Undeveloped; Prince William Forest Park	R-O-W; Residential Neighborhood (RN-4); POS; Office Mixed-Use (OMU-2)	A-1
East	Mallard's Overlook North single-family residential community; Two (2) individual, larger lot single-family dwellings; Open space	Residential Neighborhood (RH-1); Technology / Flex Industrial (I-3)	A-1; Semi-Rural Residential, Cluster (SR-1C)
West	Contractor storage; Industrial warehouse with outdoor storage; Two (2) Telecommunications towers with overhead power transmission lines	I-3; PL	Industrial / Transportation (M/T)

- F. Background & Context: The subject property encompasses a total of ±64.44 acres, which is located ±250 feet northwest of the Dumfries Road/Minnieville Road intersection, north of Dumfries Road (Route 234), and west of the Mallard's Overlook North single-family detached residential development. The western ±23.53-acre portion is currently zoned M/T, Industrial/Transportation, and is regulated by the proffers associated with #PLN2009-00117 (Colchester Business Park). The eastern ±40.91-acre portion is currently zoned A-1, Agricultural, without proffers.

The Applicant/Contract Purchaser (Minnieville Capital Acquisitions, LLC) proposes to rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 (Colchester Business Park) on ±23.53 acres, to allow for the development of an industrial/technology park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a building height increase of up to 80 feet. As such, the proposal is both a rezoning and proffer amendment, to create a combined land assemblage of ±64.44 acres for a new industrial park with the intent to develop a data center facility. As part of this project, the existing western access through Colchester Park Drive, which consists of mostly County-owned right-of-way, is proposed to be vacated and conveyed through a realigned access road to serve the new development.

The project site is located entirely within the Data Center Opportunity Zone Overlay District, which permits and promotes the development of data centers within areas of the County with existing infrastructure that could adequately support the proposed use. It is also designated I-3, Technology/Flex Industrial, in the Comprehensive Plan, in which data centers can be supported as primary uses.

- G. Planning Commission Recommendation: The Planning Commission reviewed the proposal at its April 24, 2024 public hearing and received public testimony. Based on extensive discussions among the Planning Commissioners and public feedback, with the majority being in opposition, the Commission closed the public hearing and made a motion to unanimously recommend denial of Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park. The signed Planning Commission resolution is attached at the end of this report.
- H. Applicant Updates Subsequent to Planning Commission Meeting: In response to the Planning Commission's recommendation of denial, the Applicant made numerous changes to the proposal, and has incorporated to the greatest extent possible, the comments and suggestions from members of the Planning Commission, County Supervisors, nearby residents, and County staff. In summary, the majority of the changes help to address concerns associated with screening/landscaping along the eastern portion of the property, buffering/screening along Dumfries Road (Route 234), environmental impacts, tree preservation, wetland mitigation, building height/massing, design elements, and other administrative proffer and plan edits.

As provided by the Applicant and extracted from their final submission package, here is a summary list of all updates/enhancements, for staff and Board consideration:

1. In response to the concerns expressed by the residents on John Mallard Drive, the Applicant replaced the proposed 50-foot buffer and "Preservation/Planting Areas" abutting that neighborhood with a much larger Undisturbed Forested Area and Reforestation Area. This enlarged area will screen the development from the residents and preserve a large portion of the existing hardwood forest. Proffer #16 requires the Applicant to maximize this tree save/reforestation area to the greatest extent possible by requiring the Applicant to coordinate with the County and NOVEC to locate the substation equipment as close to the power lines as possible. To help enable the massing of the substation equipment against the power lines, the Applicant has added an additional entrance to the substation under the power lines.
2. In response to Watershed Management comments concerning the prior disturbance of wetland and conservation areas on the northwest portion of the site, the Applicant has relocated the proposed stormwater facility at the northwest portion of the property to the northeast and has now committed to the reforestation of most of this area.
3. In response to Watershed Management comments concerning the buffer on the western portion of the site facing the adjacent industrial property and the landfill, the Applicant is reforesting a 50-foot landscape area.
4. In response to Watershed Management comments concerning the buffer on the northern portion of the site adjacent to the County landfill, the Applicant is reforesting a 50-foot landscape area.
5. In response to concerns regarding the fragmentation of the tree save/reforestation areas, the Applicant has linked all of the tree save/reforestation areas with a minimum 50-foot preservation/reforestation area.
6. In response to County staff's request for a 35-foot buffer on Route, the Applicant is providing a 50-foot buffer/landscape area, which includes a 35-foot buffer and a 15-foot landscape area.
7. The Applicant has significantly enhanced Proffer #11 to require a minimum of five (5) sustainability measures and/or techniques as part of the design and construction of each data center building.

8. At the request of County staff to address and offset previous impacts to natural resources, the Applicant has proffered to purchase wetland and stream mitigation bank credits (see Proffer #18).
9. To provide more clarification and flexibility contingencies based on final site layout and proposed perimeter areas of the site that are designated as "Reforestation Area", the Applicant has provided a new proffer (see Proffer #21).
10. Per several comments regarding variations in the building height, the Applicant has changed the maximum building height to 75 feet, plus rooftop utilities for the buildings along Dumfries Road, and kept building height of up to 80 feet in the rear of the site.
11. In response to building design quality concerns by the Planning Commission, the Applicant has made further commitments to incorporate high quality building façade components, wherever feasible, to the front façade of any building facing Route 234 (Dumfries Road) and to be subject to Planning Office review.

Overall Staff Position on Changes:

In general, Planning staff feels that all the above-listed changes help to improve the project and address the Planning Commission concerns to varying extents, while providing further mitigation of the impacts.

However, as previously mentioned, the proximity of the requested data center campus to adjacent residential areas and overall massing/height impacts remains a concern. In addition, without a specific end user, the ultimate site layout and final building design is uncertain and subject to change. In summary, by evaluating the entire project in its entirety and among the various relevant components of the Comprehensive Plan, staff maintains its recommendation of approval with the revised proffers dated May 17, 2024.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park, subject to the proffers dated May 17, 2024, for the following reasons:

- The proposed industrial/technology park with the intended development as a data center facility is consistent with the I-3, Technology/Flex Industrial, land use designation.
- The proposal will facilitate the delivery of a data center campus, which is identified as a "targeted industry", that favorably aligns with strategic goals for economic development and the adopted Strategic Plan, while increasing the industrial/commercial tax base and increasing at-place employment options.

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

Comprehensive Plan Consistency Analysis

Long-Range Land Use: Based on the adopted Comprehensive Plan, the site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 floor area ratio (FAR) and is partially located within the Environmental Resource Protection Overlay. The proposed development as an industrial/technology park with data center uses and building heights up to 80 feet can be primary and preferred uses in the I-3 land use designation. The property is also located within the Data Center Opportunity Zone Overlay District, which is where data centers are encouraged and preferred.

Level of Service (LOS): The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement, dated May 17, 2024, as follows:

Water Quality	\$75.00 per acre	\$75.00 for ±64.44 acres (project area)	\$4,833.00
Fire & Rescue	\$0.61 per SF of new building area	Total potential new building area (estimated), as per GDP, assuming each building at 2 stories Building #1 = 213,169 square feet (SF) Building #2 = 189,469 SF Building #3 = 262,077 SF <u>664,715 SF in Total</u> X 0.61 per SF = \$405,476.15	\$405,476.15
Transportation	\$0.25 per SF of Building Area	\$0.25 x 664,715 SF = \$166,178.75	\$166,178.75
TOTAL \$			\$576,487.90

Community Input

Notice of the rezoning/proffer amendment application has been transmitted to property owners within 1,320 feet of the site, due to the requested building height increase. As per the Applicant representative, there has been extensive public outreach for this project, and those efforts will continue as this progresses through the public hearing process. The following list was provided by

the Applicant, which summarizes the community outreach and communication efforts, as of the date of this staff report:

1. Knocked on doors of the houses adjacent to the property (Mallard's Overlook North) to introduce the project, get feedback, and answer any questions.
2. Created a website regarding the project (www.mcip.cloud), and has shared the URL with the community.
3. Held multiple individual calls with property owners to answer questions.
4. Provided a PowerPoint presentation about the project during the March 21, 2024 meeting with the Mid County Civic Association of Prince William (MIDCO), which was attended by over 40 individuals, and participated in question & answer session after the presentation.
5. The Applicant held a community Zoom (virtual) meeting on April 11, 2024 to give a presentation and answer questions. An invitation letter was sent to the surrounding community inviting them to this meeting. The Applicant is continuing to reach out to adjacent residences individually with offers to help them enhance the landscaping on their side of the property lines as well.

Over the history of this project, most of the opposition has originated from the adjacent Mallards Overlook residential communities, which are located to the east and southeast. In summary, the main reasons for opposition are as follows: proximity of data center facilities to existing residential units; potential health and safety concerns; concerns with potential depreciation of home values; aesthetic impacts on neighborhoods to the east; massing/height impacts from data center buildings; resulting noise issues; development being out of area context; need for more time to reassess impacts; and general frustration with the extent of data center development within the County and expedited review timeline.

At the April 24, 2024 Planning Commission public hearing, feedback was received by seventeen (17) in-person speakers and six (6) virtual/online speakers. Of the twenty-three (23) speakers in total, 17 were in opposition and 6 were in support. While several speakers expressed support for the project as proponents of technology-related uses and financial benefits to the County, the majority were opposed to the proposal. In summary, based on the public testimony provided, the following issues were discussed: opposition to a data center facility with electric substation at this location; building height and massing concerns along this portion of Dumfries Road; incompatibility with residential community to the east; proximity to nearby schools; noise impacts; excessive power demand and strain on electrical system; concerns with changing community expectations from traditional industrial park use; questions over the expedited review/process; general sense of Applicant distrust; and more time needed to adequately evaluate. There was also considerable discussion among the Planning Commissioners and questions for staff.

As of the date of this staff report, the Planning Office has received five (5) emails in opposition to the proposal.

Other Jurisdiction Comments

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

Legal Issues

If this rezoning/proffer amendment request is approved, the site could be developed as an expanded and reassembled ±64.44-acre industrial/technology park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a building height increase of up to 80 feet. In the event the proposal is not approved, the western ±23.53-acre portion can still be developed as currently proffered through #PLN2009-00117 (Colchester Business Park) and zoned as M/T, and the eastern ±40.91 acres can be developed with by-right uses under its current A-1 zoning. Legal issues resulting from the Board of County Supervisors' action are appropriately addressed by the County Attorney's Office.

Timing

The Board of County Supervisors generally has one year from the date of acceptance to take action on a rezoning/proffer amendment request. In this case, the one-year timeframe will expire on August 30, 2024. Due to private contractual matters not involving the County, the Applicant has requested an expedited timeline for review and processing, which has resulted in a public hearing before the Planning Commission on April 24th and pending Board consideration on June 4th.

STAFF CONTACT INFORMATION

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ATTACHMENTS

Staff Analysis
Summary Comparison & Redline Mark-up of Proffers (for Colchester Industrial Park)
Generalized Development Plan (GDP)
Rezoning Plat
Environmental Constraints Analysis (ECA) Map
Planning Commission Resolution

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

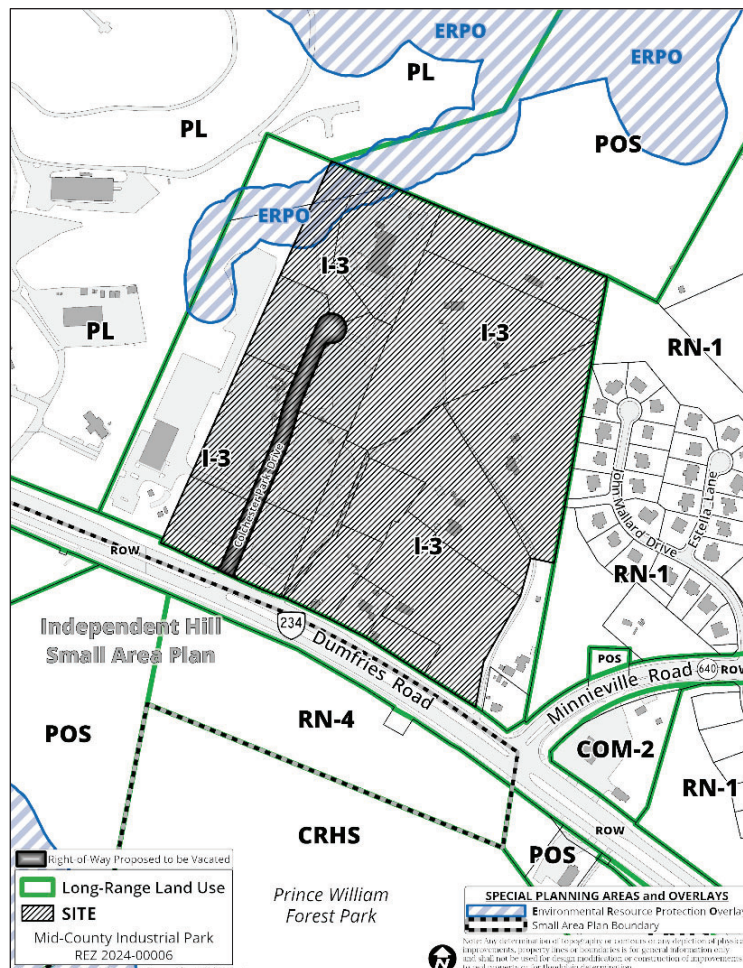
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

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

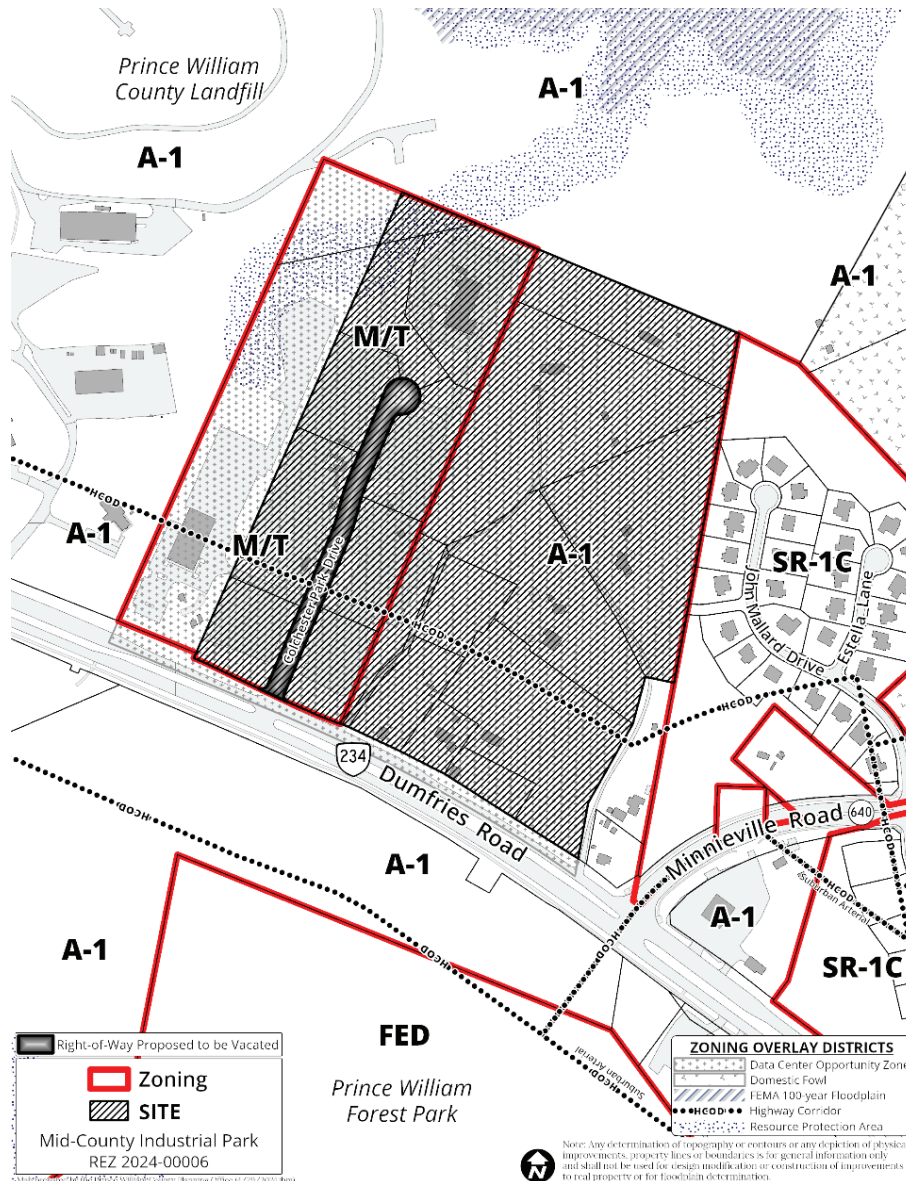
Part II. Comprehensive Plan Consistency Analysis

The following tables summarizes the area characteristics (see below maps):

Direction	Existing Land Use	Long-Range Future Land Use
North	Undeveloped; Electric substation; Portion of County Landfill	Parks & Open Space (POS); Public Land (PL)
South	Across Dumfries Road; Undeveloped; Prince William Forest Park	R-O-W; Residential Neighborhood (RN-4); POS; Office Mixed-Use (OMU-2)
East	Mallard's Overlook North single-family residential community; Two (2) individual, larger lot single-family dwellings; Open space	Residential Neighborhood (RN-1); Technology/Flex Industrial (I-3)
West	Contractor storage; Industrial warehouse with outdoor storage; Two (2) telecommunications towers with overhead power transmission lines	I-3; PL



Direction	Existing Land Use	Zoning
North	Undeveloped; Electric substation; Portion of County Landfill	Agricultural (A-1)
South	Across Dumfries Road; Undeveloped; Prince William Forest Park	A-1
East	Mallard's Overlook North single-family residential community; Two (2) individual, larger lot single-family dwellings; Open space	A-1; Semi-Rural Residential, Cluster (SR-1C)
West	Contractor storage; Industrial warehouse with outdoor storage; Two (2) telecommunications towers with overhead power transmission lines	Industrial / Transportation (M/T)



Long-Range Land Use Plan Analysis

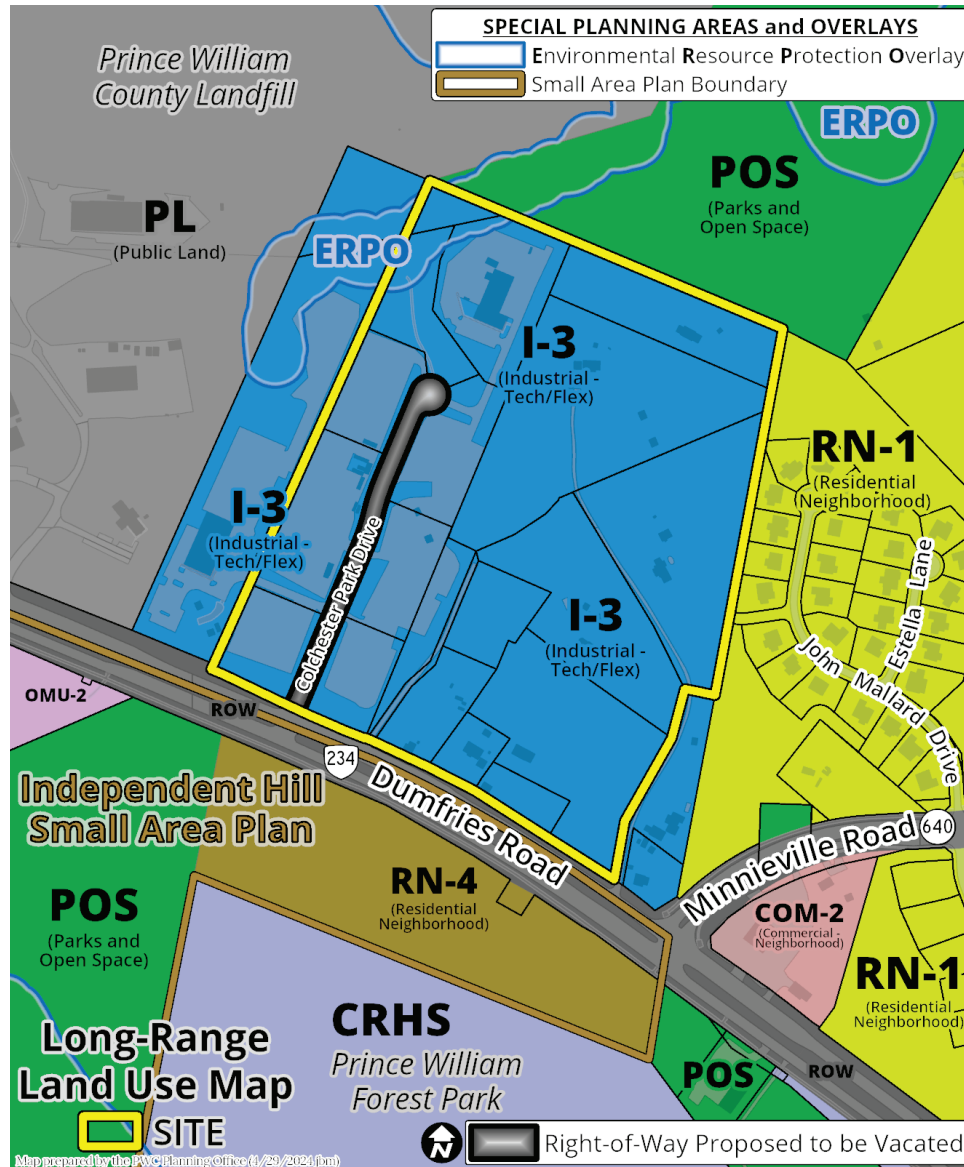
Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

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

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

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



Land Use Mix Analysis

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

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

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

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

This is a request to rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for the development of an industrial park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a building height increase of up to 80 feet. Three (3) potential buildings are being proposed, as indicated on the GDP (assuming each building at 2 stories), with an estimated total area of 664,715 square feet (SF). An area at the eastern end of the project site is also being reserved for an electric substation.

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

Proposal's Strengths

- **Land Use & Zoning Compatibility:** As per the Comprehensive Plan, the site is currently designated as I-3, Technology/Flex Industrial, with a T-3 Transect, and is partially located within the ERPO, Environmental Resource Protection Overlay. The proposed industrial/technology park with the intended development as a data center facility with requested building height increase is consistent with and is an appropriate primary use within the I-3 use designation. The existing M/T zoning of the western portion of site is not compatible with the I-3 designation, but the area will be subject to the proposed proffers. In addition, as proffered, the proposed M/T and M-2 zoning districts (in combination) are appropriate to implement the intended uses.
- **Layout Proffered to General Development Plan (GDP):** As proffered, the Property shall be developed in substantial conformance with the GDP. A specific layout is proposed, with three (3) potential buildings at heights of up to 80 feet, a reserved area for an electric substation, reconfigured site access, landscaping and buffering, tree save areas, and enhanced design options for data center facilities. All such components are intended to create a coordinated and predictable development.
- **Use Limitations, as Proffered:** In the latest version of the proffers, overall prohibited uses are being offered in order to eliminate a variety of irrelevant, potentially intense, and more impactful uses on the subject property.

Proposal's Weaknesses

- **Proximity to Adjacent Residential Development:** Based on the current proposed site layout, there is minimal transition between the proposed industrial/data center facility and the single-family detached residences to the east. With a proposed building height increase of up to 80 feet and additional rooftop mechanical equipment of up to 15 feet, and without any

other provision, there would be considerable massing impacts abutting a single-family residential community. Furthermore, the electric substation is sited about 100 feet from the nearest residential lot, at the closest point to the east. The overall proximity of this data center use in such close proximity to Mallard's Overlook North, and with minimal transition, still remains a concern for staff.

- Staff would have preferred a commitment from the Applicant for lower building heights and to reconfigure/relocate the electric substation on the eastern end of the site, and while more directly applying the M-2 zoning bulk and height standards.
- However, it should be noted that since the Planning Commission meeting, the Applicant has made considerable enhancements/improvements to the buffering and tree preservation on the eastern side of the site. In the current submission, there are now reforestation areas and undisturbed forested areas that provide a variable screening/buffering – ranging from approximately 100 feet to 320 feet in width.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

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

As proposed, enhanced perimeter buffering, layout, and setback provisions are proposed to help offset the height and massing impacts of the data center buildings and associated electric substation. A requested building height increase of up to 80 feet, excluding rooftop and mechanical equipment, will apply to portions of the property greater than 250 feet from Dumfries Road and up to 75 feet for all other buildings.

Height Modification Request

As proposed, the Applicant requests the maximum height of any onsite building shall be up to 80 feet. In accordance with Section 32-400.03.2 of the Zoning Ordinance, the Board of County Supervisors may, by approval of a proffered rezoning or special use permit, approve a structure with a height greater than any specific limitation, subject to the following standards:

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

Response: The Applicant is requesting a maximum structure height for data center buildings not to exceed 80 feet, for any building that is further than 250 feet from Dumfries Road, which does not include any rooftop mechanical equipment and rooftop screening walls.

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

Response: The western portion of the property is currently zoned M/T, Industrial/Transportation, which allows up to 75 feet in building height. The eastern portion is being rezoned to M-2, Light Industrial, which allows up to 60 feet in building height. The Applicant is seeking a building height modification of up to 80 feet, which will be for any building that is further than 250 feet from Dumfries Road. Although the M-2 zoning district can provide a transition to the residential uses to the east, the overall allowed height is being requested through the rezoning/proffer amendment request, which will apply to the entire development.

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

Response: This will need to be considered by the Board. The Applicant's request for additional height, in their view, will be in keeping with the area context and is part of a coordinated design and site layout. Because the Applicant is providing buffering between the proposed development area of the Property and the adjacent residential properties to the east, and due to its proximity to the County Landfill, the height may not adversely impact adjacent or nearby properties. However, the overall proximity to residential uses remains a concern for staff.

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

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

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

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

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

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

Proposal's Strengths

- Data Center Design Standards for Elevations: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4(A) – (E) of the Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include four (4) of the design elements listed therein on principal building facades and include a minimum of 30% fenestration of any building façade facing and visible from Dumfries Road.
- Upgraded Commitment to Materials for Front Façade: As proffered, the primary materials utilized for the front façade of any building facing Route 234 (Dumfries Road) shall be constructed of brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, but shall not be limited to, a minimum of three of the following materials: brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, aluminum, steel, glass, architectural poured-in-place or precast concrete panels, vinyl and/or aluminum windows, composite insulated panels, and/or metal panels of architectural grade and quality, but not plain concrete block; provided that architectural details, roofs, and accents may include other materials as approved by the Planning Director or their designee.
 - Compliance with this proffer shall be evidenced with the submission of building elevations for review and approval at least two weeks prior to the issuance of the building permit release letter. Any substantive changes to the design and/or materials shall be submitted to the Planning Director for review and approval. Such approval shall be based on a determination that the changes result in a building of similar or greater quality.
- Screening of Mechanical Equipment: As proffered, if visible from any adjacent residentially zoned properties, ground-level mechanical equipment (including generators) shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
- Enhanced Landscape Screening Around Electric Substation: In response to Planning staff's request and since the Planning Commission meeting, the Applicant has made substantial improvements to the buffering and tree preservation on the eastern side of the site. In the current submission, there are now reforestation areas and undisturbed forested areas that provide a variable screening/buffering – ranging from approximately 100 feet to 320 feet in

width. The overall siting of the electric substation has shifted more to the northwest/west and closer to the overhead powerlines – thus, allowing more landscaping.

- The Applicant has substantially increased the tree save area to a minimum of 100 feet, subject to the final NOVEC substation plan. Additionally, a 15-foot landscape area is provided around the substation, and a second entrance to the substation was added to encourage NOVEC to mass all substation equipment as close to the power lines as possible.
- Intent to Minimize Impacts of Electric Substation: As proffered in the most recent submission, the Applicant will make all reasonable efforts, in consultation with NOVEC and County staff, to locate the substation equipment as close to the existing overhead power lines as possible in order to maximize the extent of the “Undisturbed Forested Area” abutting the residences on John Mallard Drive. The Applicant shall make a good faith effort to coordinate with and encourage NOVEC to minimize any adjustment to the substation that may encroach into the Undisturbed Forested Area. The final location and design of the receiving towers will be subject to NOVEC approval and in consultation with County staff.
 - The GDP shows sufficient space to supplement the 100-foot buffer with evergreen trees and shrubs between the undisturbed forested area and substation to provide year-round screening of the site from residences to the east.
- Overall Design Responsiveness to Site Constraints: Based on the most recent submission and in response to the Planning Commission review, the Applicant has reassessed the site layout, extent of electrical substation area, tree preservation and reforestation areas, and limits of disturbance in order to reduce the impacts – in comparison to the previous submission package. Most notable is the area on the eastern end of the property in the vicinity of the electrical substation. As stated in the proffers, the Applicant has committed to a “maximum possible extent” for the substation, and with the intent to locate the related equipment as close to the overhead power lines as feasible, and thus minimizing impacts on the undisturbed forested area abutting the residences on John Mallard Drive to the east.
 - The Applicant’s combined efforts are in direct response to previous issues that were discussed in the Planning Commission staff report.

Proposal’s Weaknesses

- Minimal Frontage Landscaping: Although the Applicant is now proposing a 35-foot Highway Corridor Overlay District (HCOD) buffer along Dumfries Road, and 15-foot landscape enhancement area (50-foot total width), this is still rather minimal when compared to what has been done with other data center sites.
 - While staff acknowledges the Applicant’s efforts in enhancing the landscaping along Dumfries Road, staff still recommends that based on the building heights and proposed use, an increased landscape buffer along the frontage be provided to be more consistent with what has been done with various other data center developments along major roadways. Other increased setback requirements and

building restriction lines should be considered – like what was recently approved with the Parsons Business Park site, further to the west/northwest along Dumfries Road.

- Staff recommends, based on the building heights and proposed use, a road frontage landscape buffer be provided that is more consistent with what has been done with various other data center developments along major roadways. A minimum 50-foot buffer, free of all utilities except for minimal crossings, should be specified in the proffers, in conjunction with other setback requirements and building restriction lines. Berming could also be explored with no reduction in the quantity of plantings required, with a modified layout.
- Height Increase for Development: As currently requested, a height modification is being requested of up to 75 feet for any building within 250 feet of Dumfries Road (Route 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls. Since the overall finished building height (including rooftop equipment) will be up to 95 feet, staff believes this is still excessive and not appropriate for this area – given the area context, combined massing impacts, existing topography, and proximity to residences off to the east. As such, staff cannot fully support this requested building height increase in its current form.
 - Although there is a slight adjustment in building height (by 5 feet) in closer proximity to Dumfries Road, staff maintains its request that to help mitigate the massing and height impacts of being so close to existing residences to the east, the overall finished height should be capped at 80 feet, to also include rooftop equipment.
- Unresolved Overall Massing & Height Concerns: Based on the fact that the eastern portion of site is requesting a height increase from 60 feet to 80 feet in M-2 zoning, and with the addition of rooftop mechanical equipment, the resulting building and overall scale will be excessive and not in a context sensitive manner to the existing residences to the east. This will have considerably more visual impacts in the area.
 - Although staff has requested that this be considered, the Applicant has not offered building heights to be inclusive of rooftop equipment.
- Buffer Commitments to be Vacated & Reduced with Proffer Amendment: As proposed with the proffer amendment component of the application on the western ±23.53-acre portion of the project area, which was previously subject to the proffers for #PLN2009-00117, an existing 50-foot buffer along the northern property line abutting the County Landfill is being vacated.
 - Since the above-referenced landscape buffer was previously consistent with County policy and are favorable attributes, their proposed removal and/or reduction with the current proposal is considered to be a weakness.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation, and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

As noted in the previously submitted Cultural Resource Assessment and Records Check (CRARC) from the County Archeologist, "No archaeological and historic sites or graves are recorded on the project area."

The Historical Commission initially reviewed this proposal at its October 10, 2023 meeting, and recommended "No Further Work". A revised version of the application was subsequently reviewed by the Commission at its April 9, 2024 meeting, and with the recommendation of "No Further Work".

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its October 10, 2023 and April 9, 2024 meetings, and determined that no further work was needed. The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Economic Development Analysis

A robust and diversified nonresidential tax base not only enhances the commercial tax revenue, but also facilitates the creation of quality jobs. This empowers residents to improve their overall quality of life by both residing and working within Prince William County. The Economic Drivers outlined in the Land Use Plan put forth policies and action strategies that “encourage Comprehensive Plan amendments and rezonings which could lead to increased acreage for targeted industries and mixed-use development”.

The Board of County Supervisors recognizes data centers as a targeted industry for driving economic growth and retaining businesses. Furthermore, this proposal aligns with the County’s Strategic Plan goal to expand its commercial and industrial tax base and will help attract more high-tech jobs and businesses to the area. This proposal will deliver an industrial/technology park with data centers uses, which is desirable in such areas planned as I-3, Technology/Flex Industrial.

Proposal’s Strengths

- Alignment with Targeted Industry: The endorsement of data centers as a targeted industry by the Board of County Supervisors underscores the strategic alignment of the proposal.

Proposal’s Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Economic Development component of the Comprehensive Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County’s goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The ±64.44-acre site is an assemblage of the Colchester Business Park industrial development and adjacent residential properties. The eastern portion of the project area is composed of residential properties mostly covered with mature hardwood forests interrupted by lawns and traversed by a major electrical powerline corridor. The site has frontage on Dumfries Road with a Highway Corridor Overlay District (HCOD) to the south. It is also within the Data Center Opportunity Zone

Overlay District. Industrial uses exist to the west and north. Residential uses exist to the east and are planned across Dumfries Road to the south.

Along the northern property line is land listed by the Virginia Department of Conservation and Recreation (DCR) Division of Natural Heritage as an Ecological Core with "Very High" value. It is also part of DCR's "Powells Creek Stream Conservation Site" of High Significance that extends onto the County's Landfill site. The Colchester Business Park site currently contains existing industrial uses, some of which are not permitted. A Chesapeake Bay Resource Protection Area (RPA) exists at the northwestern corner of the site with a wetland extending into the site that is proffered to be protected by a Conservation Area under the Colchester Business Park rezoning (#PLN2009-00117, Proffers #1 and #14). A portion of this wetland has been cleared, filled, and graded.

The northern portion of the site and continuing into existing forested areas of the County Landfill is land identified by the DCR's Division of Natural Heritage as having "Very High" Ecological Core value. DCR has also identified the "Powells Creek Stream Conservation Site" of "High Significance" onsite and continuing onto the landfill site. No preservation is being proposed in this area. Preferably, the northern property line should be revised to show a minimum 200-foot-wide area in the forested portion on the currently residential side of the site.

Furthermore, the Applicant should be more proactive in their protection of the endangered Northern Long-eared Bat. With recent regulations to protect this bat, there have been requests for early clearing of trees in order to avoid Federal time-of-year restrictions. Staff has recommended that the Applicant agree to certain proffer language intended to ensure that any early tree clearing will not result in loss of areas proffered to be preserved. At this time, this proffer has not been provided.

IMPERVIOUS/ PERVIOUS: 43% (28.96 acres) / 55%

(As currently proposed, the 3 building structures represent a footprint of 11.75% of the project area).

RARE, THREATENED, AND ENDANGERED SPECIES:

SOILS:

No.	Soils name	Slope (%)	Erodibility
10B	Buckhall loam	2-7	Moderate
10C	Buckhall loam	7-15	Severe
19B	Elioak loam	2-7	Moderate
23C	Gaila sandy loam	7-15	Severe
23D	Gaila sandy loam	15-25	Severe
24D	Glenelg-Buckhall complex	15-25	Severe
38B	Meadowville laom	0-5	Moderate
41B	Neabsco loam	0-7	Moderate
41C	Neabsco loam	7-15	Severe
44D	Occoquan sandy loam	7-25	Severe

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre (±64.44-acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the site area acreage.

Purchase of Wetland & Stream Mitigation Bank Credits

In the latest submission, the Applicant has committed via proffer to purchase wetland and stream mitigation bank credits, pursuant to the Virginia Department of Environmental Quality's Wetland and Stream Mitigation Banking Program. The specific amount of credits purchased shall be equal to the impacted wetlands identified during the site plan and development review process.

Proposal's Strengths

- Onsite Soil Amendment & Improvement: As proffered, to facilitate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting:
a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3'; and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam.
- Commitment to Sustainability Measures: As proffered, the Applicant shall incorporate, in consultation with the County's Environmental and Energy Sustainability Officer, a minimum of five (5) sustainability measures and/or techniques as part of the design and construction of each data center building to promote sustainable design and energy efficiency (collectively, the "Sustainability Measures"). Prior to bond release for each data center building, the Applicant shall provide the Planning Director with documentation of the specific sustainability measures implemented in connection with the construction and/or operation of such building.
- Increase in Tree Preservation & Reforestation Areas: In the latest submission, the Applicant has reduced the Limits of Disturbance (LOD) to increase the amount of preservation of existing forest cover along the eastern property line and the Reforestation Areas of the project area to over 12 acres in total. It is important to note that the industrial property has minimal existing trees. The northern area that is being rezoned and all of the current agriculture properties in the eastern portion of the site contain water wells, septic systems, drainfields, homes, driveways, and roads. These must all be removed, cleaned up, and then reforested to ultimately establish full tree cover.
 - Compared to the previous version that went before the Planning Commission, this current submission has considerably more onsite tree preservation and areas designated for reforestation.

Proposal's Weaknesses

- **Impacts to High Quality Resource Areas:** The project area is located within the Powells Creek Stream Conservation Site (SCS), as designated by the Virginia Department of Conservation and Recreation (DCR). This particular SCS is an Aquatic Natural Community (NP – Lower Potomac Second Order Stream). This SCS has a Grade B, which indicates relative regional significance. It is also noted that the stream “contributes to the high Biological Integrity at the watershed level (6th order)” and holds a Healthy designation. Furthermore, the northern portion of the site and continuing into existing forested areas of the County Landfill is land identified by the DCR’s Division of Natural Heritage as having “Very High” Ecological Core value. DCR has also identified the “Powells Creek Stream Conservation Site” of “High Significance” onsite.
 - Given the importance of these existing natural resources as stated above, any development should be highly responsive to the ecological integrity. While the proposed industrial/data center development includes peripheral reforestation areas and amended limits of disturbance, it does not adhere to the preferred policies for avoidance and minimization. As such, the overall layout is not responsive to the presence of the environmental conditions.
- **Loss of Protected Wetlands and Conservation Area to be Vacated:** As proposed at the northwestern portion of the project at the cul-de-sac bulb for Colchester Park Drive, an existing proffered “Conservation Area” is proposed to be vacated. This Conservation Area was established to protect the forested wetland that existed there. A portion of this wetland has since been cleared, graded, filled, and used for storage of heavy equipment. The remaining portion is proposed for removal with this rezoning request. The removal of such wetlands area is not consistent with existing environmental policies and proffers. Staff recommends the Applicant agree to restore this area to a forested palustrine wetland.
- **Potential for Additional Impacts from Electric Substation:** Although Proffer #16 specifies an area on the GDP as the “Maximum Possible Extent of Substation Area” and offers proffered intentions to consider in its layout/design, the final impacts on the surrounding vegetated and open areas are uncertain at this time. There should be more of a proactive design approach to locating the electric substations to minimize new impacts. While staff acknowledges the need for flexibility and options for various development scenarios, the full extent of impacts due to the ultimate design and siting of the electric substation are still somewhat speculative and conceptual.

Consistency Recommendation

- Staff recommends that this application is inconsistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications. The first due fire/rescue resource for this subject site is Fire/Rescue Station # 6 (Coles). The site is not within the 4.0-minute travel time for fire and basic life support, but is within the 8.0-minute travel time for advanced life support. In FY2023, Fire/Rescue Station 6 responded to 1,479 incidents, while the workload capacity is 6,000 incidents per year.

A list of considerations for data centers based on the Design and Construction Standards Manual (DCSM), Virginia Statewide Building Code, and the Virginia Statewide Fire Prevention Code has been provided to the Applicant for reference and consideration. These standards and codes are applied to site plans when they are reviewed for compliance. Fire lanes and other specific data center safety requirements/provisions will be addressed at the time of site plan submission. The specific needs for the end user/tenant within the proposed industrial/technology park will be contingent upon the type of business or use(s), which will be addressed on a case-by-case basis.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$0.61 per square foot (SF) of building area, which is based on up to 664,714 total square feet (SF) for all new buildings (based on a combined total of 3 proposed buildings having 2 stories each – as per the Applicant). Using these assumptions, this will provide a total of \$405,476.15 for a Level of Service (LOS) monetary contribution.
- Emergency Spill Contingency: As proffered, in the event a use on the Property involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office, which is consistent with similar plans reviewed and approved by the Fire Marshal. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. In no event will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer. Fire Marshal approval shall be required for such plan prior to final site plan approval.
- Development Site within 8.0-Minute Travel Time: The site to be developed is located within the required 8.0-minute travel time for advanced life support.
- Station Workload: Fiscal Year 2023 figures indicate that Fire and Rescue Station #6 responded to 1,479 incidents, while the workload capacity is 6,000 incidents per year. As such, it is operating well within capacity.

Proposal's Weaknesses

- Development Site Outside of 4.0-Minute Travel Time: The site to be developed is not located within the required 4.0-minute travel time for basic life support and fire suppression services.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

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

At this time, the Police Department does not believe this application will create a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: natural surveillance; access control; security measures; onsite lighting; and activity support.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will create a significant impact on calls for service.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

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

The subject property is within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public water from the Service Authority to develop. The Service Authority has an existing 16-inch water main on Dumfries Road and an existing onsite 12-inch water main stub-out located on GPIN 7991-35-9245 (northeastern portion of project area). The Applicant will be required to provide a looped supply by connecting these two water mains for increased reliability and water quality. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems. The subject property is within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public sewer from the Service Authority to develop. The Service Authority has an existing onsite 8-inch gravity sewer main located on GPIN 7991-35-9245 (northeastern portion of project area) and an existing 8-inch gravity main on adjacent GPIN 7991-34-2084 (central portion of project area along Colchester Park Drive), with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing

projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to Level of Service (LOS) of “E” specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS “E” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The site will have one or two full access entrance(s) from Colchester Park Drive with the reconfigured alignment, as shown on the GDP. The final location and design of the entrances will be shown on the applicable final site plan proposing such entrance(s). The Applicant proposes to realign and relocate a portion of Colchester Park Drive to provide adequate spacing from Dumfries Road. This will require a vacation of Colchester Park Drive right-of-way, which requires a separate Board action. Staff recommends the Applicant process the vacation and conveyance of Colchester Park Drive concurrently with the rezoning.

The following summary table provides the 2022 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2022 VDOT Annual Average Daily Traffic Count	Travel Demand Model 2019 Daily LOS
Dumfries Road	4	26,300	B

Proposal's Strengths

- **Provisions for Site Access:** Subject to Prince William County Department of Transportation (PWCDOT) and the Virginia Department of Transportation (VDOT) approval, access to the Property may be provided via multiple entrances. The final location and design of the entrances shall be shown on the applicable final site plan proposing such entrance(s). Except as approved by PWCDOT and VDOT during construction of the development, the Applicant will be restricted from utilizing the private travel way at the southeast portion of the site, which serves the residences at GPINs 7991-43-0580 and 7991-44-1716.
- **Vacation of Colchester Park Drive:** The Applicant will request the Board of County Supervisors to vacate the dedicated right-of-way of Colchester Park Drive recorded in instrument #200708150093589, dated August 15, 2007.
 - If the Rezoning/Proffer Amendment is approved, the Board will hold a separate public hearing to vacate and then convey the County owned right-of-way, including the road. This procedure will continue to be coordinated, to ensure that such right-of-way vacation is done as efficiently as possible, following Board action on the rezoning request.

- Monetary Contribution: As offered, the Applicant will make a monetary contribution to the Board of County Supervisors of \$0.25 per square foot of building area constructed on the Property. This contribution will be used for transportation projects in the area, as determined by the County, and will be paid prior to and as a condition of the issuance of building permit release letter for each building constructed.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of this proposal relative to the Strategic Plan are as follows:

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

Materially Relevant Issues

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

- As proffered for this proposal, the maximum height of any building on the Property shall be up to 75 feet for any building within 250 feet of Dumfries Road (Route 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls. Notwithstanding the above, the rooftop mechanical equipment and screening walls shall be a maximum of 15 feet in height. Therefore, the onsite finished building height can be up to 95 feet for a considerable portion of the site.
 - It is important to note that with this overall height provision, in particular for data centers, any rooftop mechanical equipment can still exceed the overall building height of 80 feet, and may add additional finished height (15 more feet). While other recently approved data center proposals have specifically proffered that such rooftop equipment is inclusive of this overall height cap (i.e., Devlin Technology Park, #REZ2022-00022; Digital Gateway North, #REZ2022-00032; and most recently Parsons Business Park, #REZ2023-00028), this subject application does not.
 - Staff prefers that such height provision be added to be more sensitive to the area context.

Proffer Issues / Deficiencies

- None identified.

Waivers / Modifications

As requested in the Proffer Statement, approval of the subject rezoning shall constitute a waiver/modification of the following:

- 35. Maximum Building Height: Pursuant to Section 32-400.03.2, the maximum height of any building within 250 feet of Route 234 (Dumfries Road) shall be limited to seventy-five feet (75') in height; the maximum height of all other building(s) on the Property shall be limited to eighty feet (80'). Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning. Notwithstanding the above, the rooftop mechanical equipment and screening walls shall be a maximum of fifteen feet (15') in height.

Staff Response:

- Although staff understands the intent of the overall requested building height increase as it applies to data center uses, there should be more specific provisions for the building locations and their proximity to adjacent residential uses. As proposed, this increased height is being applied uniformly throughout the property.
- As currently requested, a height modification is being requested up to a maximum building height of up 80 feet, from the height standard of 60 feet for M-2 zoning in the eastern end. This does not include any rooftop mechanical equipment and rooftop screening walls. Staff requests that to help mitigate the massing and height impacts of being so close to existing residences to the east, the overall finished height should be capped at 80 feet. Or, consider a commitment to lower the height for the building(s) located on the eastern side.
- Since the overall finished building height (including rooftop equipment) will be up to 95 feet, staff believes this is excessive and not appropriate for this area – given the area context, combined massing impacts, existing topography, and proximity to residences to the east.

In summary, staff cannot fully support this requested building height increase in its current form.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Planning Office:

- National Park Service – Prince William Forest Park
- PWC Archaeologist
- PWC Building Official
- PWC Development Services – Land Development / Zoning & Proffer Administration
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range Planning
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)