

AGENDA REQUEST



Sponsor:

Richard M. Barb, LLC, Owner/Convergent VA, LLC,
Applicant

Meeting Date:

April 18, 2019

Staff Lead:

Adam Shellenberger, Chief of Planning

Division:

Planning Division

Topic:

Comprehensive Plan Amendment/Rezoning/Special Exception - COMA-19-010737, REZN-19-010742 and SPEX-19-010743 - Convergent Technology Park - An Application for a Comprehensive Plan Amendment, to Chapter 6, Bealeton and Remington Service District Plan to Change the Land Use Designation of Approximately 90.65 Acres in the Remington Service District from Residential - Low Density (1 to 3 Units Per Acre) to Light Industrial/Employment Center; Rezone Approximately 104.3 Acres from Residential: 2 Units Per Acre (R-2) with Proffers to Business Park (BP) with Proffers and Accept Revised Proffers on Approximately 35.1 Acres of the Property to Remain Zoned Residential: 2 Units Per Acre (R-2); and a Category 20 Special Exception to Allow an Aboveground Water Storage Facility to be Used for Fire Flow. (PIN 6888-25-0487-000 and 6888-13-7752-000, Lee District)

Topic Description:

Convergent Technology Park proposes to create a new data center development with an estimated build-out of 1.07 million square feet. The development will occur on the portion of the property proposed to have the Light Industrial/Employment Center land use designation and to be rezoned Business Park (BP). The portion of the property to remain zoned Residential: 2 Units per Acre (R-2) is proposed to be donated to the County for use as a park. If these applications are approved, 198 single-family residential lots will not be constructed. These lots were previously approved as Ellerslie Farm Subdivision (REZN04-LE-002, approved December 15, 2003 and PP03-L-29, approved February 17, 2004). The property is located along James Madison Street (Route 1207) and James Madison Highway (Route 15/29) in Remington.

Requested Action:

Conduct the Public Hearing and forward a recommendation to the Board of Supervisors.

Financial Impact Analysis:

See attached Capital Impact Analysis. Additional information is included within the Staff Report.

Identify any other Departments, Organizations or Individuals that would be affected by this request:

- Department of Economic Development
- Commissioner of the Revenue
- Fauquier County Water and Sanitation Authority
- Town of Remington
- Surrounding Property Owners

ATTACHMENTS:

▢ Staff Report
▢ Statement of Justification
▢ Proffer Statement
▢ Concept Developement Plan/Special Exception Plat
▢ Concept Rendering
▢ Architectural Rendering
▢ Site Photos
▢ Traffic Study
▢ Capital Impacts Model - Convergent Technology Park
▢ Capital Impacts Model - Ellerslie Farm Subdivision
▢ Environmental Resources Map
▢ Cultural Resources Map
▢ Ellerslie Farm - Proffers & Concept Plan
▢ ADDED - Public Comment

Department of Community Development Staff Report

PROPERTY OWNER(S): Richard M. Barb, LLC

APPLICANT: Convergent VA, LLC

LOCATION: Along James Madison Street (Route 1207) and James Madison Highway (Route 15/29), in Remington

DISTRICT: Lee District

PINS: 6888-25-0487-000 and 6888-13-7752-000

ACREAGE: 139.48 Acres

ZONING: Residential: 2 Units per Acre (R-2), with Proffers

LAND USE: Remington Service District – Low Density Residential (1 – 3 Units per Acre)

MEETING DATE: April 18, 2019

- REQUESTS:**
1. COMA-19-010737: An application for a Comprehensive Plan Amendment to Chapter 6, Bealeton and Remington Service District Plan, to change the land use designation of approximately 90.65 acres in the Remington Service District from Residential - Low Density (1 to 3 Units per Acre) to Light Industrial/Employment Center; and
 2. REZN-19-010742: An application to Rezone approximately 104.3 acres from Residential: 2 Units per Acre (R-2) with proffers to Business Park (BP) with proffers and accept revised proffers on approximately 35.1 acres of the property to remain zoned Residential: 2 Units per Acre (R-2); and
 3. SPEX-19-010743: An application for a Category 20 Special Exception to allow an aboveground water storage facility to be used for fire flow.

OUTSTANDING ISSUES: The Planning Commission should carefully evaluate the proposed changes to the Bealeton and Remington Service District Plan, to determine if the request is reasonable and justified. The existing use and character of the area, the suitability of the property for various uses, the trends of growth or change, and the current and future requirements of the County should all be given due consideration. Specific guidance

for reviewing and evaluating Comprehensive Plan Amendments initiated by an Applicant is provided in both the Comprehensive Plan and Zoning Ordinance, and outlined within this report.

RECOMMENDATION: If the Planning Commission determines that the proposed Comprehensive Plan Amendment COMA-19-010737 is reasonable and justified they should recommend it for approval. If the Comprehensive Plan is recommended for approval the Rezoning application would be consistent with the proposed land use designation of the Comprehensive Plan and able to meet the applicable provisions of the Zoning Ordinance. Therefore, staff would advise the Planning Commission to recommend approval of Rezoning REZN-19-010742.

If both COMA-19-010737 and REZN-19-010742 are recommended for approval, Staff would advise the Planning Commission to also recommend approval of Special Exception SPEX-19-010743, subject to the conditions below. The application satisfies the standards of Zoning Ordinance Sections 5-006, 5-2001 and 5-2002.

If the Planning Commission is unable to recommend approval of COMA-19-010737, they could request additional information from the Applicant or recommend denial of all three applications.

STAFF RECOMMENDED CONDITIONS:

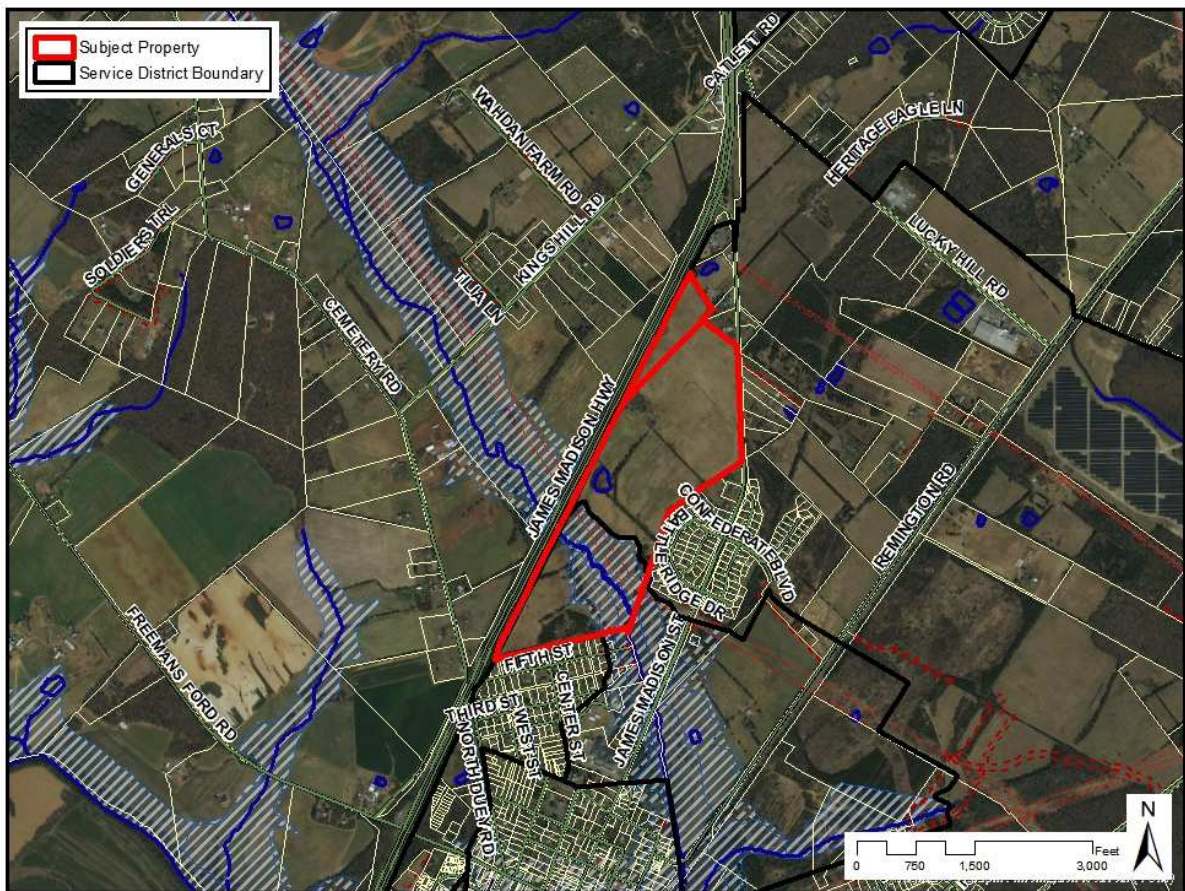
Please note these conditions only relate to SPEX-19-010743.

1. The Special Exception is granted for and runs with the land indicated in this application as PINs 6888-25-0487-000 and 6888-13-7752-000, and is not transferable to other land.
 2. The Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated and shall be in general conformance with the Special Exception Plat dated April 5, 2019, as approved with this application, as qualified or as modified by the associated Conditions and as required by the Fauquier County Zoning Ordinance.
 3. There shall be only one aboveground water storage tank constructed on the property. It may be located at either of the two locations indicated on the Special Exception Plat.
 4. The aboveground storage tank shall only be used to provide adequate fire flow for the development. It shall not be used for any cooling needs of the data center equipment.
 5. On-site well water shall not be used to fill or maintain water levels in the water storage tank.
 6. A Major Site Plan shall be required prior to commencement of the use.
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Topic Description:

Convergent VA, LLC is seeking to (1) change the land use designation of approximately 90.65 acres in the Remington Service District from Residential - Low Density (1 to 3 Units per Acre) to Light Industrial/Employment Center; (2) rezone approximately 104.3 acres from Residential: 2 Units per Acre (R-2) with proffers to Business Park (BP) with proffers and accept new proffers on approximately 35.1 acres of the property to remain zoned Residential: 2 Units per Acre (R-2); and (3) allow by Special Exception an aboveground water storage facility to be used for fire flow. If approved, the Applicant intends to create a new data center development, Convergent Technology Park, with an estimated build-out of 1.07 million square feet on the portion of the property to have the Light Industrial/Employment Center land use designation and zoned BP. The R-2 zoned portion of the property is to be dedicated to the County for passive, recreational use.

Regional Aerial Map



The development concept is very similar to a campus style business park or light industrial development, which will consist of six data center buildings and supporting infrastructure. The data center equipment will utilize a hybrid of mechanical and ambient cooling systems. Water from a public system or private well will not be used for the data center's cooling purposes. Access to the project is proposed to be directly off James Madison Street. There will be one main secured entrance point and

one service/emergency entrance point. There will be no access points off James Madison Highway (Route 15/29). The development will be buffered by existing stands of mature trees located along the eastern and western property frontages. The Applicant is also proposing additional landscape screening and earthen berms to further enhance the buffers and to minimize impacts to adjacent landowners. The buffers will also screen views into the property from the Route 29/15 corridor. The project will be developed in phases, and is anticipated to be built out in five to seven years.

On-site infrastructure improvements include an electrical substation and natural gas yard. These facilities will provide redundant (back-up) power generation to the equipment through a combination of natural gas and electrical power systems. Additionally, a 500,000 gallon aboveground water storage tank is being proposed. It will be used for fire flow purposes only. The water storage tank is approximately 46 feet high and 45 feet in diameter, and will be privately owned and maintained. It will be filled using rainwater harvesting, water from the Town of Remington and/or trucked in from an outside source. It should be noted that the aboveground water storage facility requires Special Exception approval.

The Applicant believes that the proposed Convergent Technology Park is ideally situated along a fiber optic corridor which connects to the recently laid transatlantic communications cable landing at Virginia Beach (“MAREA”) to the globally-centric hub located in Ashburn, Virginia (“MAE EAST”). Additionally, the extensive and unique (existing and planned) fiber optic cable routes along the property’s frontages and the availability of high-capacity and redundant power infrastructure make the property easily suitable for data center development. The Applicant also believes that the Convergent Technology Park will also serve to enhance the recently approved Remington Technology Park, as the two projects together will provide an important synergy to attract prominent data center users. The Applicant states that the property also benefits from having relatively little topography and wetlands within the development area, and is fortunate to have public sewer and water available to serve the project.

The Applicant believes that the project will serve as a vital component to the County’s desire to maintain a diverse and strong local economy while protecting and preserving agricultural and rural uses located outside the District. It is also believed that Convergent Technology Park will provide for a focused development that serves the needs of both Fauquier County and the Town of Remington, minimizes the demands on County facilities and services, and generates substantial tax revenues. Additionally, the project is estimated to generate 130 full-time equivalent (FTE) construction jobs and 110 highly-skilled and highly-paid FTE jobs to operate the campus.

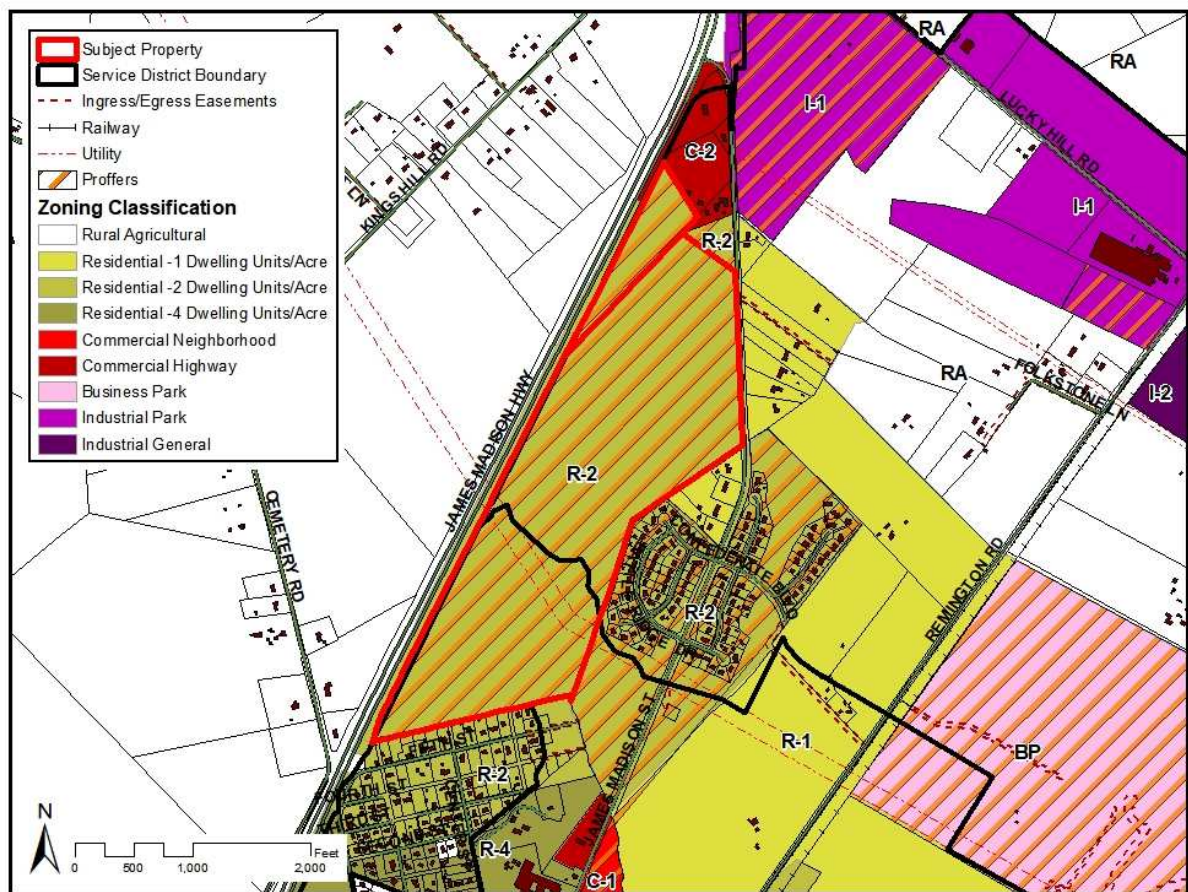
Property History:

On March 17, 2003, the properties were rezoned (RZ02-L-08) from Residential: 1 Dwelling Unit per Acre (R-1) and Commercial-Highway (C-2) to Residential: 2 Dwelling Units per Acre (R-2) with proffers, to allow for a cluster subdivision known as Ellerslie Farm. An amendment (REZN04-LE-002) to the proffer statement was approved by the Board of Supervisors on December 15, 2003. A Preliminary Plat (PP03-L-29) for the subdivision was approved by the Board of Supervisors on February 17, 2004. These approvals allow for the construction of 198 single-family residential lots and require a donation of land to the County for a park. The proffers require a contribution of \$14,854.00 (subject to CPI-U adjustments) for each of the subdivision’s final 83 lots. This

contribution was to be distributed between Fauquier County Schools, Remington Volunteer Fire Department and Rescue Squad, Sheriff's Office, Library, and Environmental Services to offset capital impacts. Additionally, a onetime contribution of \$15,000.00 at the beginning of the 5th Phase of development was to be made to the Virginia Department of Transportation (VDOT), towards a future traffic signal or other intersection improvement at the proposed intersection of Milic Boulevard and relocated Business Route 29/15.

If this application is approved, the 198 single-family residential lots would be abandoned, and could no longer be constructed on these properties. Additionally, the proffered contributions (approximately \$1,247,882) would not be received.

Location/Existing Zoning Map

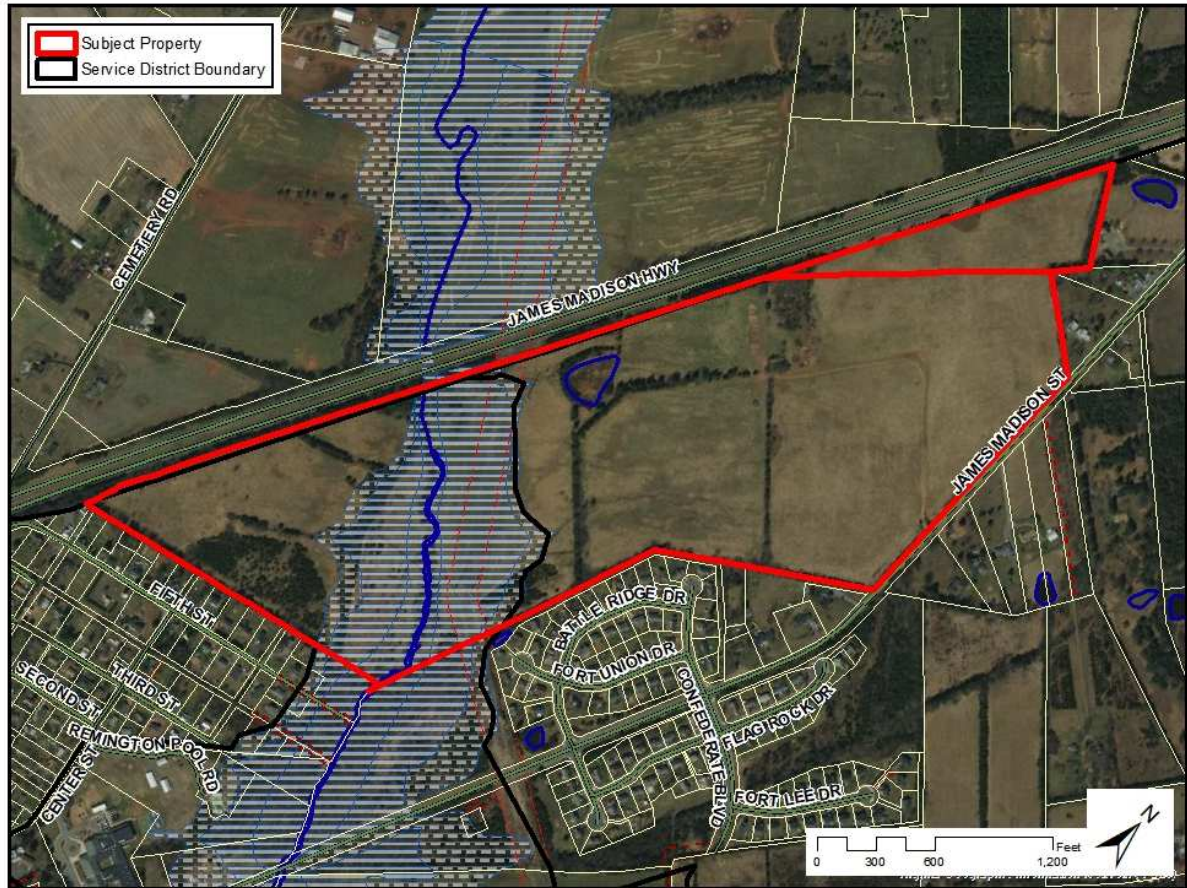


Location, Zoning and Current Land Use:

The 133.48-acre property is zoned Residential: 2 Units per Acre (R-2) with proffers. It is located in Remington with frontage along James Madison Highway (Route 15/29) and James Madison Street (Route 1207). The property is currently undeveloped, but has current subdivision approvals for 198 single-family lots (see above). Most of the property is currently being used for cattle grazing. There are pockets of tree stands located throughout the property, and most of the boundary contains a

hedgerow and natural buffer. Tinpot Run and its associated 100-year FEMA floodplain run through the southern third of the property. A power line also runs through the property, just north of Tinpot Run. The Rezoning Analysis, below, contains additional information regarding the property's characteristics and analysis related to this application.

Site Aerial Map



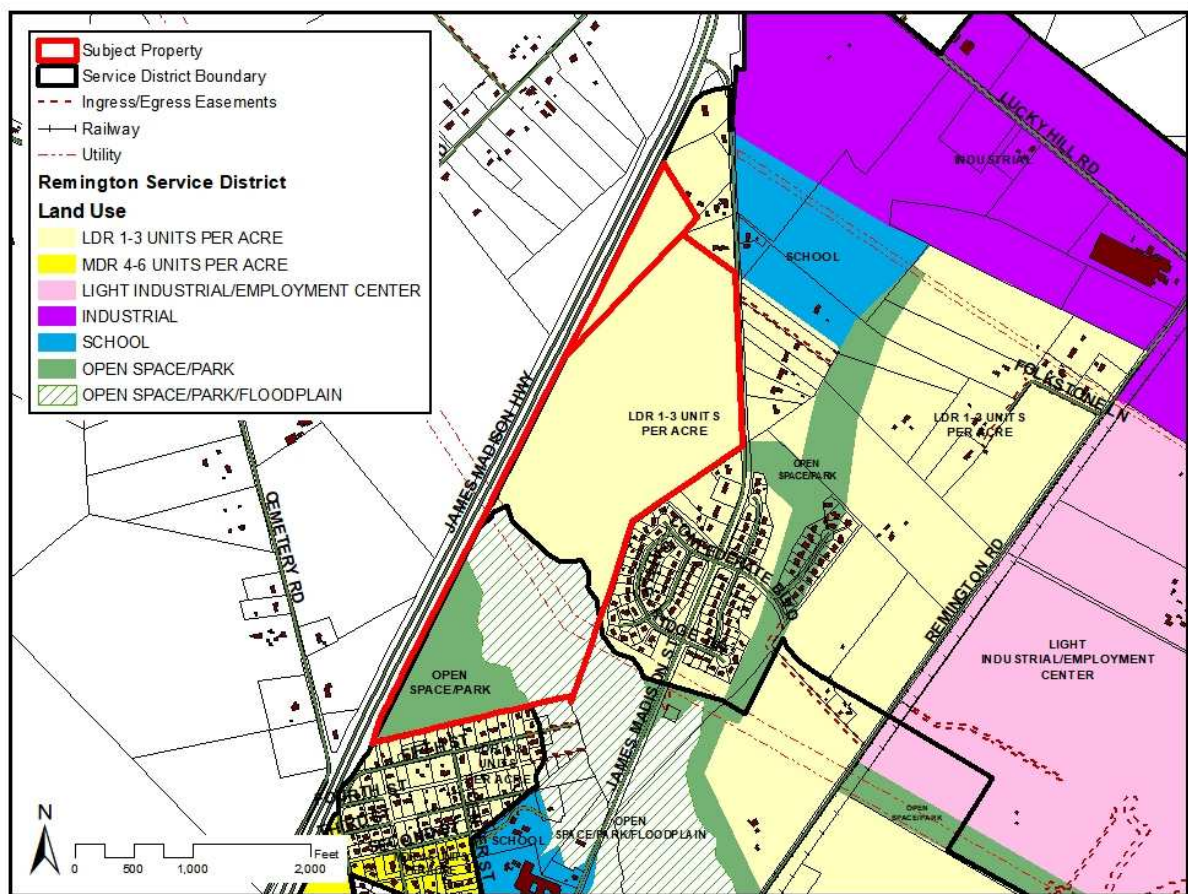
Surrounding Zoning and Current Land Use:

The areas surrounding the subject property to the east and south are zoned Residential (R-1, R-2 and R-4). These properties generally contain single family residences. North of the subject property are a few parcels zoned Commercial Highway (C-2), which contain the following businesses: Arbor Tech, Sammy's Rentals (future), R & H Grocery and Remington Press. Properties to the west, across Route 15/29, are zoned Rural Agriculture (RA) and being used for a mix of single-family residential and agricultural uses.

Comprehensive Plan/Land Use:

The property is within the Remington Service District. A majority of the property (+/- 90.6 acres) has a land use designation of Low Density Residential 1 – 3 Units per Acre (LDR). The remainder of the property has a land use designation of Open Space/Park/Floodplain (+/- 28.3 acres) and Open Space/Park (+/- 20.5 acres). The LDR portion is envisioned to be developed with residential subdivisions which are to be designed to replicate the patterns found in the Town of Remington. The Open Space portions of the property are intended to be the foundation of a major park and wildlife system within the Service District, as well provide locations to help resolve flooding threats.

Land Use Map

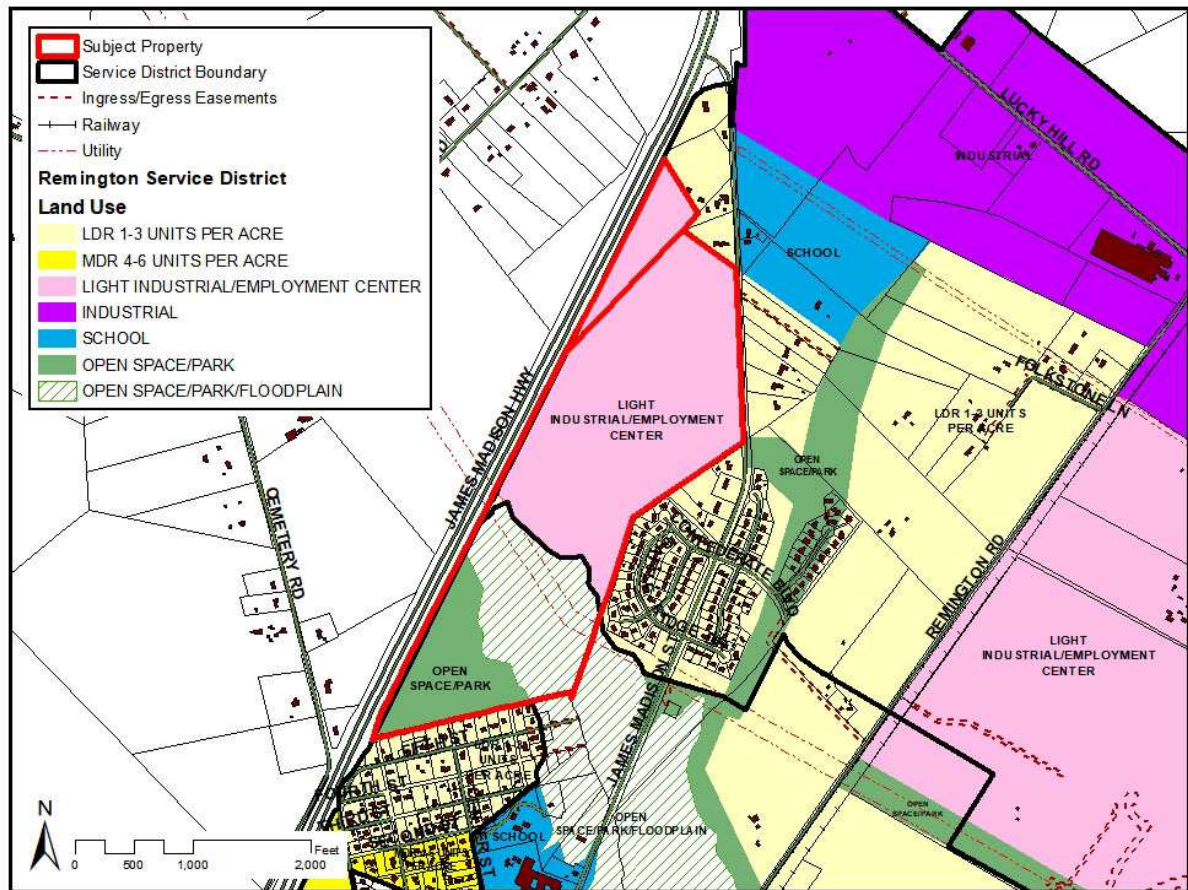


Proposed Changes to the Bealeton and Remington Service District Plan

The Applicant is seeking a Comprehensive Plan Amendment to Chapter 6, Bealeton and Remington Service District Plan, specifically to change the land use designation of approximately 90.65 acres in the Remington Service District from Residential - Low Density (1 to 3 Units per Acre) to Light Industrial/Employment Center. The proposed land use designation is envisioned to support employment opportunities for the County's residents, with business park and campus style industrial development being appropriate as long as there is careful buffering from adjacent residential uses.

Appropriate light industrial uses could include wholesale operations or transportation infrastructure firms while appropriate employment center uses could include offices, call centers or data centers. Commercial uses that might compete with businesses located in the Town of Remington are discouraged.

Future Land Use Plan - PROPOSED



Should the proposed changes to the Land Use Plan be adopted, Table RE-1 will also need to be updated to accurately represent the updated acreages. See below:

Table RE-1
Remington Service District Development Acreages

Land Use Category	Total Acres
Industrial	446
Light Industrial/Employment Center	402 493
Residential - High Density	14
Residential - Medium Density	48
Residential - Low Density	918 827
Park/Open Space	176
Park/Open Space/Floodplain	308

School	52
Wastewater Treatment Facility	10
TOTAL	2,374

Guidance for Reviewing Proposed Comprehensive Plan Amendments

Both the Comprehensive Plan and Zoning Ordinance offer specific guidance when reviewing and evaluating Comprehensive Plan Amendments initiated by an Applicant. Chapter 1 - Introduction and Vision, of the Comprehensive Plan states that the Applicant should demonstrate that any change in land use designation or density/intensity:

- would benefit the public health, safety and welfare;
- is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and appropriate Service District, if applicable;
- will not be detrimental to uses of property in the immediate vicinity of the subject property;
- has merit and value for the community as a whole; and
- will result in benefits (fiscal, aesthetic, employment, etc.) that will outweigh any significant impact of the change.

Additionally, Section 13-202.4.A(c)(2) of the Zoning Ordinance states that the Applicant's statement of justification regarding the requested amendment shall address the following as applicable:

- Creative Concepts - presentation of innovative approaches to land use not currently contemplated in the Comprehensive Plan.
- Oversights - the subject property was omitted or misinterpreted in the original plan review process.
- Change in Circumstances - there has been a significant change in surrounding land use since the original Plan review process.
- Goals - the goals of the Plan would be better met with the proposed modification, or better implemented if such amendments are adopted.
- Hardship - an applicant has a unique hardship on the subject property not identified in the original Plan review process. Such "hardship" shall be similar in definition to that as defined in this Ordinance.

Lastly, Section 13-210 of the Zoning Ordinance gives additional guidance when reviewing and considering approval of Comprehensive Plan Amendments. (It should be noted that this Section's guidance also applies when reviewing Rezoning applications) Please see below:

13-210 Matters to be considered in Reviewing Proposed Amendments

Proposed amendments shall be considered with reasonable consideration of the existing use and character of the area, the suitability of the property for various uses, the trends of growth or change, the current and future requirements of the County as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community and the County and the requirements for schools, parks, playgrounds, recreation areas and other public services; for the conservation of natural resources and preservation of floodplains; and for the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County. These considerations shall include, but not be limited to, Comprehensive Plans or parts thereof,

capital improvements programs, relation of development to roads or road construction programs, proximity of the development to utilities and public facilities, the existence of an Agricultural and Forestal District created pursuant to Chapter 36 of the Code of Virginia, and any applicable standards contained in Article 5.

Applicant's Justification of the Proposed Comprehensive Plan Amendment

The Applicant believes that this project will serve as a vital component to the County's desire to maintain a diverse and strong local economy while protecting and preserving agricultural and rural uses located outside the District. Additionally, as stated in the Service District Plan, Remington is one of the few Service Districts within Fauquier County where there are adequate facilities and infrastructure needed to support a hyper-scale data center campus. The Applicant believes the proposed Convergent Technology Park is further justified by the following:

- Change in circumstances – There has been a significant change in surrounding land use since the original plan review process. In March 2018, the Board of Supervisors approved a rezoning to allow for the construction of the Remington Technology Park. This data center will feature multiple buildings with up to 1.8 million in building square footage. The Remington Technology Park will be constructed between Remington Road and Lucky Hill Road just to the east of the Convergent Technology Park. This large non-residential development, coupled with the expanding need for these type of high-tech data centers, was not a land use contemplated in the past plan review. This change of circumstances supports the proposed Comprehensive Amendment.
- Goals – The goals of the Plan would be better met with the proposed modification, or better implemented if such amendment were adopted. The Applicant believes that the four guiding principles included in Chapter 1 of the Comprehensive Plan, Introduction and Vision, will be better supported by the proposed amendment than the existing residential land use designation. In particular, the proposed Convergent Technology Park will strongly support Guiding Principle A, which recommends protection of agricultural land and environmental resources, by concentrating a significant tax revenue generating business in an appropriate Service District and not in a rural or transitional area. In addition, Guiding Principle C states that a “strong and diverse local economy is necessary for the sustained vitality of the County” with Policy 3 recommending the promotion of broadband internet, telecommunication infrastructure, fiber optics and similar communications systems.

The Applicant states that the Convergent Technology Park will provide for a focused development to serve the needs of both Fauquier County and the Town of Remington while minimizing the demands and impacts on County facilities and services, while generating substantial tax revenues. Additionally, the project supports the near-term and long-range goals of the County's Comprehensive Plan by enhancing and promoting the quality of life for its citizens. In particular, the proposed development offers a creative means of addressing the changing technological and economic opportunities not available when the Comprehensive Plan was last written. Lastly, the Applicant believes that the proposed development will better meet the economic and fiscal goals of the Comprehensive Plan than the previously approved residential subdivision.

Planning Analysis of the Proposed Comprehensive Plan Amendment

Presently, 848 acres (36%) of the Remington Service District has an Industrial or Light Industrial/Employment Center land use designation. Approximately 331 acres (39%) of this area is undeveloped and/or unplanned for development. The undeveloped Industrial area consists of 15 individual parcels ranging in size from 3.5 acres to 65 acres. Based on an evaluation of parcel ownership, location, shape and environmental features, staff believes that there are very few other areas in the Remington Service District that could accommodate the large-scale data center use that has been proposed.

Residential land uses, Residential - High Density (HDR), Residential - Medium Density (MDR) and Residential - Low Density (LDR), account for 980 acres (41%) of the Remington Service District. Staff estimates that approximately 18 acres of the MDR land and 439 acres of the LDR land are under-developed, unplanned for development and/or vacant. This represents the potential of 968 additional residential units if these areas were to be built out at the average densities envisioned by the Comprehensive Plan. Staff would also like to point out that there is approximately 258 acres of under-developed, unplanned for development and/or vacant land currently zoned Residential (R-1 and R-2) immediately adjacent to the Service District's southeastern boundary. While this area has a land use designation of Rural, the existing zoning and proximity to the Service District make it likely that residential lots will be developed at some point in the future.

The requested land use change accounts for approximately 4% of the total Remington Service District area. If approved, 40% (939 acres) of the Service District will have an Industrial land use designation, 37% (889 acres) will have a Residential Land use designation, 20% will have an Open Space land use designation and 3% (62 acres) will have an Institutional land use designation. The Planning Commission should evaluate if this mix of land uses is appropriate for the Remington Service District and will adequately meet the vision and goals outlined in the Comprehensive Plan.

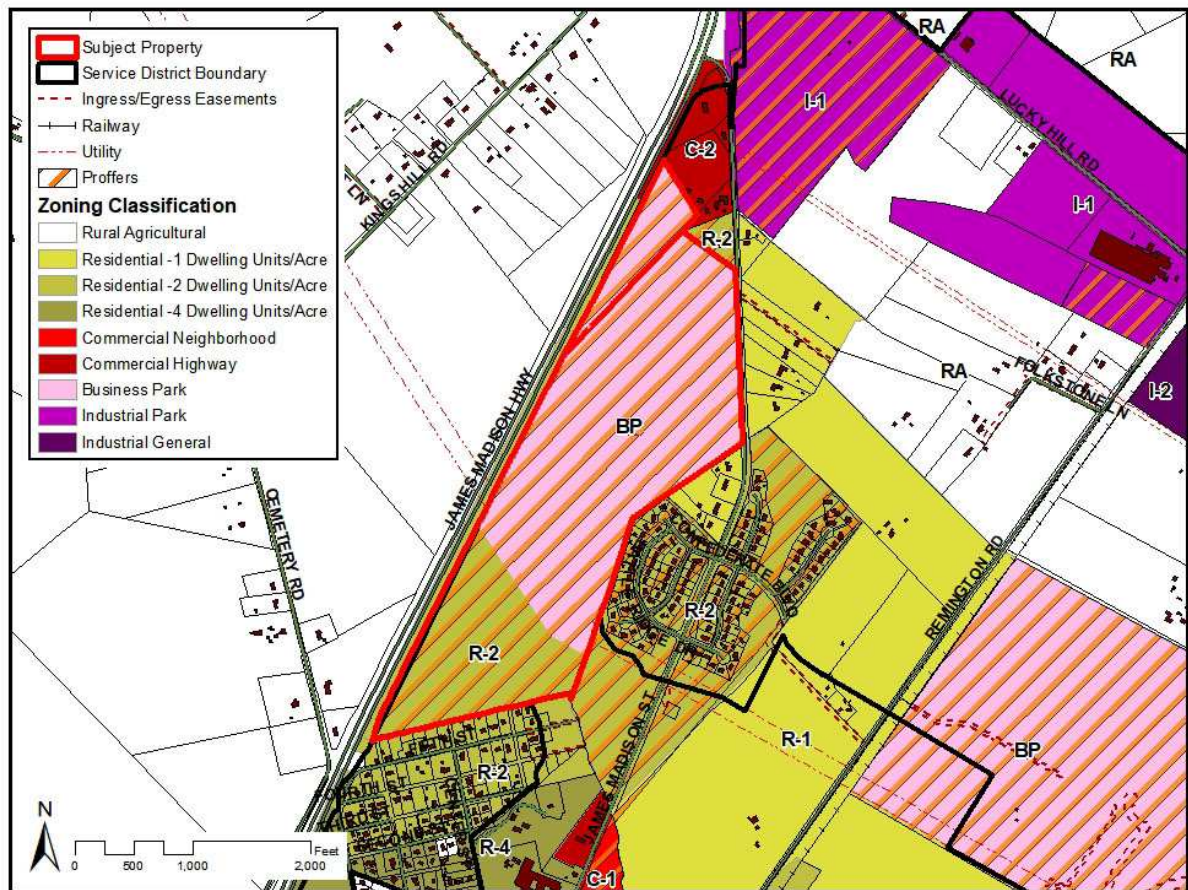
It should be mentioned that on January 11, 2018 the Board of Supervisors adopted the Fauquier County FY 2018-2022 Strategic Plan. One of the Strategic Plan's priorities (#5) is to "*Preserve the County's natural resources and agricultural rural character,*" with a goal (5.2) to "*Focus quality development within the County's service districts.*" One of the objectives (5.2.1) of that goal is to "*Develop and implement planning principles for service districts*" with an action (5.2.1.2) item to "*Coordinate an updated Remington Service District Plan.*" As a result of this action item Community Development staff intends to do a thorough review and update of the Remington Service District Plan later this year. During this update staff will evaluate all of the proposed land uses and potentially make suggested changes to boundaries, land use designations and desired development densities/intensities. As this Applicant requested amendment potentially changes the designation of a large area of undeveloped land, staff believes that the County's subsequent amendment can respond to address any additional land use changes that are needed to meet the goals and vision of the Remington Service District.

Proposed Rezoning Analysis:

This application is seeking to rezone approximately 104.3 acres from Residential: 2 Units per Acre (R-2) with proffers to Business Park (BP) with proffers, and accept revised proffers on approximately 35.1 acres of the property to remain zoned Residential: 2 Units per Acre (R-2). This request is to allow

for a data center with a maximum build out between 1.07 million square feet on the portion of the property to be zoned BP. The R-2 portion of the property will be dedicated to the County to be used as a passive park. As mentioned previously, Section 13-210 of the Zoning Ordinance gives additional guidance when reviewing and considering approval of Rezoning applications (see above). The Planning Commission should consider these matters when making its recommendation to the Board of Supervisors.

Proposed Zoning Map



A summary and analysis of the proposed Proffer Statement, Concept/General Development Plan and other elements typically considered in rezoning applications is provided below.

Capital Impact Model

The application was analyzed in a capital impact model developed for Fauquier County by TischlerBise. The attached report is for informational purposes only and details the estimated capital facility impact of the development proposal. It should not be considered a negotiation, a request, a suggestion or demand for proffers on the part of Fauquier County. For comparison purposes the capital impact model was also used to analyze the Ellerslie Farm subdivision which is currently approved on the property.

The model estimates impacts that are directly attributable to the proposed new development while also taking into account existing capacities within constructed public facilities. The model evaluates capital impacts for the following categories of public capital improvements: (1) Public Schools; (2) Libraries; (3) Parks and Recreation; (4) General Government; (5) Sheriff and Emergency Services; (6) Courts; (7) Fire and Rescue; (8) Environmental Services/Solid Waste; (9) Water; and (10) Sewer (County Funded Projects).

The model provides two sets of outputs. The first represents the full capital impact of the proposed development on the ten capital facility categories listed above. This estimate utilizes a per capita impact approach and assigns a proportionate share cost to each citizen based on the County's actual level of service in each public facility. The second set of analysis looks at the capacity within the County's public facilities as well as the geographic location of that capacity and identifies where new development will directly trigger a need for additional capital infrastructure.

The model calculates a full capital impact of \$772,025 for the Convergent Technology Park, which is \$6,669,218 less than the capital impact of the approved subdivision. It is anticipated that the need for additional capital infrastructure capacity triggered by the Convergent Technology Park is \$540,633 which is \$116,811 less than the approved subdivision.

Proffers

A Proffer Statement has been submitted by the Applicant as a part of the rezoning application. The Proffer Statement generally commits the project to being developed in general conformance with the Concept/General Development Plan. The proffers also limit development of the property to the following: (a) a maximum of 1,071,000 square feet of Data Center buildings which do not use well or public water for cooling and with all new power lines, including transmission or substation feedlines placed underground; (b) electrical substations, distribution facilities, back-up generation facilities and transformer stations; and (c) aboveground water storage facilities.

The Proffer Statement also offers a commitment to rainwater harvesting (to be used for irrigation, fire protection, or other uses), preserving natural tree areas around the perimeter of the property, a 50 foot wide landscape buffer, and creating local employment opportunities. Additional commitments that are made in the Proffer Statement are described in the various categories below.

Concept Development Plan (CDP)

The CDP shows six data center buildings, an electric substation and a gas yard located on the northern two-thirds of the property. A mechanical yard is shown to be located on the back side of each building, generally towards the interior of the property. Circulation, parking, and service areas are located between and around the buildings. The CDP also indicates the location of a 50 foot wide landscape buffer. The buffer generally runs along the perimeter of the property where the development is proposed. The proposed buffer and tree save areas should adequately screen the project from adjacent residential areas and travelers along the Route 15/29 corridor. Staff would point that there is the potential for views from Route 15/29 where the VEPCO powerline crosses. To mitigate this potential, the applicant has shown additional evergreen trees along the western edge of the proposed substation.

Transportation

Access to the project is proposed to be directly off James Madison Street (Route 1207). There will be one main secured entrance point and one service/emergency entrance point. There will be no access points off James Madison Highway (Route 15/29).

The approved residential development is projected to generate 145 trips during the weekday morning peak period, 196 trips during the weekday afternoon peak period and total daily trips of 1,949. The Applicant estimates that the data center will generate 110 trips during the weekday morning peak period, 110 trips during the weekday afternoon peak period and 330 total daily trips. The Applicant also evaluated the data center project using the Institute of Transportation Engineers (ITE) Trip Generation Manual to determine the projected number of trips generated by the project. The ITE manual estimates that the data center will generate 160 trips during the weekday morning peak period, 134 trips during the weekday afternoon peak period and total daily trips of 1,060. As such, the proposed development will generate less traffic and have less impact on the surrounding area than the approved subdivision.

The Applicant has proffered to complete a Traffic Impact Analysis (TIA) to the satisfaction of Fauquier County and the Virginia Department of Transportation (VDOT) prior to the issuance of the second building permit for the data center use. The TIA is also proffered to be updated with each subsequent building/phase of development as required.

It is believed that the local road network can adequately accommodate the additional trips generated by the proposal. If additional improvements such as turn lanes, deceleration lanes, or sight distance modifications are needed at the project's entrances they will be the responsibility of the Applicant at the time of site plan.

Public Safety

The County's Capital Impact Model anticipates that the use will generate a full capital impact of \$191,912 on the Sheriff's Office, with the entire amount being capacity triggered. The Model also anticipates that the use will generate a full capital impact of \$231,392 on the Department of Fire, Rescue and Emergency Management (DFREM), with none of the amount being capacity triggered. For comparison purposes the previously approved subdivision is projected to have a full capital impact of \$225,974 on Public Safety facilities, with approximately \$91,113 of capacity being triggered. It should be mentioned that both the Sheriff's Office and DFREM were given an opportunity to review the application materials, and neither had any comments.

Schools

The proposed application will not generate any students or create any capital impact for the schools.

As previously mentioned, the property has an approved Preliminary Plat for the Ellerslie Farm subdivision, which allows for the construction of 198 single-family detached dwelling units. This subdivision is projected to generate 152 students and create a full capital impact of \$5,773,436 on the

school system. If this application is approved the previous subdivision approval will be vacated and the associated impacts will be eliminated.

Parks and Recreation

Approximately 35.15 acres of land at the southern end of the property will be donated to the County for use as a public park, Fifield Park. Additionally, the Applicant has proffered to construct a 10 foot wide multimodal trail within a 40 foot corridor along the property's James Madison Street frontage, as shown in the County's Connections Plan. The Plan also shows additional trails along Tinpot Run and within the Fifield Park area; these trails would need to be constructed by the County to be realized.

It should be mentioned that the County's Capital Impact Model does not anticipate any Parks and Recreation impacts generated by the application. Whereas, the previously approved subdivisions were projected to have a full capital impact of \$991,746 on parks and recreation facilities.

Utilities

Sewer service to support the development will be provided by the Fauquier County Water and Sanitation Authority (FCWSA), with treatment provided at FCWSA's Remington Waste Water Treatment Plant (WWTP). The only wastewater the Authority will receive is related to domestic uses of public water; no wastewater generated from the industrial use, cooling system, irrigation/fire storage will be discharged into the public sewer system. The proposed Convergent Technology Park will utilize an existing gravity system along James Madison Street to flow to the Tin Pot Pump Station and ultimately on to the Remington WWTP. FCWSA reviewed the Application materials and had no comments.

Domestic water service is planned be provided by the Town of Remington. There will be no reliance on public water for cooling of the proposed development. The Town's distribution system also serves properties immediately next to the proposed development, and includes a 245,000 gallon water storage tank and well within the adjacent residential development. It is believed that the Town has water available. Application materials were sent to the Town of Remington for review and no comments were received.

Fire flow protection will be provided by a privately owned and maintained system. The system will include a stand-alone low-profile aboveground water storage tank (which requires Special Exception approval) and an appropriately sized fire pump system to provide needed fire protection to each of the buildings. A dedicated fire main system will loop the property at various junctions and be extended into each building where a fire sprinkler riser pipe is located.

Convergent Technology Park is estimated to need 150MW of total electrical connected load. The project will be served by both a traditional electricity supply and natural gas. The initial phase of development will utilize existing overhead transmission lines that transverse the property, which will be brought to the development site. An on-site electrical substation will be constructed to serve the subsequent phases of development. Backup power generation will be provided by a centralized natural gas yard or individual generators located near the buildings.

Stormwater Management

A preliminary Stormwater Management Concept Plan was submitted with this application. The County's engineer reviewed the proposal. It was determined that while multiple practices will likely be needed for water quality control, the stormwater management requirements could be met. The future site plan review will ensure that the facilities are adequate for the proposed development.

Cultural and Historic Resources

The subject parcels are a part of the Rappahannock Station Battlefield and the entire property has been determined to be eligible for listing in the National Register of Historic Places. A portion of the property, generally the floodplain and land further south) has been designated as a core battlefield area. (See attached map). There is a high probability of discovering the presence of intact archaeological remains and/or features associated with the battles, as well as sites of prehistoric occupation along the tributary of Tin Pot Run. It should be mentioned that almost all of this portion of the property will be protected from development.

The Comprehensive Plan directs the County to promote the identification, evaluation, registration and protection of heritage/historic resources. Specifically, the County is to investigate previously unknown and/or undocumented archaeological sites by encouraging and completing archaeological survey work. Additionally, the County is encouraged to apply the procedures of cultural resource identification/survey, evaluation, and treatment to land use applications; and collaborate with applicants to protect and incorporate heritage resources into new development, when feasible.

The Applicant has indicated that a Phase One Archeological Reconnaissance Survey was conducted on the Property. The survey did not provide any visual evidence of any significant archeological findings. Further subsurface explorations will be conducted prior to the Site Plan process for the initial data center building. This additional Archaeological Study will occur with any required wetland permitting.

Natural Resources

The Applicant has indicated that a Preliminary Wetland Evaluation was conducted on the property and very little wetlands were discovered within the project's development area. Therefore, the development's impacts to natural resources will be minimal. As part of the site plan process the Army Corps of Engineers (USACE) Jurisdictional Determination will need to be completed to identify any jurisdictional wetlands on the property. Any impacts to the wetlands will need to be properly permitted by the USACE and potentially mitigated.

As mentioned previously, Tinpot Run and its associated 100-year FEMA floodplain run through the southern third of the property. The proposed development does not impact either of these features. The property also contains pockets of tree stands located throughout the property, and most of the boundary contains a hedgerow and/or natural buffer. The internal tree stands will likely be removed to accommodate the proposed development. The plants along the property's boundary will be preserved and incorporated into the project's buffers to the greatest extent possible.

Zoning Ordinance Analysis:

The Business Park (BP) District is designed to accommodate a broad mix of commercial business uses as well as clean industrial uses occurring primarily within structures. The Zoning Ordinance also states that data center uses should only be located within a Service District when determined an appropriate location. Data Centers that use recycled water for cooling, and have all new power lines (including transmission or substation feedlines) placed underground are permitted in the BP district. Additional uses located within the Data Center campus, such as office or cafeteria space, that are intended to serve only those internal users and are clearly incidental to and in conjunction with the principle use as a data center, may be approved as Accessory Uses. The proposed electrical substation is permitted in the BP Zoning district with approval of a site plan. Lastly, the proposed aboveground water storage facilities requires approval of a Special Exception.

Any noise generated from the development and all on-site light sources will need to meet the performance standards found in the Zoning Ordinance; appropriate supporting data will need to be provided as a part of a site plan application. Additionally, all site plans will need to address relevant Zoning Ordinance requirements, including buffering, screening, landscaping, parking spaces and loading.

Special Exception Analysis:

The standards below apply to this Special Exception for an aboveground water storage tank. Following each standard is a staff evaluation in *italics*.

5-006 General Standards for Special Permits and Special Exception Uses

1. The proposed use shall be such that it will not adversely affect the use or development of neighboring properties. It shall be in accordance with the applicable zoning district regulations and the applicable provisions of the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and/or use of adjacent or nearby land and/or buildings or impair the value thereof.

Staff does not believe that the requested Special Exception use will adversely affect the use or development of the neighboring properties, hinder or discourage the appropriate development and/or use of adjacent properties, or impair their value.

2. The proposed use shall be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood and on the streets serving the site.

The Special Exception use will not generate pedestrian or vehicular traffic which is hazardous or in conflict with the existing and anticipated traffic in the area.

3. In addition to the standards which may be set forth in this Article for a particular category or use, the BZA and Board may require landscaping, screening, yard requirements or other limitations found to be necessary and appropriate to the proposed use and location.

The Proffer Statement requires a 50 foot wide landscape buffer along the property lines and also requires all outdoor storage and/or equipment areas be screened from adjacent rural or residential districts or public right-of-ways. These proffers will ensure that this standard is met.

4. Open space shall be provided in an amount at least equal to that specified for the zoning district in which the proposed use is located.

No open space is required with the proposed use.

5. Adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use shall be provided. Low impact development techniques are encouraged by the County and shall be incorporated into the site and facility design when deemed appropriate by the applicant after consultation with appropriate county officials. Parking and loading requirements shall be in accordance with the provisions of Article 7.

Adequate facilities appear to be provided. This standard will be further evaluated during the Site Plan review.

6. Signs shall be regulated by the provisions of Article 8, except as may be qualified in the Parts that follow for a particular category or use. However, the BZA and the Board, under the authority presented in Section 007 below, may impose more strict standards for a given use than those set forth in this Ordinance.

No signage is being requested with this application.

7. The future impact of a proposed use will be considered and addressed in establishing a time limit on the permit, if deemed appropriate. Existing and recent development, current zoning and the Comprehensive Plan shall be among the factors used in assessing the future impact of the proposed use and whether reconsideration of the permit after a stated period of time would be necessary and appropriate for the protection of properties in the vicinity and to ensure implementation of the Comprehensive Plan.

As the system is only proposed to provide the fire flow requirements for the associated development, staff does not recommend establishing a time limit on the permit.

8. The proposed use shall be such that air quality, surface and groundwater quality and quantity, are not degraded or depleted to an extent that would hinder or discourage the appropriate development and/or use of adjacent or nearby land and/or buildings or impair the value thereof.

The Applicant has indicated that the water tank will be filled using rainwater harvesting, water provided by the Town of Remington and/or water trucked in from an outside source. As such, Staff does not believe that the requested Special Exception use will have a negative effect on air quality, surface water or development/use of adjacent or nearby land and/or buildings.

9. Except as provided in this Article, all uses shall comply with the lot size, bulk regulations, and performance standards of the zoning district in which located.

All applicable standards of the proposed BP zoning district have been met. This standard will be further evaluated during the Site Plan review.

5-2000 CATEGORY 20 PUBLIC UTILITIES

5-2001 Additional Submission Requirements

1. In addition to the submission requirements set forth in Section 011 above, all applications for Category 20 uses shall be accompanied by the following:
 - A. Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.
 - B. Four (4) copies of a statement, prepared by a certified engineer, giving the basic reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

These items have been submitted, please see attached.

2. A special exception application for a private individual sewage treatment system which discharges into an open ditch or water shall also include the following:

As the application is not for a private individual sewage treatment system which discharges into an open ditch, these additional requirements are not applicable.

5-2002 Standards for All Category 20 Uses

In addition to the general standards set forth in Section 006 above, all Category 20 special permit and special exception uses shall satisfy the following standards:

1. Category 20 Special Permit and Special Exception uses shall not be required to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located in Part 4 of Article 3. However, such requirements may be established in the conditions under which such a special permit or special exception is granted.

Staff does not recommend any requirements regarding lot size or bulk regulations.

2. No land or building in any district other than the Industrial Districts shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment or for the parking of vehicles, except those needed by employees connected with the operation of the immediate facility.

While the land is proposed to be rezoned to an Industrial District (BP), the application is not requesting the storage of materials or equipment, or for the repair or servicing of vehicles or equipment or for the parking of vehicles, except those needed by employees connected with the operation of the immediate facility.

3. In all zoning districts, other than the I-2 District, all equipment, machinery and facilities not located within an enclosed building shall be effectively screened.

The Proffer Statement requires a 50 foot wide landscape buffer along the property lines. Additionally, earthen berms and/or solid fencing is to be installed, where feasible, along property lines shared with residentially zoned properties. The Proffer Statement also requires all outdoor storage and/or equipment areas to be screened from adjacent rural or residential districts or public right-of-ways. These proffers will ensure that this standard is met at either of the two locations proposed for the water storage tank.

4. If the proposed location of a Category 20 use is in a Residential District there shall be a finding that there is no more suitable site available for such use in a Commercial or Industrial District, except that in the case of electric transformer stations and telephone and telegraph exchanges or dial centers, there shall be a finding that there is no alternative site available in a Commercial or Industrial District within distance of one mile, unless there is a substantial showing that it is impractical for satisfactory service to be rendered from an available location in such Commercial or Industrial District.

The location is on a property proposed to be rezoned to an Industrial District (BP); therefore, this standard is not applicable.

5. A special exception for a private individual sewage treatment system which discharges into an open ditch or water, shall be allowed only to replace an existing sewage system which is presently serving an existing use. That existing sewage system must have failed and have been certified by the Virginia Department of Health to pose a real or potential health threat and a discharging sewage treatment system is the only alternative for the repair. In approving such a system the Board may establish conditions including but not limited to use, maintenance, and testing.
6. For those failed non-residential sewage systems located in a Commercial or Industrial District, which are to be replaced with a private individual sewage treatment system that discharges into an open ditch or water, an increase in the failed system capacity is allowed with approval of a Special Exception, subject to the following standards:
7. Notwithstanding 5-2002.5 and 5-2002.6, above, a private individual sewage treatment system which discharges into an open ditch or water may be approved in the RA/Rural Agriculture zoning district for a farm supply establishment where the standards listed below are met:

Related to Standards 5 through 7, as the application is not for a private individual sewage treatment system which discharges into an open ditch, these standards are not applicable.

Agency Comments:

Staff and the appropriate referral agencies have reviewed the application and have the following comments. Staff has noted how the items will be addressed in *italicized* language following the comments.

Zoning:

1. The subject property consists of two parcels containing +/- 135 acres and is identified as PINs# 6888-13-7752 & 6888-25-0487. The property is zoned Residential, 2 dwelling units per acre (R-2 with proffers allowing a maximum of 198 single family lots. The FEMA floodplain bisects the property.

Provided for reference.

2. The front setback along James Madison Highway is 105' from the centerline of the street, or the nearest pair of lanes in the case of a street with more than two lanes (Z.O. 3-400, footnote 12); however, in no case shall less than ½ of the required front yard be within the lot (Z.O. 3- 400, footnote 11). The front setback along James Madison Highway should be at least 52.5' from the property line.

The setback was adjusted on the Concept/General Development Plan. This comment will be further evaluated during the Site Plan review.

3. The existing natural vegetated treeline will be removed with the construction of the Dominion Power Substation. There is no buffering proposed between James Madison Highway and the substation.

To address this comment, a 10 foot wide evergreen buffer along the western edge of the substation was added by the Applicant to the Concept/General Development Plan.

4. Noise generated on-site, such as that emanating from generators, must meet the performance standards found in Article 9, part 7 of the Zoning Ordinance. Noise generation data will need to be provided as a part of a Site Plan.

Provided for reference.

5. A Site Plan will be required to establish any data center use following approval of the rezoning application. The site plan will need to address all relevant Zoning Ordinance requirements, including buffering, screening and landscaping, parking and loading as found in Article 7, and lighting as found in Article 9.

Provided for reference.

Parks and Recreation:

1. Land needs to be reserved/conveyed to the Fauquier County for the Fifield Park.

The proffer statement commits the Applicant to donating Fifield Park (35.14 acres) to the County prior to occupancy of the initial building.

2. A trail within a corridor of preferably 40 feet is requested to connect the existing trail and corridor continuing to the northern property boundary along Route 15/29 business. Path should comply with Departmental trail standards.

A 10 foot wide trail within a 40 foot wide easement is shown on the Concept/General Development Plan. The proffer statement commits this building to be installed prior to occupancy of the initial building.

Soils

1. Based on the soil survey, shallow bedrock and water table as well as slow infiltration rates will elimination infiltration practices as a SWM BMP.

Provided for reference.

2. Per the County Soil Survey and the Interpretive Guide to the Soils of Fauquier County:
 - a. 17% of the site is mapped as floodplain.
 - b. In the area of the proposed development:
 - i. 16% is rated "Very Poor" for general development using central water and sewer.
 - ii. 13% is rated "Poor" for general development using central water and sewer.
 - iii. 55% is rated "Fair" for general development using central water and sewer.
 - iv. 15% is rated "Good" for general development using central water and sewer.
 - c. In the area of the proposed park/open space:
 - i. 17% is rated "Very Poor" for general development using central water and sewer
 - ii. 28% is rated "Poor" for general development using central water and sewer
 - iii. 42% is rated "Fair" for general development using central water and sewer
 - iv. 11% is rated "Good" for general development using central water and sewer

Provided for reference.

3. For the major site plan, a Type 1 or Preliminary Soil Report will be required (ZO 12-503.46). See the Subdivision Ordinance 9-5C for a discussion of the Report characteristics and requirements or contact the County Soil Scientist at 540-422-8240.

Provided for reference.

4. For the major site plan, a jurisdictional determination and wetland impact permits will be required before a land disturbing permit can be issued (DSM 200.4)

Provided for reference.

Virginia Department of Transportation (VDOT):

1. The Proffer Statement specifies that the data center buildings shall not exceed 1,071,000 sq. ft. but it does not clearly define floor area limitations on other uses that have the potential to be standalone on the site, such as the "Accessory Uses" listed under Proffer 1.b: "Accessory Uses such as office space, temporary construction office, secured guard building, cafeteria space, warehousing material storage yards screened from view, telecommunications facilities, etc. may be included with the data center buildings or located standalone on the site." In this case, the Trip Generation Analysis/Comparison included with the application and referenced in the SOJ, is only valid for the square footage for the 1.07 M sq. ft. of data center use. The analysis should be expanded to include a projected mix of uses based on a current market study or similar developments. The application should provide as clear an understanding as possible regarding the proposed uses in order to provide the best projection of traffic volume generation.

The Applicant has revised the proffer statement to remove the list of accessory uses. Staff would point out that accessory uses can still be permitted as a part of the data center use.

2. Proffer no. 5 would provide a Traffic Impact Analysis (TIA) prior to the issuance of the second building permit for the data center use. Given that a TIA is a planning tool to determine any improvements needed to mitigate development impacts on the transportation network, an initial TIA should be provided prior to approval of the first site plan. This approach would allow for the final engineering design of any improvements needed with the first project phase.

Provided for reference, it should be noted that at build-out the project does not meet VDOT's or the County's trip generation trigger to require a TIA. The intent of the proffer is to allow an initial phase of the project to be built while the additional studies are being completed. Additionally, turn lane warrants and entrance design standards will be provided with each site plan application. This would cover the first building's requirements, as well as the future buildings.

3. Regardless of what is stated in the SOJ, Proffers and the CDP; development of these parcels will have to meet all VDOT requirements including Access Management Standards. These applications do not provide the detailed engineering design assessments needed to approve entrance locations on VDOT maintained right-of-ways.

Provided for reference. This comment will be further evaluated during the future Site Plan reviews.

The Commissioner of the Revenue

The following is a general breakdown of the property's value based on similarly assessed property in the area:

Current Assessment

Current Assessed Value:	\$2,947,900
Land Deferment Value:	<u>\$2,901,100</u>
Current Taxable Value:	\$ 46,800

Estimate After Rezoning

35.1 acres of R-2 zoning is:	\$ 717,600
11.98 acres of floodplain @ 2,000 per acre = \$24,000	
23.12 residual acres @ 30,000 per acre = \$693,600	
 104.4 ACRES of BP zoning is:	 <u>\$3,580,200</u>
15.68 acres of floodplain @ 2,000 per acre = \$31,400	
88.72 residual acres @ 40,000 per acre = \$3,548,800	
 Total Property Value:	 \$4,297,800
County Park Donation:	<u>-\$ 717,600</u>
Taxable Value	<u>\$3,580,200</u>

Provided for reference.

Engineering:

1. There no preliminary sizing calculations for the proposed retention pond, including required storage volumes and preliminary spillway sizing. (Rezoning Checklist Section IV, number 17).

These items were addressed with a second submission of the plan. The ultimate design and evaluation will occur during the site plan process. It should be mentioned that the Applicant has proffered to use a rainwater harvesting system for irrigation, fire protection and/or other uses. They have also proffered to include low impact development (LID) aspects where feasible to clean and reduce run-off as well as recharge groundwater.

Sheriff's Office

In reference to COMA 19-010737, REZN 19-010742 and SPEX 19-100743 applications specific to Convergent Technology Park, the Sheriff's Office has reviewed the packet and also conducted a site visit. Based upon the information provided which also included Trip Generation Data, the Sheriff's Office does not anticipate any significant impact to traffic.

Department of Fire, Rescue and Emergency Management:

No comments at this time.

Fauquier Water and Sewer Authority (FCWSA):

The Authority has reviewed the Convergent Technology Park applications (i.e. Comprehensive Plan Amendment COMA-19-010737, Rezoning REZN-19-010742, and Special Exception SPEX-19-010743) and has no comments.

Fauquier County Health Department

The local health department has no objections.

Department of Economic Development

Comments not received.

Town of Remington

Comments not received.

Convergent Technology Park

Statement of Justification

Comprehensive Plan Amendment, Rezoning, and Special Exception Request

COMA-19-010737

REZN-19-010742

SPEX-19-010743

February 15, 2019

Revised: April 5, 2019

Introduction/Rezoning Request

Convergent VA, LLC (the “Applicant”) is seeking to develop non-residential commercial and passive recreational uses on approximately 139.48 acres of vacant land located south of the intersection of James Madison Highway (Route 29/15) and James Madison Street, also known as Fauquier County Property Identification Numbers 6888-13-7752 and 6888-25-0487 (the “Property”). No residential development is proposed with this application.

The Applicant is requesting an amendment to the Comprehensive Plan and to rezone approximately 104.34 acres of the Property to the Business Park (BP) Zoning Classification (the “BP Property”) and approximately 35.14 acres to the Residential R-2 Zoning Classification (the “R-2 Property”), together, with Proffers dated February 15, 2019; revised April 5, 2019. The Property was previously the subject of a legislative application (Rezoning # REZN04-LE-002) with proffers approved on November 4, 2003 which permitted 198 single-family residences more commonly known as the Ellerslie Farm Subdivision.

The Applicant is proposing to develop approximately 1.07M square feet of data center space and ancillary office space on the BP Property and to dedicate the R-2 Property for passive, recreational use. The portion of the Property to be dedicated for passive, recreation use would be dedicated at such time as the initial data center building on the BP Property first was placed into use.

Site Description

The entire 139 acres is presently undeveloped. There exist high-voltage transmission lines bisecting the Property. The northern portion of the Property is presently being used for cattle grazing purposes. Tin Pot Run runs west to east across the middle portion of the Property. The Lees Glen Subdivision borders a portion of the Property to the east and single-family homes on Fifth Street are located along the southern property line. A convenience store, gas station and

commercial rental establishment abuts the northwest corner of the Property along with one single-family residence.

Project Description and Attributes

There exist very few properties within Fauquier County that are more conducive to large-scale data center use than the proposed Convergent Technology Park development. The Property is located in the Lee Election District and is within the Remington Service District; one of the few Service Districts within Fauquier County that have the infrastructure that will support the proposed development. The proposed Convergent Technology Park is ideally situated along a fiber optic corridor connecting the recently laid transatlantic communications cable landing at Virginia Beach ("MAREA") to the globally-centric hub located in Ashburn, Virginia ("MAE EAST"). Extensive and unique existing and planned fiber routes exist along the Property's frontages along with an exceptional high-capacity and redundant power infrastructure. Convergent Technology Park will also serve to enhance the recently approved Remington Technology Park located in the immediate vicinity. The two projects together will provide an important synergy to attract prominent data center users.

The property also benefits from having relatively little topography and wetlands within the to-be-developed area. Both public sewer and water are readily available to serve the project.

The buildings will be designed in a thoughtful and appealing aesthetic using that latest technologies and environmental considerations. The Applicant is proposing a multi-building phased development to be built over a 5-7 year period as generally depicted on the Conceptual/General Development Plan ("C/GDP"). The total cost of construction is estimated to be in excess of \$1.0B and will generate approximately 130 FTE construction jobs over the course of the project. It is estimated there will be approximately 110 highly-skilled and highly-paid FTE jobs needed to operate the campus. Due to the operational nature of data center use, minimal County services will be required as juxtaposed to the demand-intensive previously approved Ellerslie Subdivision. In addition, the FTE construction and long-term jobs will generate significant revenues for Fauquier County as discussed in greater detail in the enclosed Fiscal Analysis overview.

The proposed development will be well buffered by existing stands of mature trees located along the eastern and western property frontages. Additional landscape screening and earthen berms will also be provided to further enhance the visual buffers and to minimize impacts to adjacent the landowners and views from Route 29/15 where necessary.

The Applicant is proposing to incorporate low impact environmental practices within the campus. By utilizing a hybrid of mechanical and ambient cooling systems, there will be no reliance on public or private well water for cooling purposes. In addition, redundant (back-up) power generation will use a combination of natural gas and electrical power systems thereby reducing particulate carbon matter.

Comprehensive Plan, Remington Service District and County Benefits

The Fauquier County Comprehensive Plan divides portions of the county into several service districts with the proposed Convergent Technology Park being located within the Remington Service District. This project will serve as a vital component to the County's desire to maintain a diverse and strong local economy while protecting and preserving agricultural and rural uses located outside the District. As is recognized by the Comprehensive Plan the Remington Service District is one of the few Service Districts within Fauquier County whereby there exist adequate facilities and infrastructure needed to support a hyper-scale data center campus.

The Fauquier County Zoning Ordinance allows an applicant to amend the Comprehensive Plan with appropriate justification. The Zoning Ordinance requires an applicant to address several areas of discussion as part of the justification of the amendment application. The applicant believes the proposed Convergent Technology Park supports the following:

- *Change in circumstances – there has been a significant change in surrounding land use since the original plan review process.* In March 2018 the Board of Supervisors approved a rezoning to allow for the construction of the Remington Technology Park. This data center will feature multiple buildings with up to 1.8 million in building square footage. The Remington Technology Park will be constructed between Remington Road and Lucky Hill Road just to the east of the Convergent Technology Park. This large non-residential development, coupled with the expanding need for these type of high-tech data centers, was not a land use contemplated in the past plan review. This change of circumstances supports the proposed Comprehensive Amendment.
- *Goals – the goals of the Plan would be better met with the proposed modification, or better implemented if such amendment were adopted.* The applicant proposes to amend the Remington Service District Land Use Plan to convert approximately 104 acres of land from the LDR land use to the Light Industrial/Employment Center land use; which is described by the Remington Service Plan as follows:

The Remington Service District offers some of the County's finest infrastructure availability with regard to water, sewer, electrical power, as well as easy access to a major road in Route 15/29. This infrastructure is ideal to support significant employment center opportunities for the County's residents. Business parks and campus style industrial development are appropriate within this land use provided there is careful buffering from any adjacent residential uses. Similar to the Industrial Land Use, customized regulations may be appropriate to regulate hours of operation, as well as potential noise, environmental or transportation impacts. Commercial uses that might compete with businesses located in the Town of Remington should be discouraged. Appropriate light industrial uses could include

wholesale operations or transportation infrastructure firms while appropriate employment center uses could include offices, call centers or data centers.

Chapter 1 of the Comprehensive Plan (Introduction and Vision) includes four guiding principles. These principles will be better supported by the proposed amendment than the existing residential land use designation. In particular, the proposed Convergent Technology Park will strongly support Guiding Principle A, which recommends protection of agricultural land and environmental resources, by concentrating a significant tax revenue generating business in an appropriate Service District and not in a rural or transitional area. In addition, Guiding Principle C states that the County shall have a “strong and diverse local economy is necessary for the sustained vitality of the County” with Policy 3 recommending the promotion of broadband internet, telecommunication infrastructure, fiber optics and similar communications systems.

Convergent Technology Park will provide for a focused development to serve the needs of both Fauquier County and the Town of Remington while minimizing the demands and impacts on County facilities and services while generating substantial tax revenues. The Applicant supports the near-term and long-range goals of the County’s Comprehensive Plan by enhancing and promoting the quality of life for its citizens. In particular, the proposed development offers a creative means of addressing the changing technological and economic opportunities not available when the Comprehensive Plan was last written. The proposed development will better meet the economic and fiscal goals of the Comprehensive Plan than the previously approved residential subdivision.

Environmental

Environmental Site Assessment:

A Phase One Environmental Site Assessment was conducted on the Property and revealed no evidence of recognized environmental conditions (REC’s).

Archeological Study:

A Phase One Archeological Reconnaissance Survey was conducted on the Property and showed no visual evidence of any significant archeological findings. Further subsurface explorations shall be conducted prior to the Site Plan process of the initial data center building.

Wetlands:

A Preliminary Wetland Evaluation was conducted on the Property. The proposed development will have a minimal impact on any environmentally sensitive areas and will be in accordance with the regulative purview of the U.S. Army Corps of Engineers guidelines and permitting process.

The applicant has also proposed the dedication of approximately 35 acres of land for park and/or land preservation uses.

Transportation

Site Access:

The project will be accessed directly off James Madison Street. There will be one main, secured entrance point and one, service/emergency entrance point. There will be no access points off James Madison Highway (Route 15/29).

Traffic Generation:

A trip generation analysis, prepared by Bowman Consulting Group and dated February 7, 2019, has been prepared and is included with this application. Using typical trip generation data from the Institute of Transportation Engineers (ITE), it has been calculated that the proposed technology park will generate up to 1,060 daily trips. It was also calculated, again using ITE data, that the previously approved Ellerslie residential subdivision would have generated up to 1,949 daily trips. By approving the proposed Convergent Technology Park the potential impact to the county's roads will be reduced by 889 trips per day.

Due to the relatively low traffic volume on James Madison Street and the limited amount of vehicular traffic generated by the proposed development, there will be no need for a deceleration lane into the project. A preliminary traffic analysis indicates that the existing transportation infrastructure is adequate, however, the Applicant agrees to conform to County and VDOT requirements as needed.

Water and Sewer Service

Sewer:

The proposed site for the Convergent Technology Park was previously planned and approved for the 198-unit Ellerslie residential development. Sewer service to support that development was to be provided by the Fauquier County Water and Sanitation Authority (FCWSA), with treatment provided at the Remington WWTP, owned by FCWSA. Wastewater generated by that development would flow by gravity through FCWSA's collection system to their Tinpot Run pump station located on Tin Pot Lane. From there, it is pumped directly to the WWTP. The proposed Convergent Technology Park will utilize an existing gravity system along US 15 Business to flow through the Tin Pot Pump Station and ultimately to the Remington WWTP, which is owned and operated by the FCWSA. According to FCWSA, there are adequate capacities within WWTP serve the proposed development.

Water:

There will be no reliance on public or well water for cooling of the proposed development. Water service (domestic use only) will be provided by the Town of Remington. The Town's

distribution system also serves properties immediately next to the proposed development and there exists a 245,000 gallon water storage tank and well within the adjacent residential development. The Town has adequate domestic use storage.

Fire flow protection will be provided by a privately owned and maintained, stand-alone low-profile, dedicated fire storage tank with an appropriately sized fire pump system to provide needed fire protection to each of the planned facilities. A dedicated fire main system will loop the property at various junctions, the line will extend into each building where the fire sprinkler riser pipe is located. Based on other similar uses for the planned buildings, the volume of storage required is estimated to be 500,000 gallons. This will allow the fire pumps to run for the NFPA required 4 hours at a rate of 2,000 gpm. The fire flow storage tank shall be filled using public water supplied by the Town of Remington or by private well (subject to Special Exception approval at a later date).

Power Supply

The total electrical connected load serving Convergent Technology Park will be 150MW. The project will be served by both traditional electricity supply, natural gas, and other potential renewable energy sources. The initial phase of development will utilize existing overhead transmission lines that service the development site. An onsite electrical substation will be constructed to serve the subsequent of phases of development. Backup power generation will be provided by a natural gas centralized power plant or individual gas or diesel generators located in rear equipment service yards. The natural gas solution could allow the site to avoid large volumes of diesel fuel storage on site. The natural gas solution is also the most efficient use of energy having the least environmental impact.

Special ExceptionThe applicant has requested a Special Exception (Category 20) to allow for the construction of a privately maintained/operated 500,000-gallon water tank. The “stand-pipe” style tank will be approximately 46 feet in height with a diameter of approximately 45 feet. The water tank is required for fire protection of the data center buildings and to insure sufficient water capacity and redundancy as outlined in the above Utility section. Applicant agrees to install an Enhanced Landscape Buffer as depicted on the C/GDP and Proffers. Domestic water use will be provided by the Town of Remington’s public water system.

The proposed water tank will be located on the northern portion of the site and shall be located behind an enhanced landscape buffer; with an alternative location sited to the north of the existing pond. As noted in the Utility section above there is no anticipated impact on any public water infrastructure. The proposed water tank does not conflict with the requirements of Category 20 (Public Utilities) Special Exception section of the Zoning Ordinance (Section 5-2000).

The proposed use conforms to the provision of all applicable conditions, or if any waiver, exception, or variance is sought by the applicant from such ordinance, regulations, standards and conditions, such shall be specifically noted with the justification for any just modification.

Summary

Very few development opportunities exist within Fauquier County that will provide for:

- **Exceptional fiscal benefits**
- **Minimal demands on County infrastructure and/or services**
- **Public park expansion**
- **Employment opportunities and job growth for its citizens**
- **Compatibility with surrounding land use**
- **Fulfillment of the goals of the Comprehensive Plan**

The Applicant respectfully requests the County's support of this proposed development.

PROFFER STATEMENT

CONVERGENT VA, LLC

REZN-19-010742

February 15, 2019

Revised: April 5, 2019

Pursuant to §15.2-2-2296 et seq. of the Code of Virginia, 1950, as amended, and to the Fauquier County Zoning Ordinance, the Applicants, their successors and assigns, (hereinafter the "Applicants") hereby proffer that in the event that the Fauquier County Board of Supervisors (hereinafter the "Board") approves the rezoning of certain parcels of land containing approximately 139 acres (all of Tax Map Nos. 6888-13-7752-000 and 6888-25-0487-000, hereinafter the "Property"), located in the Lee Magisterial District, Fauquier County, Virginia which are described and referenced in the application and materials filed with Fauquier County from Residential (R-2) to 104.34 acres of Business Park (BP) and 35.14 acres of Residential (R-2). Development of the Property will be in accordance with the regulations of the Business Park (BP) and Residential (R-2) districts and the proffers contained herein.

In the event that such a rezoning is not granted as applied for, these proffers shall be deemed withdrawn and shall be null and void. Should the Board approve the subject rezoning, these proffers shall be binding on the Applicants and their legal successors, heirs, or assigns; provided, however, that, as a legal non-conforming use, the Property may continue to be used for its current uses.

All of these conditions are voluntarily entered into pursuant to Section 13-202(2)D of the Ordinance and relevant sections of the Virginia Code.

When used in these proffers, the "Concept/General Development Plan" shall refer to the plan entitled "Concept/General Development Plan, Convergent VA, LLC", prepared by Bowman Consulting Group Ltd. dated February 15; and revised April 5, 2019.

1. The proposed design shall be in general conformance with the C/GDP, provided the Applicant may make building design modifications as required to suit its customer(s). This may include modifying the size and/or total number of the proposed data center buildings, provided that the total size of all the data center buildings shall not exceed 1,071,000 sq. ft. Design modifications may also be made during final building design and engineering to address existing and future utility locations, transportation improvements, zoning requirements, stormwater management requirements, environmental engineering, landscaping design and other similar requirements applicable at final building and site engineering design. Development of the Property shall be limited to the following uses within the BP District:

- a. The principal use being Data Center without the reliance on well or public water for cooling and with all new power lines within the developed property (including transmission or substation feedlines) shall be placed underground.
 - b. Accessory Uses such as office space, temporary construction office, secured guard building, cafeteria space, warehousing, material storage yards screened from view, telecommunications facilities, etc. may be included within the data center buildings or located standalone on the site.
 - c. Electrical substations, distribution facilities, generation facilities and transformer stations.
 - d. Above ground water tower (requires Special Exception approval by the Board of Supervisors).
2. The data center design will include a rain water harvesting system for irrigation, fire protection, or other uses. The storm water management design will include low-impact development (LID) aspects where feasible and provide for Best Management Practices and nutrient removal as required.
3. Existing natural tree stand areas located along the perimeter of the Property will be maintained where possible. In order to reduce the visual impact to surrounding areas, additional tree plantings, earthen berms and/or solid fencing will be installed where feasible along property lines to adjacent residential districts, James Madison Street and along Route 29/15. The Applicant will also increase the 30 foot minimum Zoning Ordinance required landscape buffer to 50 feet as generally depicted on the C/GDP.
4. All outdoor storage and/or equipment areas shall be screened from adjacent residential districts or public rights-of-way as generally depicted on the C/GDP. The screening shall be included on any construction/site plans at the time these improvements are proposed.
5. Prior to the issuance of the second building permit for the data center use, the Applicant will complete a full Traffic Impact Analysis (TIA) to the satisfaction of Fauquier County and the Virginia Department of Transportation (VDOT). The TIA will be updated with each subsequent building/phase of development as required.
6. The Property will be developed as a perimeter secured private site with access limited to authorized persons only. Security fencing will be located inside of required evergreen tree screen where possible. All fencing which exceeds the allowed height requirements shall meet setbacks as required.
7. In order to provide continued support for the Remington community and Fauquier County, bona fide efforts will be made to cause employment opportunities arising during the development of the Property. The Applicant will insure that employment opportunities are reasonably made public, provided that this shall not include disclosure or proprietary information. Advertisements will be published in a newspaper of general circulation in the County listing such opportunities. Such advertisements may be provided by a general

contractor or by the Applicant. Responsible and responsive contractors whose principal place of business is Fauquier County will be considered.

8. Road Impact Mitigation Measures

- a. Pre-Construction Road Evaluation. Concurrent with the submittal of the first site plan for the development, the Applicant will submit to VDOT an evaluation of the condition of the road and road shoulders for the Delivery Routes (the "Pre-Construction Road Evaluation"). The Pre-Construction Road Evaluation shall include an evaluation of planned commercial entrances to be approved by VDOT concurrent with the first site plan for the development. The Pre-Construction Road Evaluation shall also include an estimate for the cost of predictable repairs that may be caused by construction activities related to the development, and the Applicant shall post a bond or other surety based on such estimate (the "Repair Surety"). The Pre-Construction Road Evaluation must be approved by VDOT prior to approval of the first site plan for the development.
 - b. Post-Construction Road Evaluation. After the completion of construction, the Applicant shall submit a Post-Construction Road Evaluation of the condition of the road surface and road shoulders on the Delivery Routes (the "Post-Construction Road Evaluation"). The Post-Construction Road Evaluation shall be submitted to VDOT for approval. The Post-Construction Road Evaluation shall include a plan for repairing any damage caused to the Delivery Routes, and the Applicant shall be responsible for causing such identified repairs to be completed within a timeframe approved by VDOT. The Repair Surety shall be released within six months of completion of the repairs required under an approved Post-Construction Road Evaluation.
9. The Applicant shall install a ten (10) foot wide trail, constructed of either asphalt or concrete, along its James Madison Street frontage as shown in the Comprehensive Plan that will allow for the connection of Lee's Glen to the future school to the north and the future school to Pierce Elementary. The trail shall be constructed within a forty (40) foot wide easement as generally depicted on the C/GDP. The trail shall be installed prior to the issuance of a Certificate of Occupancy for the initial building.
 10. There shall be no residential development permitted within the Property.
 11. The Applicant agrees to donate the 35.14 acres of R-2 zoned land to the County for use as a park prior to the issuance of a Certificate of Occupancy for the initial building. In the event the County elects not to accept the property, the Applicant agrees to place the R-2 property in a scenic open easement.

Per: _____

RICHARD M BARB, LLC

By: Richard M. Barb, Managing Member

Date: _____

CONVERGENT TECHNOLOGY PARK

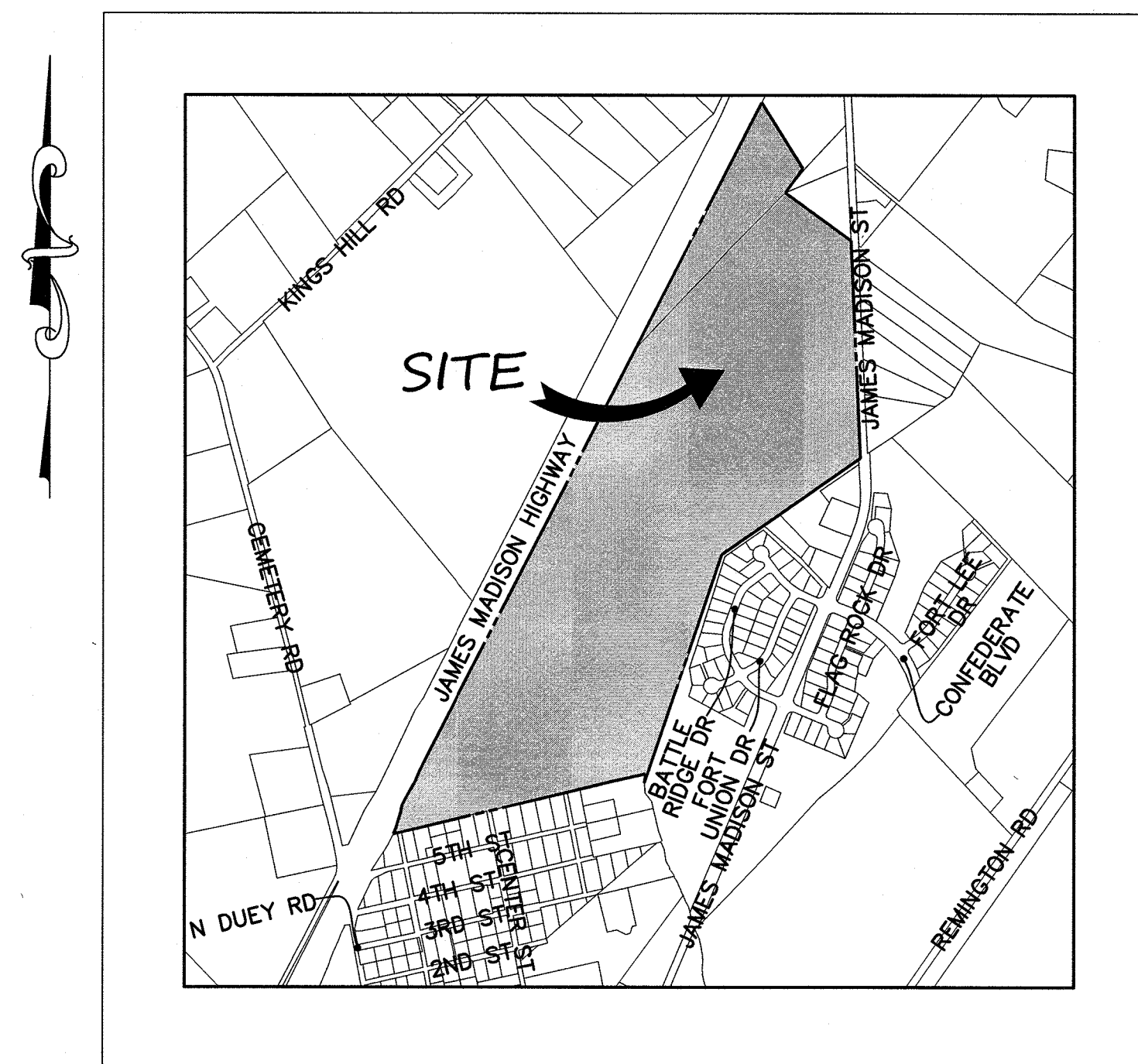
LEE MAGISTERIAL DISTRICT FAUQUIER COUNTY, VIRGINIA
CONCEPT / GENERAL DEVELOPMENT PLAN
COMPREHENSIVE PLAN AMENDMENT
SPECIAL EXCEPTION
FAUQUIER COUNTY PROJECT NUMBERS:
COMA-19-010737; REZN-19-010742; SPEX-19-010743

NOTES:

1. THE BOUNDARY INFORMATION SHOWN IS BASED ON A TITLE SEARCH OF EXISTING DEED INFORMATION ASSEMBLED AND PLOTTED BY BOWMAN CONSULTING GROUP LTD. IN JANUARY, 2019. BOUNDARY INFORMATION HAS NOT BEEN FIELD VERIFIED.
2. THE SUBJECT SITE DELINEATED IS DESIGNATED AS FAUQUIER COUNTY PARCEL IDENTIFICATION NUMBERS (GPIN) 6888-13-7752 AND 6888-25-0487. THE APPLICATION AREA IS APPROXIMATELY 139.48 ACRES.
3. THE PROPERTY IS CURRENTLY ZONED R-2 AND IS LOCATED ENTIRELY WITHIN THE REMINGTON SERVICE DISTRICT.
4. THIS APPLICATION REQUESTS TO REZONE A PORTION OF THE SITE FROM R-2 TO BP (BUSINESS PARK) ZONING DISTRICT WITH PROPOSED PROFFERS.
5. THE SITE IS LOCATED GENERALLY NORTH OF THE TOWN OF REMINGTON ON JAMES MADISON STREET, ROUTE 15. THE PROPERTY BORDERS JAMES MADISON HIGHWAY TO THE NORTHWEST, JAMES MADISON STREET, ROUTE 15 TO THE EAST, AND LEES GLEN PROPERTY TO THE SOUTHEAST. EXISTING OVERHEAD ELECTRIC LINES AND EASEMENTS ARE LOCATED AT THE SOUTHERN END OF THE SITE. THE PROPOSED USE IS DATA CENTER WITH ACCESSORY USES AS PERMITTED BY THE ZONING ORDINANCE.
6. TOPOGRAPHIC INFORMATION SHOWN IS A COMBINATION OF AERIAL FLOWN BY JAMES BELL, CONTOUR INTERVAL 2' AND FAUQUIER COUNTY GIS DATA, CONTOUR INTERVAL 5'.
7. THE FLOODPLAIN LIMITS SHOWN ON THIS PLAN ARE TAKEN FROM FAUQUIER COUNTY GIS DATA. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 51061C0416C EFFECTIVE ON 02/06/2008. THE PROPERTY IS LOCATED IN A FEMA FLOODWAY AND IN FLOOD ZONES AE AND X.
8. THE SOILS MAP/INFORMATION PROVIDED WITH PLAN WAS OBTAINED FROM THE 2007 FAUQUIER COUNTY SOIL SURVEY (ORIGINAL SCALE WAS 1 INCH EQUAL TO 1,000 FEET). A TYPE 1 SOIL REPORT HAS NOT BEEN COMPLETED FOR THE PARCELS DEPICTED ON THIS PLAN. A PRELIMINARY SOIL REPORT WAS PREPARED BY LARRY JOHNSON, CPSS, IN APRIL 2003 AS PART OF THE ELLERSLIE FARM PRELIMINARY PLAN.
9. A TRAFFIC ASSESSMENT (TRIP GENERATION ANALYSIS/COMPARISON) WAS PREPARED BY THIS FIRM DATED FEBRUARY 8, 2019 AND PROVIDED WITH THIS APPLICATION. A TRAFFIC IMPACT ANALYSIS WILL BE PROVIDED AT A LATER DATE IN ACCORDANCE WITH PROFFERS PROVIDED WITH THIS APPLICATION. THERE ARE TWO PROPOSED SITE ENTRANCES LOCATED ALONG JAMES MADISON STREET.
10. ALL CONSTRUCTION SHALL CONFORM TO CURRENT FAUQUIER COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, UNLESS MODIFIED BY THIS APPLICATION.
11. STORMWATER MANAGEMENT/BMP'S SHALL BE PROVIDED AS SHOWN ON THE PROPOSED CONCEPTUAL STORMWATER MANAGEMENT PLAN OR ALTERNATIVE PLAN AS APPROVED BY THE COUNTY.
12. ALL OPEN SPACE WITHIN TECHNOLOGY PARK (AREA PROPOSED TO BE ZONED BP) IS TO BE OWNED AND MAINTAINED BY OWNER. THE SITE WILL BE SECURE WITH NO PERMITTED ACCESS TO THE PUBLIC.
13. THE PROPERTY MAY BE SERVED BY THE FOLLOWING PUBLIC FACILITIES:

FIRE/RESCUE:
LIBRARY:
PARKS/RECREATION:

CO. 2 - REMINGTON VOL. FIRE CO.
BEALETON BRANCH LIBRARY
ONSITE OPEN SPACE
14. TREE CANOPY, LANDSCAPE AND BUFFER REQUIREMENTS TO CONFORM WITH SECTION 7-600 OF THE FAUQUIER COUNTY ZONING ORDINANCE.
15. PROPOSED LAND USES AND THEIR LOCATIONS ARE IN CONFORMANCE WITH THE FAUQUIER COUNTY COMPREHENSIVE PLAN.
16. ALL INTERIOR TRAVELWAYS WILL BE PRIVATELY MAINTAINED. NO PUBLIC STREETS ARE PROPOSED.
17. PARKING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 7 OF THE FAUQUIER COUNTY ZONING ORDINANCE. THE AMOUNT OF PARKING PROVIDED MAY BE REDUCED IN PROPORTION TO THE ACTUAL SQUARE FOOTAGE CONSTRUCTED AT THE TIME OF THE FINAL DEVELOPMENT PLAN, AS LONG AS THE MINIMUM REQUIRED PARKING IS PROVIDED, OR PURSUANT TO ANY REDUCTIONS APPROVED PER THE ZONING ORDINANCE.
18. THIS PLAN MAY BE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN.



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

1. COVER SHEET
 2. EXISTING CONDITIONS & REZONING PLAT
 3. CONCEPT / GENERAL DEVELOPMENT PLAN
 4. PRE-DEVELOPED DRAINAGE DIVIDES
 5. POST-DEVELOPED DRAINAGE DIVIDES & SWM CONCEPT PLAN
- SE-1 SPECIAL EXCEPTION PLAT (CATEGORY 20)

CIVIL ENGINEERING & LAND PLANNING
BOWMAN CONSULTING GROUP, LTD.
650A NELMS CIRCLE
FREDERICKSBURG, VIRGINIA 22406

APPLICANT
CONVERGENT VA, LLC
P.O. BOX 778
MCLEAN, VA 22101

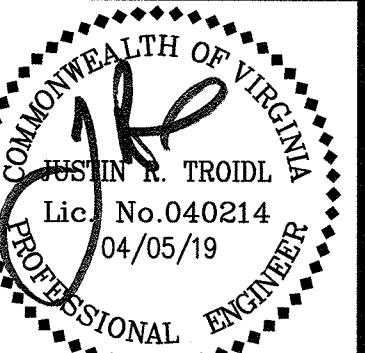
PROPERTY OWNER
RICHARD M BARB, LLC
4073 MIDLAND RD
MIDLAND, VA 22728

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
650A Nelms Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

COVER SHEET
CONVERGENT TECHNOLOGY PARK
CONCEPT / GENERAL DEVELOPMENT PLAN
LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VA

COMA-19-010737; REZN-19-010742;
SPEX-19-010743
COUNTY PROJECT NUMBER



PLAN STATUS
02/15/19 1st SUBMISSION
04/05/19 2nd SUBMISSION

DATE			DESCRIPTION
JRT	CDH	JRT	
DESIGN	DRAWN	CHKD	
SCALE	H: N/A	V: N/A	
JOB No. 140035-01-001			
DATE : FEBRUARY 2019			
FILE No. 140035-D-ZP-001			


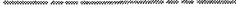








SHEET 1 OF 5

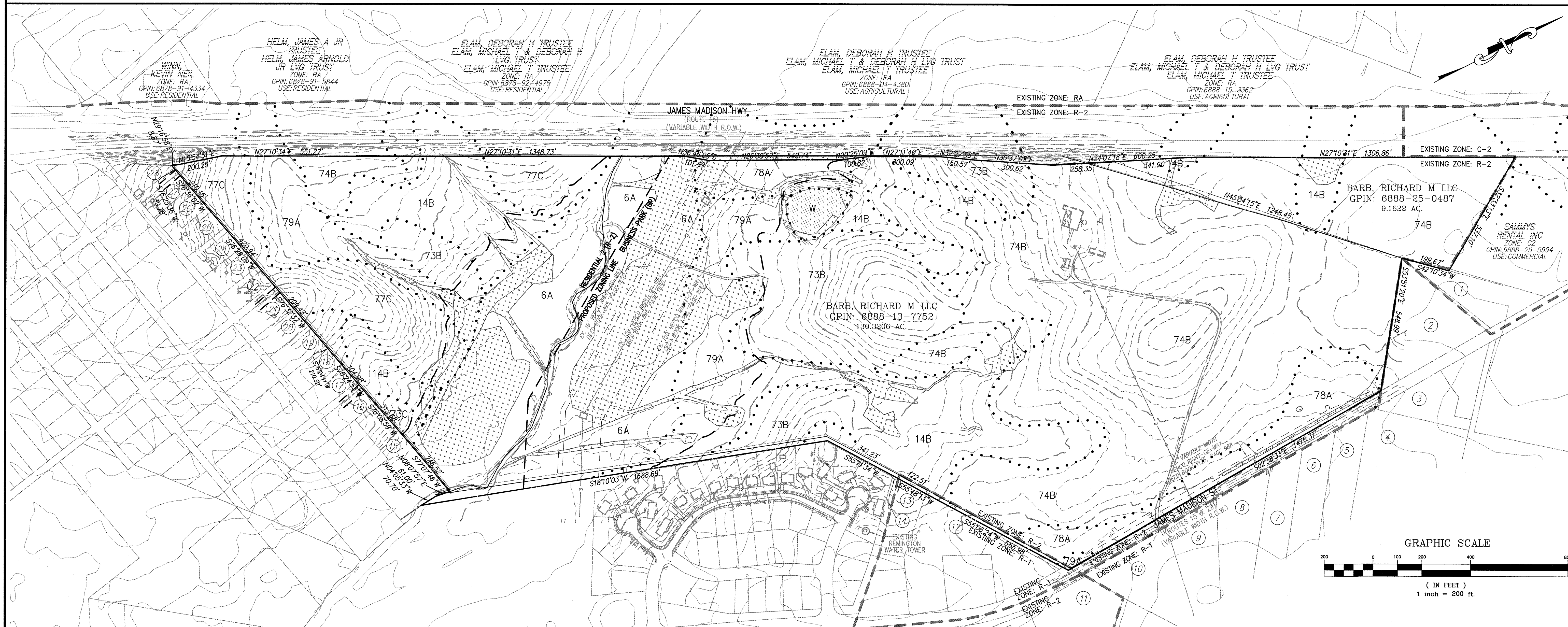
<p>(1) WILLIAMS, HAROLD L JR ZONE: R2 GPIN: 6888-25-7735 USE: COMMERCIAL</p>	<p>(8) CHACEY, KENNETH A ZONE: R2 GPIN: 6888-34-1323 USE: RESIDENTIAL</p>	<p>(15) SHALABI, MARGARITA I ZONE: R2 GPIN: 6888-11-2467 USE: RESIDENTIAL</p>	<p>(22) WELCH, L CECIL WELCH, LOIS CUBBAGE ZONE: R2 GPIN: 6888-01-3254 USE: RESIDENTIAL</p>
<p>(2) REID, DONNA J REID, WARREN A ZONE: R2 GPIN: 6888-25-7433 USE: RESIDENTIAL</p>	<p>(9) DE LA PAZ QUINTEROS PORTILLO, MILAGRO; PORTILLO MENDOZA, JOSE CRISTINO ZONE: R2 GPIN: 6888-34-0189 USE: RESIDENTIAL</p>	<p>(16) HENRY, LARRY W HENRY, REGINA L ZONE: R2 GPIN: 6888-01-9399 USE: RESIDENTIAL</p>	<p>(23) WELCH, L CECIL WELCH, LOIS CUBBAGE ZONE: R2 GPIN: 6888-01-2252 USE: RESIDENTIAL</p>
<p>(3) JONES, AUDREY T ZONE: R2 GPIN: 6888-25-9323 USE: RESIDENTIAL</p>	<p>(10) CHASE, HARVEY FRANK JR ZONE: R2 GPIN: 6888-34-0074 USE: RESIDENTIAL</p>	<p>(17) BERNAL, PATRIZIA ZONE: R2 GPIN: 6888-01-8366 USE: RESIDENTIAL</p>	<p>(24) WELCH, L CECIL WELCH, LOIS C ZONE: R2 GPIN: 6888-01-1245 USE: VACANT</p>
<p>(4) HAZLETT, SASHA ZONE: R1 GPIN: 6888-34-7732 USE: RESIDENTIAL</p>	<p>(11) LEES GLEN PROPERTY OWNERS ASSOC INC ZONE: R2 GPIN: 6888-33-3106 USE: VACANT</p>	<p>(18) PETTY, DAVID T PETTY, LEANNE S ZONE: R2 GPIN: 6888-01-7373 USE: RESIDENTIAL</p>	<p>(25) PARKER, BARBARA ZONE: R2 GPIN: 6888-01-0243 USE: VACANT</p>
<p>(5) HAZLETT, SASHA ZONE: R1 GPIN: 6888-34-2757 USE: RESIDENTIAL</p>	<p>(12) SMITH, ALAN W SMITH, GALE W ZONE: R2 GPIN: 6888-23-5334 USE: RESIDENTIAL</p>	<p>(19) CASTRO, CORNELIO FLORES MEJIA, GLORIA A ZONE: R2 GPIN: 6888-01-6361 USE: RESIDENTIAL</p>	<p>(26) PARKER, BARBARA W PARKER, JOHN A ZONE: R2 GPIN: 6878-91-9136 USE: VACANT</p>
<p>(6) DAY, CHRISTINA LYNN FRYMIER, CRYSTAL MARIE PFAMATTER, EDWARD BRIAN PFAMATTER, JANICE M ZONE: R2 GPIN: 6888-34-3573 USE: RESIDENTIAL</p>	<p>(13) STOKES, ELIZABETH C ZONE: R2 GPIN: 6888-23-4233 USE: RESIDENTIAL</p>	<p>(20) WRIGHT, MICHELLE M WRIGHT, STEVEN E ZONE: R2 GPIN: 6888-01-5269 USE: RESIDENTIAL</p>	<p>(27) PARKER, BARBARA W PARKER, JOHN A ZONE: R2 GPIN: 6878-91-8153 USE: RESIDENTIAL</p>
<p>(7) DAY, CHRISTINA LYNN FRYMIER, CRYSTAL MARIE PFAMATTER, EDWARD BRIAN PFAMATTER, JANICE M ZONE: R2 GPIN: 6888-34-1563 USE: RESIDENTIAL</p>	<p>(14) LEES GLEN PROPERTY OWNERS ASSOC INC ZONE: R2 GPIN: 6888-11-7680 USE: VACANT</p>	<p>(21) BOARD OF SUPERVISORS OF FAUQUIER COUNTY ZONE: R2 GPIN: 6888-01-4277 USE: GOVERNMENT</p>	<p>(28) WELCH, WILLIAM E ZONE: R2 GPIN: 6878-91-7037 USE: RESIDENTIAL</p>

<u>TYPE</u>	<u>NAME</u>	<u>SLOPE</u>	<u>HYDROLOGIC GROUP</u>
6A	BOWMANVILLE SILT LOAM	0—2%	D (HYDRIC SOIL)
14B	SOWEGO LOAM	2—7%	B*
73B	PENN LOAM	2—7%	C
74B	ASHBURN SILT LOAM	2—7%	C
77C	ARCOLA—NESTORIA COMPLEX	7—15%	C/D
78A	DULLES SILT LOAM	0—2%	D*
79A	ALBANO SILT LOAM	0—2%	D (HYDRIC SOIL)

NOTE: THE SOILS MAP/INFORMATION PROVIDED WITH PLAN WAS OBTAINED FROM THE 2007 FAUQUIER COUNTY SOIL SURVEY (ORIGINAL SCALE WAS 1 INCH EQUAL TO 1,000 FEET). A TYPE 1 SOIL REPORT HAS NOT BEEN COMPLETED FOR THE PARCELS DEPICTED ON THIS PLAN. A PRELIMINARY SOIL REPORT WAS PREPARED BY LARRY JOHNSON, CPSS, IN APRIL 2003 AS PART OF THE ELLERSLIE FARM PRELIMINARY PLAN. SOILS BOUNDARIES SHOWN HEREON TAKEN FROM FAUQUIER COUNTY GIS.

<u>SITE AREA:</u>	
PIN 6888-13-7752	130.3206 AC. - ZONED R-2
PIN 6888-25-0487	9.1622 AC. - ZONED R-2
TOTAL AREA:	139.4828 AC.

	SITE BOUNDARY (LIMITS OF REZONING)
	EXISTING BOUNDARY
	EXISTING 2' CONTOUR
	EXISTING STRUCTURE
	EXISTING STREAM/DRAIN (APPROXIMATE)
	FLOODPLAIN
	DENOTES SOIL TYPE
	EXISTING EASEMENTS
	EXISTING ZONING BOUNDARY
	EXISTING WETLANDS



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
6550A Nelms Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com
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EXISTING CONDITIONS & REZONING PLAT

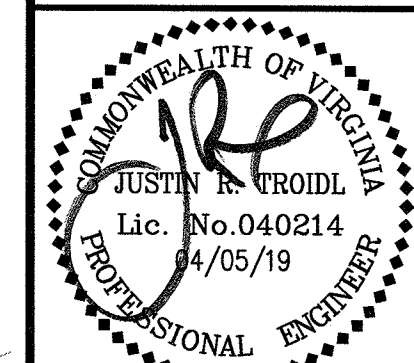
CONVERGENT TECHNOLOGY PARK

CONCEPT / GENERAL DEVELOPMENT PLAN

LEE MAGISTERIAL DISTRICT

FAUQUIER COUNTY, VA

COMA-19-010737/REZN-19-010742
SPEX-19-010743
COUNTY PROJECT NUMBER



PLAN STATUS	
02/15/19	1st SUBMISSION
04/05/19	2nd SUBMISSION





DATE	DESCRIPTION	
JRT DESIGN	CDH DRAWN	JRT CHKD
SCALE	H: 1"=200' V: N/A	
JOB No. 140035-01-001		
DATE : FEBRUARY 2019		
FILE No. 140035-D-ZP-001		

SHEET 2 OF 5

SCALE: 1"=1000'



COMP PLAN LAND USE LEGEND

	OPEN SPACE/PARK		LDR 1-3
	OPEN SPACE/PARK/FLOODPLAIN		LIGHT INDUSTRIAL/EMPLOYMENT CENTER






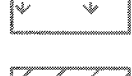








ZONING REQUIREMENTS (ZO SEC. 3-400)

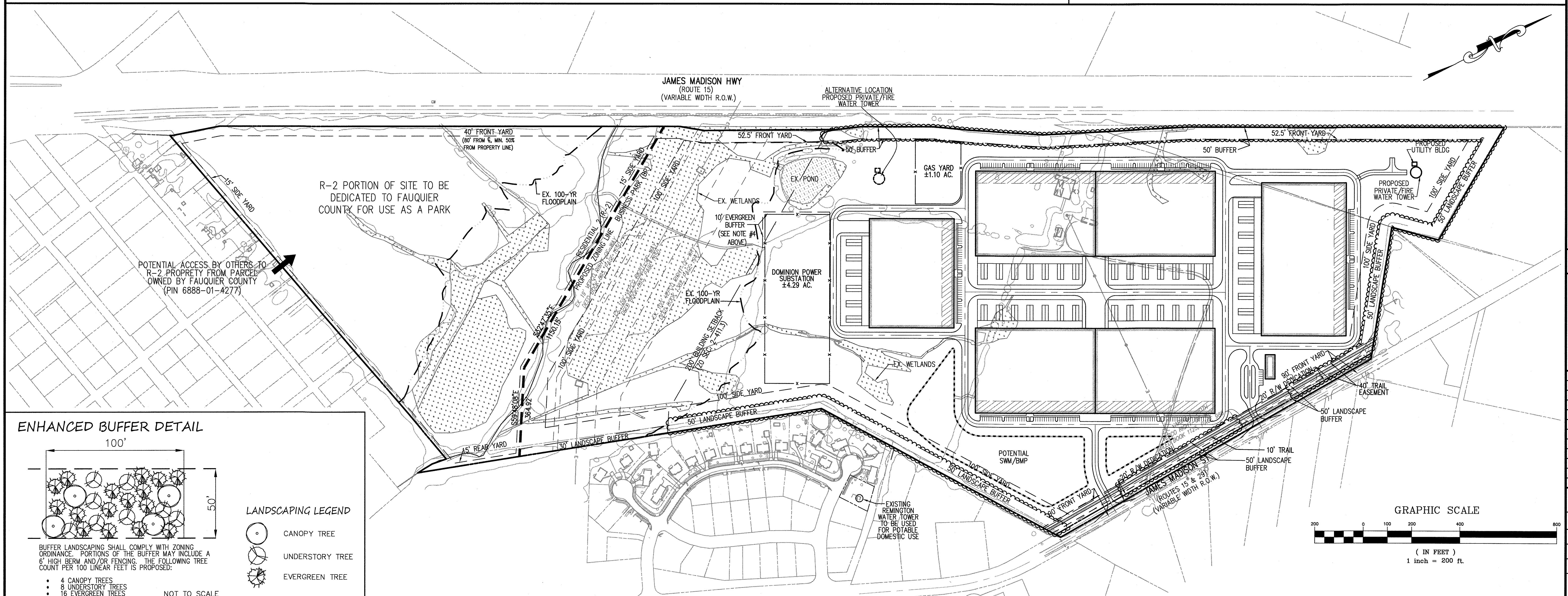
PROPOSED ZONE:	BP (BUSINESS PARK)	R-2 (RESIDENTIAL)
PROPOSED USE:	DATA CENTER OR OTHER BP USES PER PROFFERS(PER ZO SEC. 3-316.4)	FUTURE PARK (BY OTHERS)
MAX. PERMITTED DENSITY:	NO REQUIREMENT	2 DU/ACRE - NO PROPOSED SEE PROFFER STATEMENT
PROPOSED DENSITY:	1,071,000 SF MAX.	NONE
MIN. LOT SIZE:	NO REQUIREMENT	20,000 SQ FT
MIN. LOT WIDTH:	80 FT	90 FEET
MIN. FRONT YARDS: FROM LOCAL COLLECTOR FROM MAJOR COLLECTOR FROM MAJOR THOROUGHFARE FROM ARTERIAL/FREEWAY/RT. 215	75 FT 90 FT 105 FT 0 FT	50 FT 65 FT 80 FT 150 FT
MIN. SIDE/REAR YARDS: FROM COMMERCIAL DISTRICTS FROM INDUSTRIAL DISTRICTS FROM RURAL DISTRICTS FROM RESIDENTIAL DISTRICTS	25 FT 0 FT 75 FT 100 FT	15 FT FROM ALL PROPERTY LINES
MAX. BUILDING HEIGHT:	45 FT	35 FT
MAX. LOT COVERAGE:	50%	NONE
MIN. OPEN SPACE:	NO REQUIREMENT	20%
MIN. LANDSCAPED GREEN SPACE:	15%	NONE
MIN. DISTRICT SIZE:	5 ACRES	NONE
PROPOSED DISTRICT SIZE:	104.34 ACRES	35.1444 ACRES
MIN. DEVELOPMENT SIZE:	NO REQUIREMENT	NONE

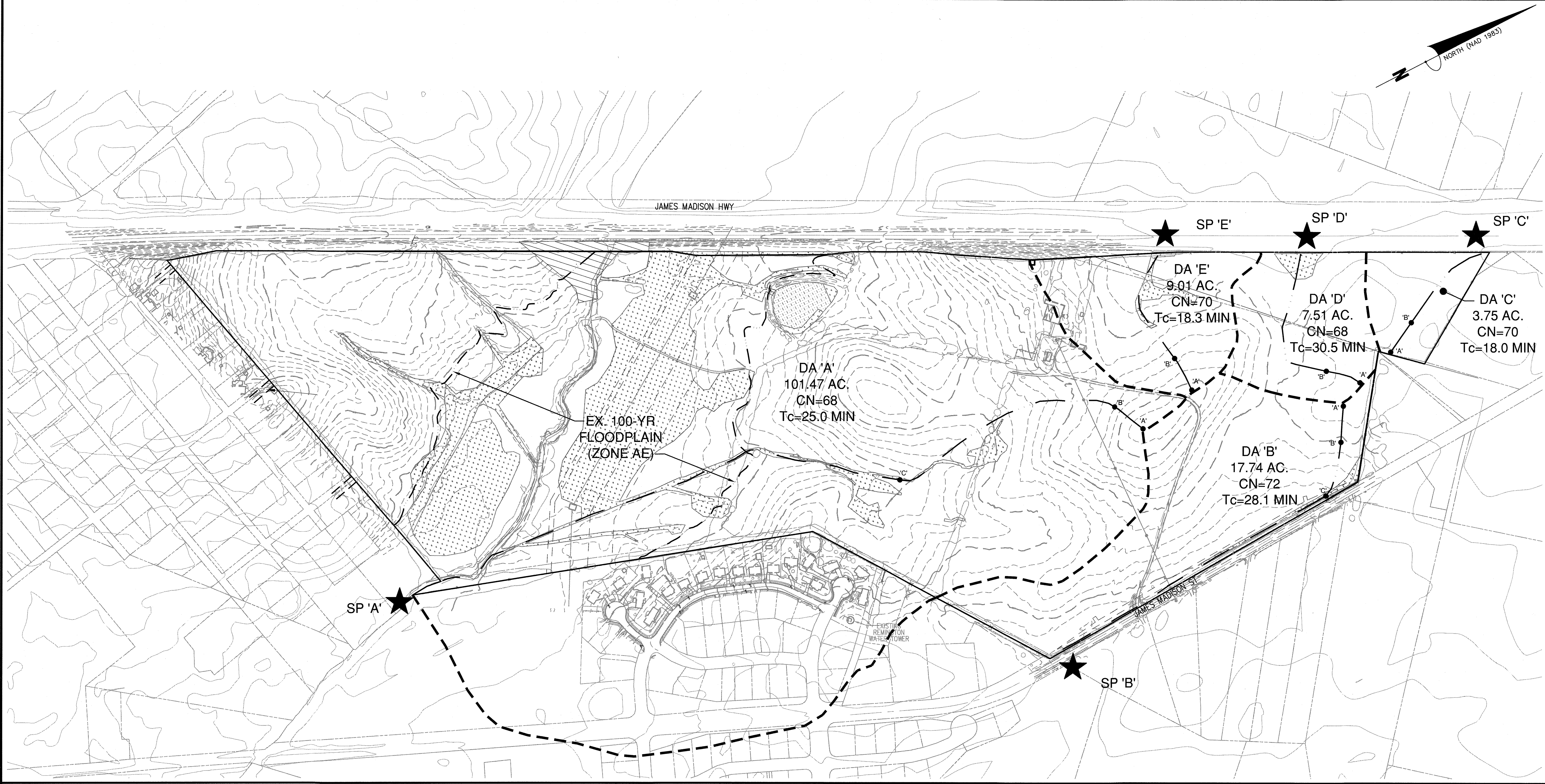
NOTES:

1. LOCATION OF SWM/BMP PONDS/BIORETENTION AREAS SHOWN ARE CONCEPTUAL. SEE SHEET 4 FOR ADDITIONAL INFORMATION ON SWM/BMP STRATEGY FOR THE SITE.
2. TWO (2) POTENTIAL LOCATIONS ARE SHOWN FOR THE PROPOSED PRIVATE FIRE WATER TANK HOWEVER ULTIMATELY ONLY ONE (1) TANK SHALL BE CONSTRUCTED.
3. FINAL LOCATION/ALIGNMENT OF PROPOSED TRAIL MAY VARY TO AVOID WETLANDS DISTURBANCES TO THE GREATEST EXTENT PRACTICAL.
4. A TEN (10) FOOT WIDE BUFFER OF MEDIUM EVERGREEN TREES (DOUBLE ROW) SHALL BE INSTALLED ALONG THE BORDER OF THE PROPOSED SUBSTATION FACING JAMES MADISON HIGHWAY AS SHOWN. UTILITY CROSSINGS SHALL BE PERMITTED.

LEGEND

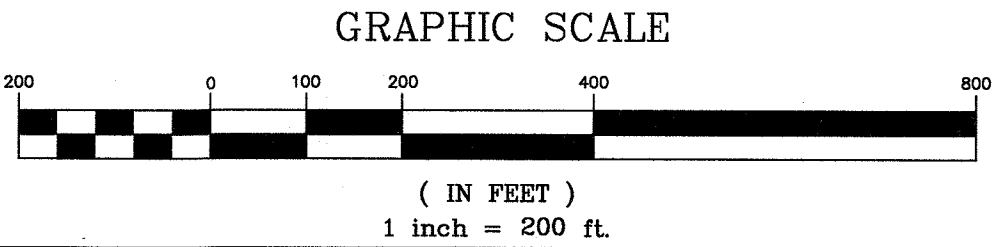
	PROPERTY BOUNDARY
	EXISTING BOUNDARY
	EXISTING 2' CONTOUR
	EXISTING STRUCTURE
	EXISTING STREAM
	EXISTING WETLANDS
	FLOODPLAIN
	EXISTING EASEMENTS
	PROPOSED ZONING BOUNDARY
	PROPOSED BUILDING
	PROPOSED TRAVELWAY
	PROPOSED ENHANCED BUFFER (SEE DETAIL)
	POTENTIAL SWM POND/ BIORETENTION AREA (SEE NOTE #1)
	PROPOSED TRAIL (SEE NOTE #3)





LEGEND

- SITE BOUNDARY
- - - DRAINAGE DIVIDE
- . - Tc PATH
- ★ STUDY POINT



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
650A Nains Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com
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PRE-DEVELOPED DRAINAGE DIVIDES

CONVERGENT TECHNOLOGY PARK

CONCEPT / GENERAL DEVELOPMENT PLAN

LEE MAGISTERIAL DISTRICT

FAUQUIER COUNTY, VA

COM-19-010737/REZN-19-010742/
SPEX-19-010743
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA

JUSTIN R. TROIDL

Lic. No. 040214
04/05/19

PROFESSIONAL ENGINEER

PLAN STATUS

02/15/19

1st SUBMISSION

04/05/19

2nd SUBMISSION

DATE

DESCRIPTION

JRT

CDH

JRT

DESIGN

DRAWN

CHKD

SCALE

H: 1"=200'

V: N/A

JOB No. 140035-01-001

DATE : FEBRUARY 2019

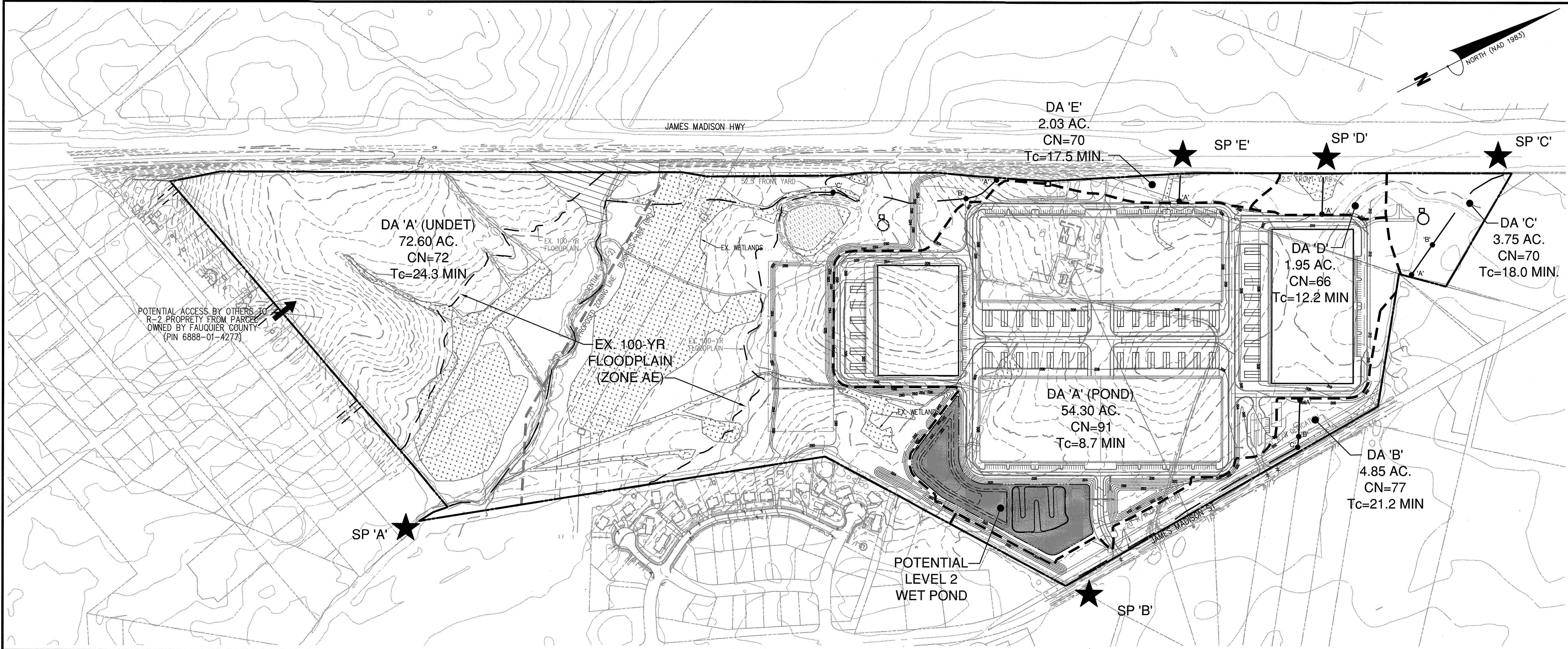
FILE No. 140035-D-ZP-001

SHEET

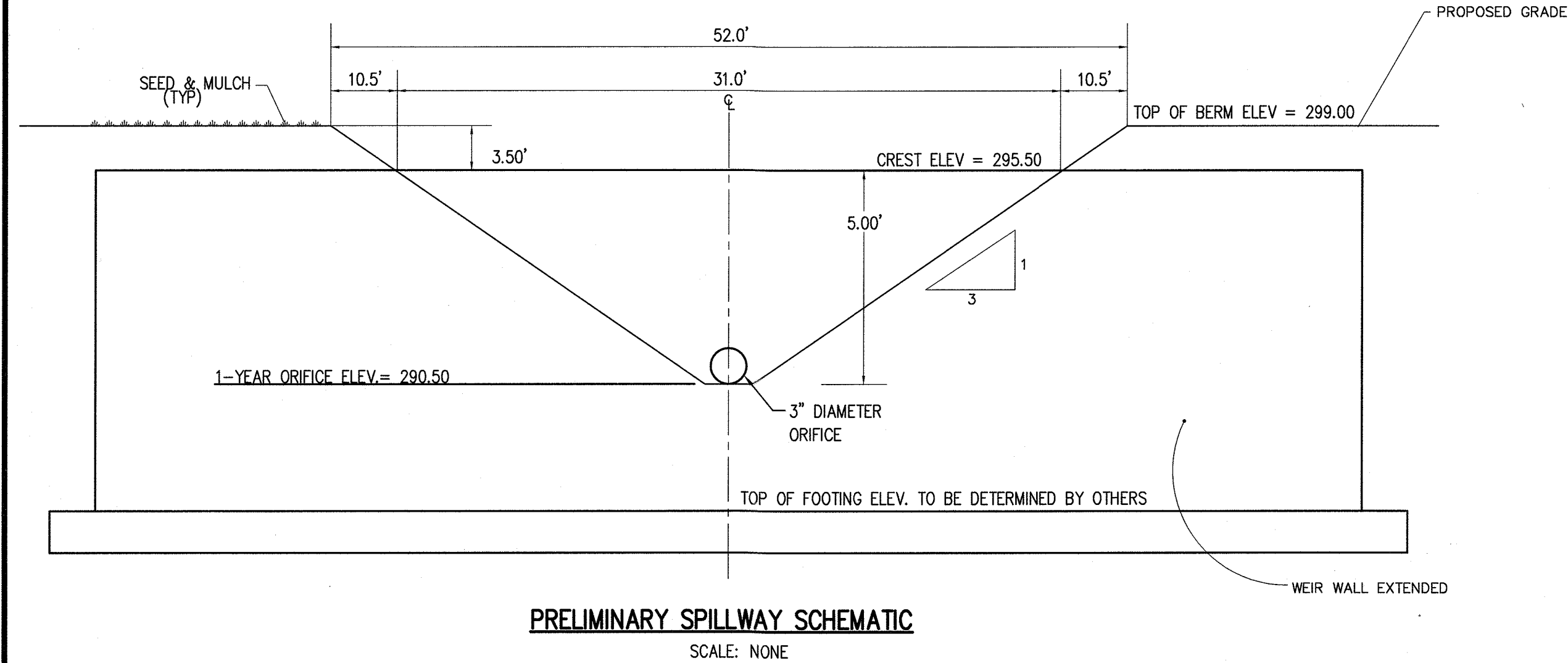
4

OF

5



PRELIMINARY STORAGE VOLUME REQUIREMENTS										
STUDY POINT	1-YR STORM			10-YR STORM						NOTES
	PRE HYDROGRAPH VOLUME (ac-ft)	POST HYDROGRAPH VOLUME (ac-ft)	STORAGE VOLUME REQUIRED (ac-ft)	PRE HYDROGRAPH VOLUME (ac-ft)	PRE FLOWRATE (cfs)	POST HYDROGRAPH VOLUME (ac-ft)	POST FLOWRATE NO STORAGE (cfs)	qo/qi	Vs/Vr	STORAGE VOLUME REQUIRED (ac-ft)
A	3.66	11.24	7.58	14.71	160.55	29.57	367.31	0.44	0.31	9.17
B	0.86	0.32	0.00	3.02	30.97	0.98	12.22	2.53	N/A	0.00
C	0.16	0.16	0.00	0.59	7.73	0.59	7.73	1.00	N/A	0.00
D	0.27	0.06	0.00	1.09	10.41	0.26	3.88	2.68	N/A	0.00
E	0.38	0.09	0.00	1.42	18.45	0.32	4.21	4.38	N/A	0.00



PRELIMINARY ELEVATION STORAGE CURVE - WET POND						
ELEVATION (FT)	ELEVATION DIFFERENCE	SURFACE AREA (SF)	VOLUME (CF)	CUMULATIVE VOLUME (CF)	CUMULATIVE VOLUME (AC-FT)	NOTES
286	2	11,881	29569			
288	1	17,892	20770	29,569	0.679	
289	1	23,788	31373	50,339	1.156	
290	0.5	39,627	20804	81,711	1.876	
290.5	0.5	43,622	24761	102,516	2.353	PERM POOL
291	1	55,666	57751	127,276	2.922	
292	2	59,861	128173	185,027	4.248	
294	2	68,407	206041	313,200	7.190	
296	2	142,071	309319	519,241	11.920	
298		167,599		828,560	19.021	

SWM/BMP CONCEPT PLAN NARRATIVE

THE SITE IS LOCATED TO THE SOUTH OF THE INTERSECTION OF JAMES MADISON HIGHWAY AND JAMES MADISON STREET. THE EXISTING SITE IS APPROXIMATELY 139.48 ACRES, CONSISTS OF MEADOWS AND WOODED AREAS, AND IS COMPRISED OF HYDROLOGIC SOIL GROUPS (HSG) B, C, AND D. THE PROJECT CONSISTS OF THE CONSTRUCTION OF 6 DATA CENTERS, TOTALING APPROXIMATELY 1 MILLION SQUARE FEET, AND THE ASSOCIATED INFRASTRUCTURE TO SERVE THE USE.

STORMWATER RUNOFF DISCHARGES FROM THE SITE AT FIVE (5) SEPARATE LOCATIONS. THE POST-DEVELOPMENT DRAINAGE PATTERNS GENERALLY MATCH THOSE OF THE PRE-DEVELOPMENT CONDITION. THE RUNOFF TO STUDY POINT 'A' OUTFALLS DIRECTLY INTO TIMPOT RUN, WHICH IS LOCATED WITHIN A MAPPED FLOODPLAIN. THE RUNOFF TO STUDY POINT 'B' DISCHARGES INTO AN EXISTING CULVERT THAT OUTFALLS TO THE EAST OF JAMES MADISON STREET. THE RUNOFF TO STUDY POINTS 'C', 'D', AND 'E' DISCHARGES INTO THE ROADSIDE DITCH ALONG JAMES MADISON HIGHWAY, THEN INTO A STORM SEWER SYSTEM CONSISTING OF CULVERTS AND MEDIAN DROP INLETS BEFORE ULTIMATELY OUTFALLING INTO TIMPOT RUN.

THIS PROJECT WILL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF PART IIB OF THE VSMF REGULATIONS. A CONCEPTUAL SWM DESIGN APPROACH IS PRESENTED BELOW.

CHANNEL PROTECTION

ALL POINTS OF DISCHARGE FROM THE SITE OUTFALL INTO NATURAL CHANNELS AT EITHER THE SITE BOUNDARY OR IMMEDIATELY DOWNSTREAM. THEREFORE, THE MAXIMUM PEAK RATE OF RUNOFF FROM THE 1-YEAR STORM DISCHARGING FROM THE SITE UNDER THE POST-DEVELOPMENT CONDITION SHALL BE ESTABLISHED VIA THE ENERGY BALANCE EQUATION, AS SET FORTH IN THE CHANNEL PROTECTION REQUIREMENTS OF THE VSMF REGULATIONS.

UNDER THE POST-DEVELOPMENT CONDITION, DRAINAGE AREA TO STUDY POINTS 'B', 'C', 'D', AND 'E' HAS BEEN DIVERTED TO STUDY POINT 'A'. THE REDUCTION IN DRAINAGE AREA TO THESE STUDY POINTS REDUCES THE POST-DEVELOPMENT PEAK FLOWRATES FROM THE 1-YEAR STORM TO A LEVEL AT OR BELOW THOSE ESTABLISHED BY THE ENERGY BALANCE EQUATION.

A WET POND HAS BEEN UTILIZED WITHIN DRAINAGE AREA 'A' TO DETAIN ENOUGH RUNOFF TO SATISFY THE CHANNEL PROTECTION REQUIREMENTS OF THE VSMF REGULATIONS. DISTURBED AREAS THAT DO NOT DRAIN TO THE POND MAY BE DESIGNED TO DISCHARGE FROM THE LIMITS OF CONSTRUCTION AS NON-EROSIVE SHEET FLOW.

FLOOD PROTECTION

UNDER THE POST-DEVELOPMENT CONDITION, DRAINAGE AREA TO STUDY POINTS 'B', 'C', 'D', AND 'E' HAS BEEN DIVERTED TO STUDY POINT 'A'. THE REDUCTION IN DRAINAGE AREA TO THESE STUDY POINTS REDUCES THE POST-DEVELOPMENT PEAK FLOWRATES FROM THE 10-YEAR STORM TO A LEVEL AT OR BELOW THE PRE-DEVELOPMENT PEAK RATES OF RUNOFF FROM THE 10-YEAR STORM.

THE STORMWATER RUNOFF TO STUDY POINT 'A' DISCHARGES INTO A MAPPED 100-YEAR FLOODPLAIN. ATTENUATION OF THE THE 10-YEAR STORM IS NOT REQUIRED TO SATISFY THE FLOOD PROTECTION REQUIREMENTS OF THE VSMF REGULATIONS.

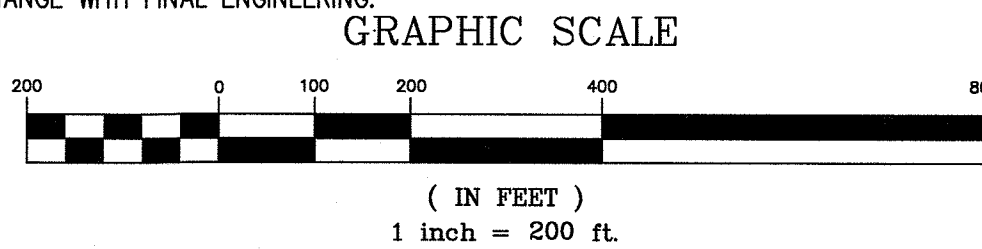
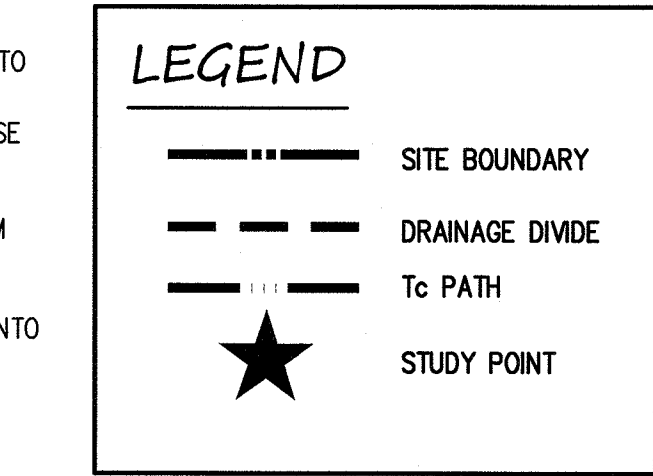
WATER QUALITY

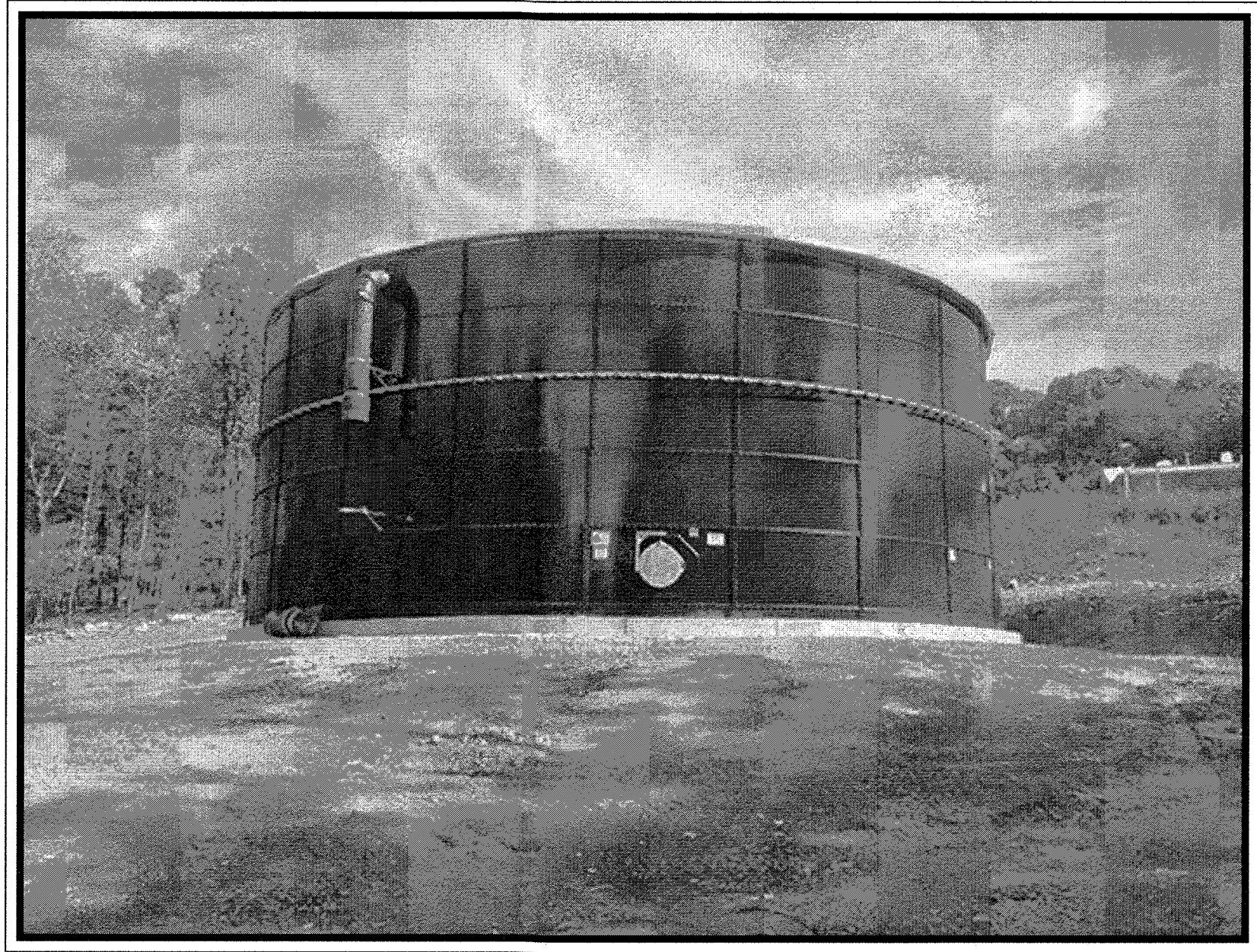
A LEVEL 2 WET POND MAY BE UTILIZED TO PROVIDE THE ENTIRE PHOSPHOROUS LOAD REDUCTION REQUIRED BY THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) SPREADSHEET. ALTERNATIVE BMP MEASURES, INCLUDING BUT NOT LIMITED TO BIORETENTION; CONSTRUCTED WETLANDS; INFILTRATION; LEVEL 1 WET POND; OR SHEET FLOW TO CONSERVED OPEN SPACE, MAY BE UTILIZED IN LIEU OF A LEVEL 2 WET POND TO PROVIDE ALL OF THE REQUIRED PHOSPHOROUS LOAD REDUCTION OR A MINIMUM OF 75% OF THE REQUIRED PHOSPHOROUS LOAD REDUCTION, AT WHICH POINT THE REMAINING 25% OF REQUIRED PHOSPHOROUS LOAD REDUCTION MAY BE PURCHASED IN THE FORM OF OFFSITE NUTRIENT CREDITS.

ADEQUATE OUTFALL

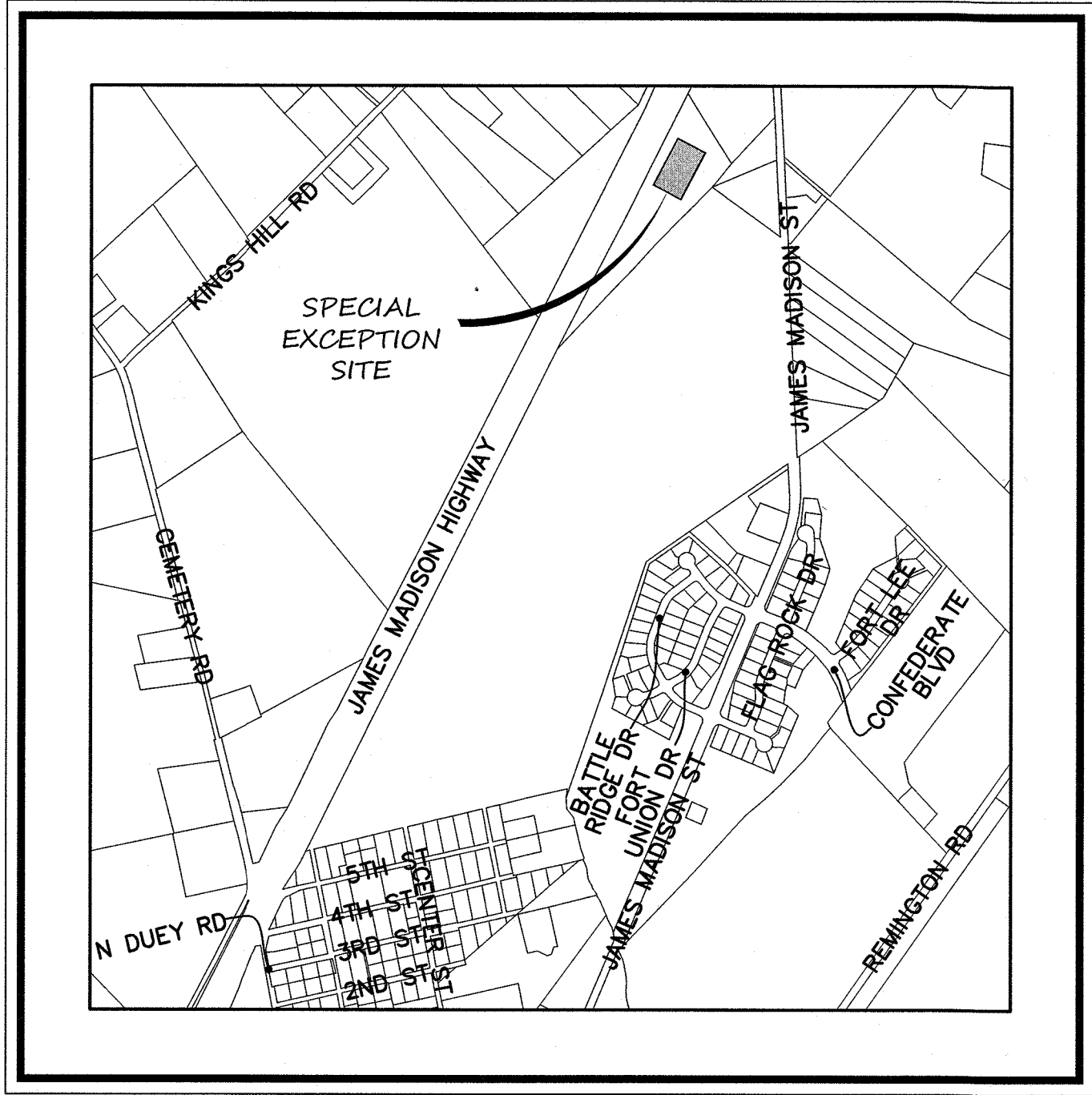
BY COMPLYING WITH THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS OF THE VSMF REGULATIONS, THE REQUIREMENTS OF MINIMUM STANDARD 19 SHALL BE SATISFIED, AND NO FURTHER DOWNSTREAM ANALYSIS WILL BE REQUIRED.

**THE SWM/BMP APPROACH DESCRIBED HEREIN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.





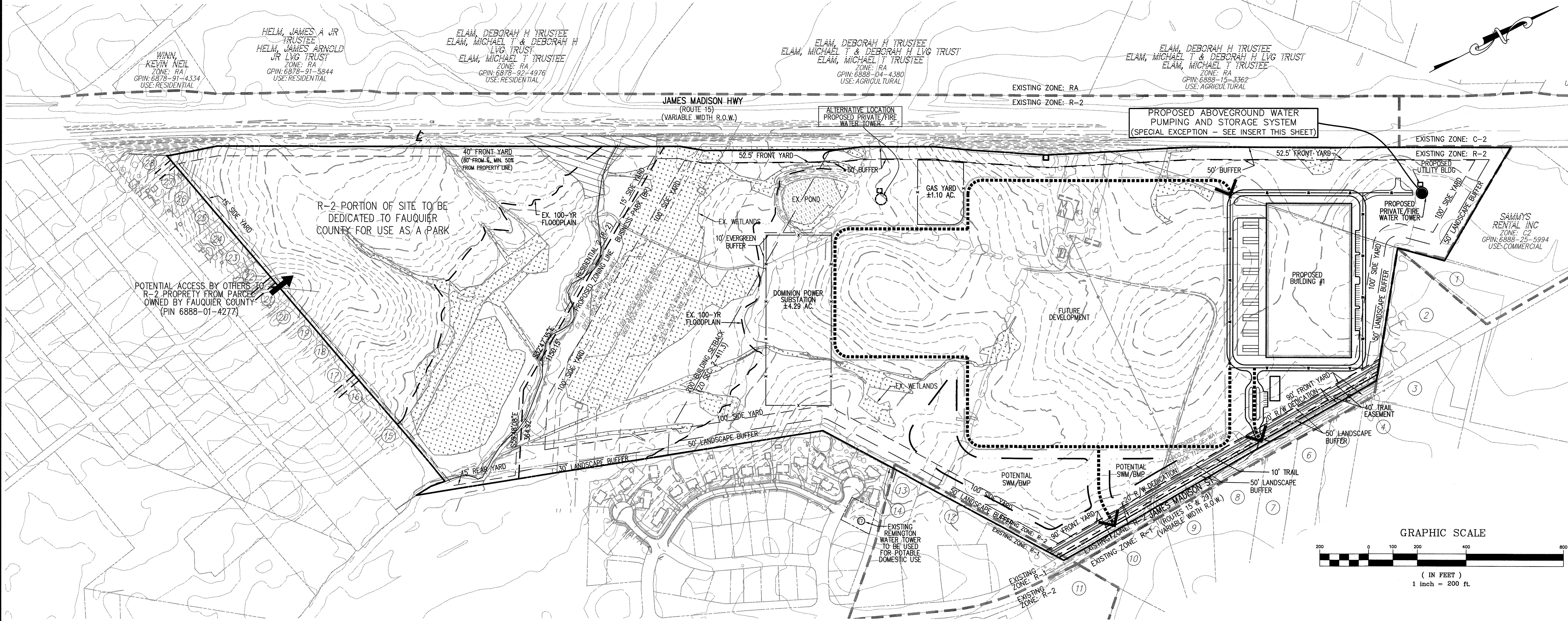
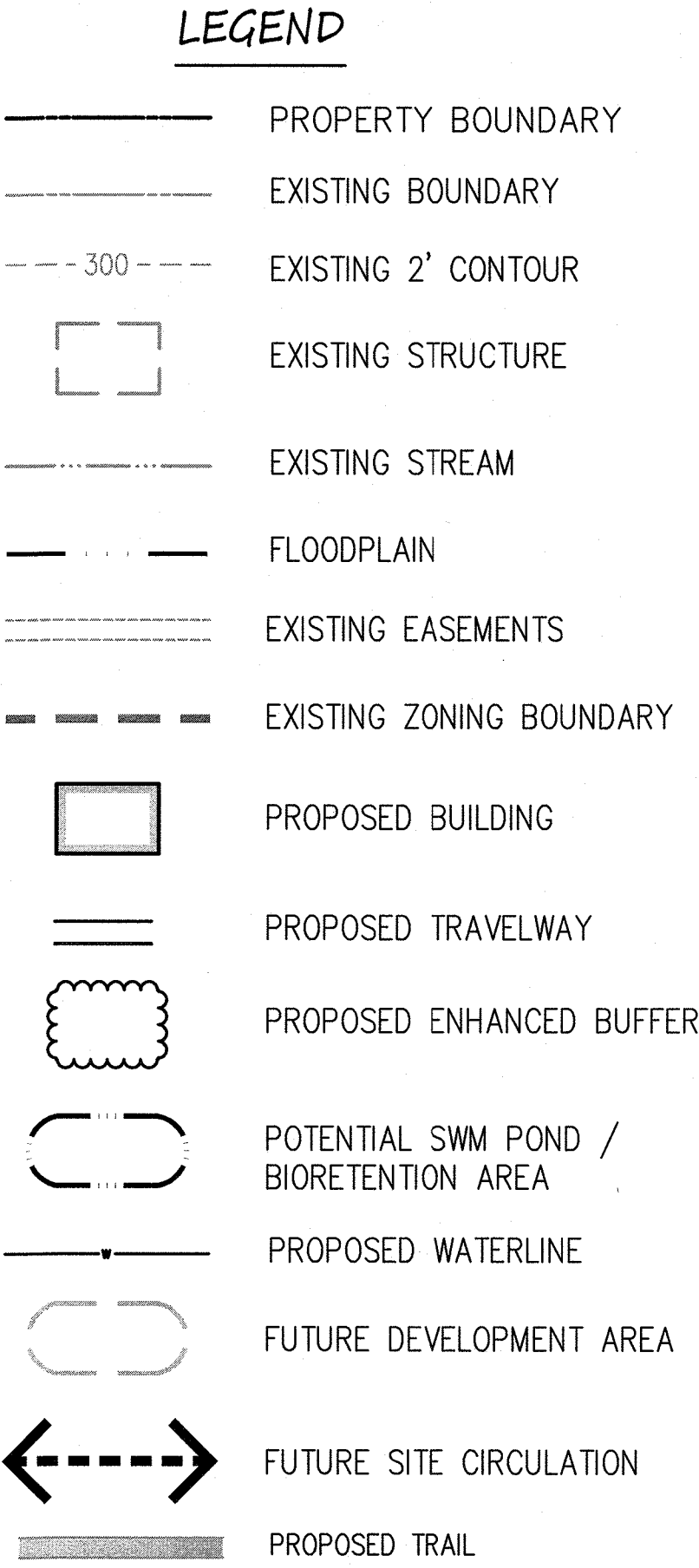
TYPICAL WATER TANK
ELEVATION
(500,000 GALLON)
FINAL SIZE SUBJECT TO CHANGE WITH FINAL DESIGN



VICINITY MAP
SCALE: 1"=1000'

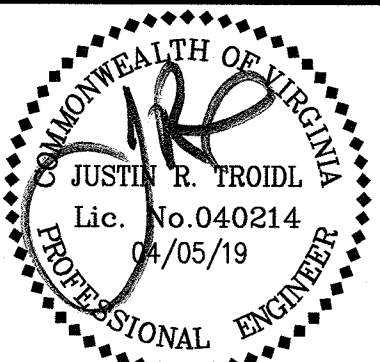
NOTES:

1. WATER FOR THE STORAGE TANKS SHALL BE PROVIDED FROM ONE OR MORE OF THE FOLLOWING:
 - * RAINWATER HARVESTING
 - * TOWN OF REMINGTON PUBLIC WATER
 - * OTHER OFF-SITE SOURCE (UTILIZING TANKER TRUCK DELIVERY)
2. PROPOSED FIRE PUMPS WILL BE LOCATED WITHIN PROPOSED PUMP HOUSES AND NOT BE VISIBLE.
3. PROPOSED WATER TREATMENT EQUIPMENT WILL BE LOCATED WITHIN PROPOSED WELL HOUSE AND NOT BE VISIBLE.
4. WATER FROM THE TANK WILL BE USED FOR FIRE SUPPRESSION PURPOSES ONLY. NO WATER EVAPORATIVE COOLING IS PERMITTED PER THE ZONING ORDINANCE. POTABLE (DOMESTIC) WATER SHALL BE OBTAINED FROM THE TOWN OF REMINGTON PUBLIC WATER SYSTEM.
5. FUTURE DEVELOPMENT AREAS AND FUTURE SITE CIRCULATION IS SHOWN TO PROVIDE CONTEXT WITH THE ULTIMATE DEVELOPMENT LAYOUT. THE ULTIMATE DEVELOPMENT MUST BE IN GENERAL CONFORMANCE WITH CONCEPT DEVELOPMENT PLAN AND ASSOCIATED PROFFERS.
6. TWO (2) POTENTIAL LOCATIONS ARE SHOWN FOR THE PROPOSED PRIVATE FIRE WATER TANK HOWEVER ULTIMATELY ONLY ONE (1) TANK SHALL BE CONSTRUCTED.



SPECIAL EXCEPTION PLAT (CATEGORY 20)
SPEX-19-010743
CONVERGENT TECHNOLOGY PARK
CONCEPT / GENERAL DEVELOPMENT PLAN
LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VA

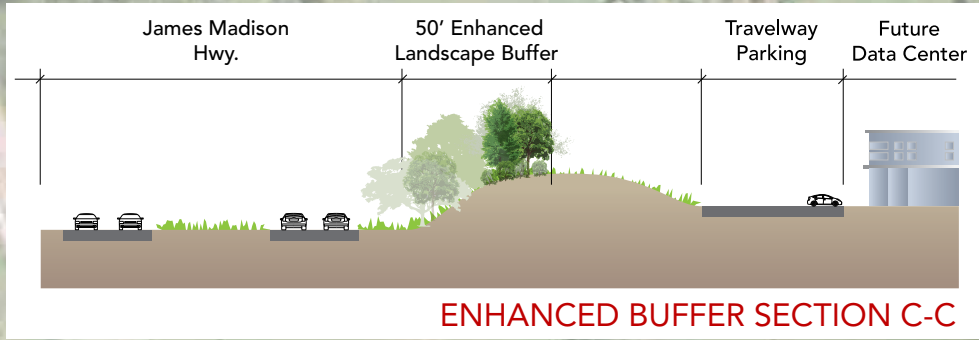
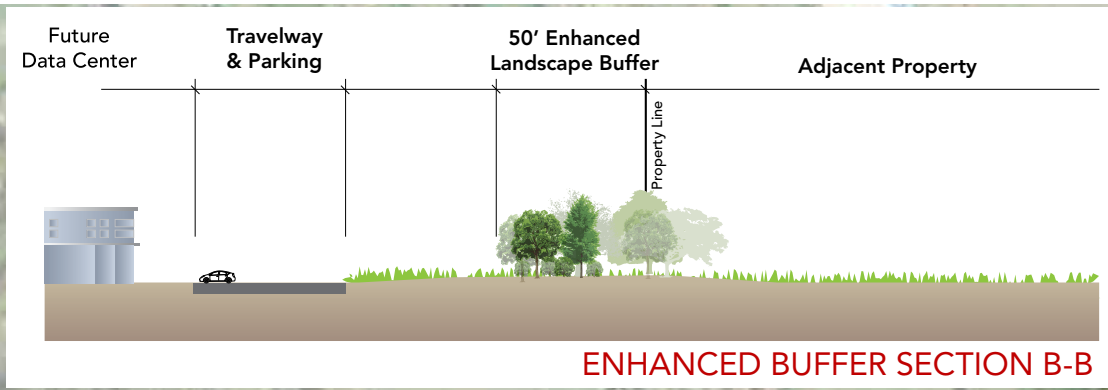
COMA-19-010737/RECN-19-010742/
SPEX-19-010743
COUNTY PROJECT NUMBER



PLAN STATUS
02/15/19 1st SUBMISSION
04/05/19 2nd SUBMISSION

DATE	DESCRIPTION
JRT	CDH
DESIGN	DRAWN
SCALE	CHKD
H: 1"=200'	V: N/A
JOB No. 140035-01-001	
DATE : FEBRUARY 2019	
FILE No. 140035-D-ZP-001	

SHEET SE-1 OF



Date: 4-3-2019

Bowman
CONSULTING

Convergent Technology Park

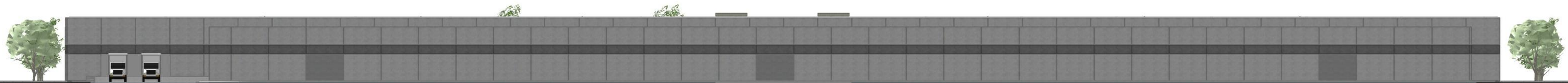
Preliminary Concept Plan

Fauquier County, Virginia

0 200 400 800 Feet



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

N.T.S.

NOTE: THESE RENDERINGS ARE ILLUSTRATIVE AND MAY NOT DEPICT THE ACTUAL, FINAL BUILDING DESIGN. APPLICANT RESERVES THE RIGHT TO MAKE DESIGN ALTERATIONS AND TO SUBSTITUTE MATERIALS AND FINISHES.

CONVERGENT TECHNOLOGY PARK

SITE PHOTOS















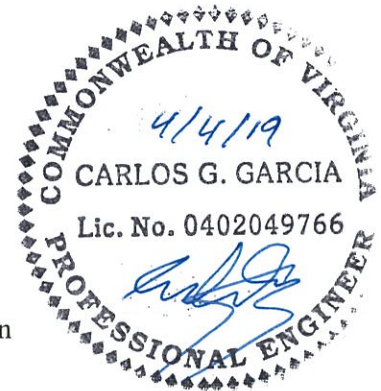
Memorandum

To: Mr. Jeff Price
Convergent VA, LLC
6930 Park Avenue
McLean, VA 22101

From: Carlos G. Garcia, P.E.

Date: April 4, 2019

Re: Convergent Technology Park - Trip Generation Analysis/Comparison



As requested, Bowman Consulting Group (BCG) completed a trip generation analysis/comparison for the proposed Convergent Technology Park. This document is in support of the Rezoning Request submission for the project.

Background

The Convergent Technology Park is proposed on a 130-acre parcel along James Madison Highway (Routes 15/29) in Fauquier County, Virginia. This site has been identified as a potential data center development site (1,071,000 sq. ft.). The development will consist of 6 data center buildings developed in phases. Each building will consist of approximately 178,500 sq. ft. of data hall space. The site plan is depicted in **Appendix A**.

The proposed Data Center to be developed on this site is of a hyperscale style. They contain much larger space and fewer tenants than typical colocation or enterprise data centers. Once these data centers are set up and operating, they require fewer staff and visits to keep them running compared to smaller scale data centers.

The current land use approved for this site is single family residential (R2) and the property could potentially be developed with residential homes (approximately 198 Single Family Residential Homes). The Applicant is seeking to change the land use from residential to data center.

Purpose

The purpose of this memorandum is to provide an analysis comparison of the projected trips from the approved land use (Residential) against the projected trips for the proposed development (Data Center).

Current Land Use Designation

The trips projected for the approximate 198 homes are 145 trips during the weekday morning peak period, 196 trips during the weekday afternoon peak period and 1,949 total daily trips (See Table 1 of this memorandum).

Proposed Convergent Technology Park

The land use for the proposed Convergent Technology Park consists of 6 data center buildings. Based on their experience with these facilities, as documented in the statement of justification, the client anticipates

15-22 permanent staff members in each building for a total of 110 staff members for the entire site. Also, it is estimated that at least 90 of the staff members are going to be in the buildings during normal work hours (8 am to 5 pm). It is projected that 20 staff members will commute at the start and end of each shift. The staffing breakdown per building is summarized as follows:

- Building No.1 23 permanent staff members
- Building No.2 18 permanent staff members
- Building No.3 18 permanent staff members
- Building No.4 15 permanent staff members
- Building No.5 18 permanent staff members
- Building No.6 18 permanent staff members

Trip Generation

The trips for the proposed and existing land uses were calculated based on the 10th edition of the ITE trip generation manual (**See Appendix B**). The ITE trip generation manual was also used for the projection of trips generated by the proposed data center even though the ITE trip generation manual sample size is very small (only 2 sites). The client has provided enough information (as discussed above) to calculate the trip generation for the Data Center. Therefore, both methods were documented and compared.

The information provided by the client indicates that there would be 90 employees commuting at the beginning and end of the day shift and 20 from the night shift. The proposed Convergent Technology Park development is expected to generate approximately 110 trips (between 15-22 per building) during the weekday in the morning and the evening peak hour.

Using the information provided by the client, it was projected that during the morning peak hour 90 of the generated trips will enter the site while 20 of the generated trips will leave the site. During the evening peak hour, it was projected that 20 of the generated trips will enter the site while 90 of the generated trips will leave the site.

The applicable land use code for a data center is LU 160. The description for LU 160 “Data Center” from the ITE Trip Generation Manual is depicted below:

“A data center is a free-standing warehouse type of facility that is primarily used for off-site storage of computer systems and associated components including applications and secure data. Some data centers may include maintenance areas and a small office. Data centers may be occupied by single or multiple tenants. Data centers typically have a small number of employees and visitors.”

Using the ITE Trip Generation Manual, it was projected that during the morning peak hour 73 of the generated trips will enter the site while 60 of the generated trips will leave the site. During the evening peak hour, it was also projected that 34 of the generated trips will enter the site while 79 of the generated trips will leave the site. Approximately 1,060 trips are anticipated to be generated on a daily basis at the site.

The trip generation for the existing (Residential) and proposed (Data Center) land uses for the site can be further summarized and compared in **Table 1**.

Table 1. Trip generation estimation for the current and proposed land use.

Land Use	Size	Units	Land Use Code	Weekday						
				AM Peak Hour			PM Peak Hour			Daily trips
				In	Out	Total	In	Out	Total	
Single-Family Detached Housing	198	D.U.	210	36	109	145	123	72	196	1949
Data Center (Using client information)	110	Employees		90	20	110	20	90	110	330
Data Center (Using ITE Manual)	1,071	1000 sq ft	160	73	60	134	34	79	112	1060
*10th edition of ITE Trip Generation Manual										

Comparison

As observed in Table 1, the Data Center projections using information from the client and the ITE Trip Generation Manual are similar in nature. The trips anticipated for the Data Center are not expected to be as high as the trips expected for the approved residential use.

Based on the land use adjustment, a comparison summary table of the trip generation adjustments was prepared using the method with the most trips generated (ITE Trip Generation Manual) and is depicted in **Table 2**.

Table 2. Comparison of the trip generation.

Land Use	Weekday						
	AM Peak Hour			PM Peak Hour			Daily trips
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing	36	109	145	123	72	196	1949
Data Center (Per ITE)	73	60	134	34	79	112	1060
Difference	+37	-49	-12	-90	+6	-84	-889

As shown above, Table 2 indicates that the proposed land use (Data Center) is not expected to generate as many trips as the approved land use (Residential).

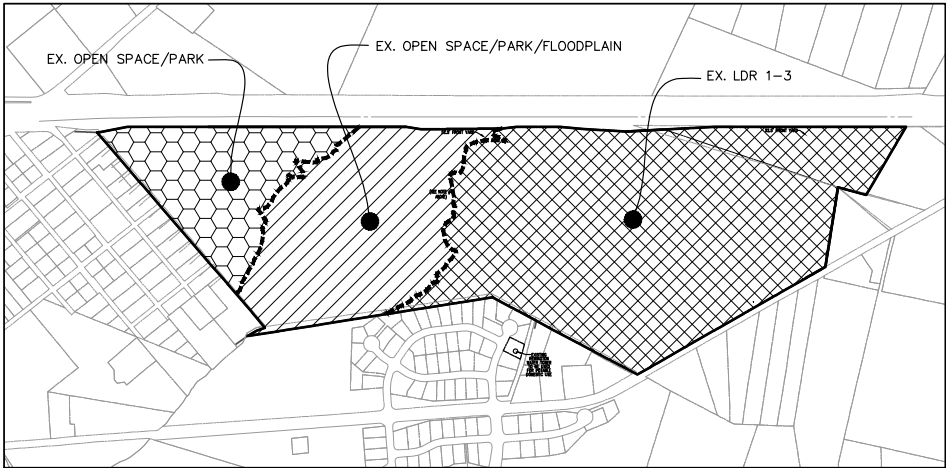
Conclusion

- The proposed 1,071,000 sq. ft. Convergent Technology Park (Data Center) is not expected to generate as many trips as the approved 198 residential single-family home development.

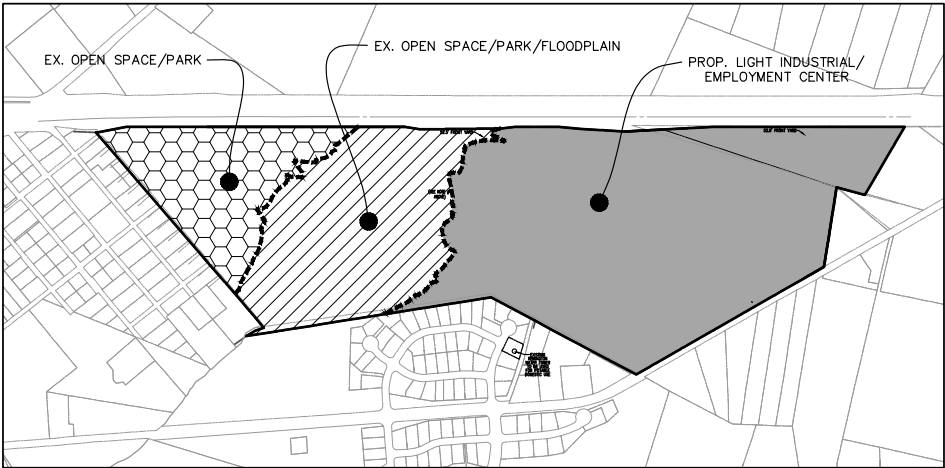
Appendix A

COMPREHENSIVE PLAN AMENDMENT MAP

SCALE: 1"=1000'



EXISTING LAND USE



PROPOSED LAND USE

COMP PLAN LAND USE LEGEND

	OPEN SPACE/PARK		LDR 1-3
	OPEN SPACE/PARK/FLOODPLAIN		LIGHT INDUSTRIAL/EMPLOYMENT CENTER

ZONING REQUIREMENTS (ZO SEC. 3-400)

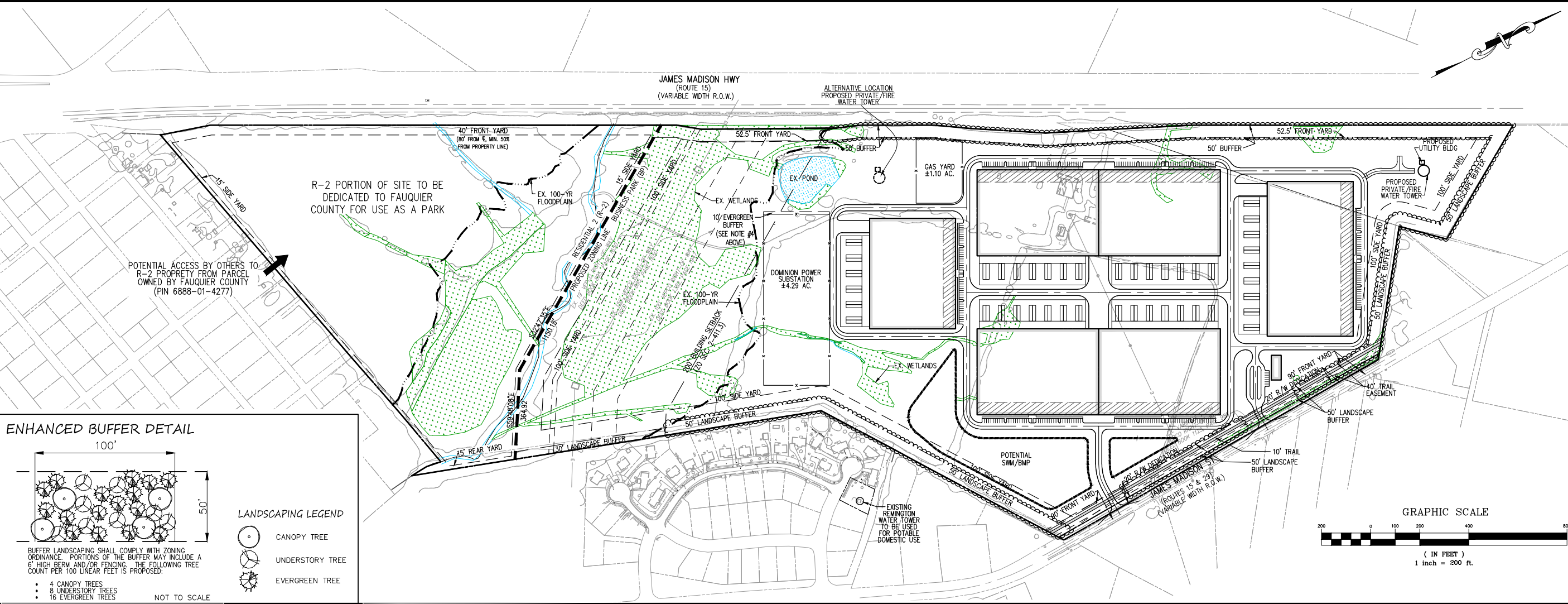
PROPOSED ZONE:	BP (BUSINESS PARK)	R-2 (RESIDENTIAL)
PROPOSED USE:	DATA CENTER OR OTHER BP USES PER PROFFERS (PER ZO SEC. 3-316.4)	FUTURE PARK (BY OTHERS)
MAX. PERMITTED DENSITY:	NO REQUIREMENT	2 DU/ACRE - NONE PROPOSED SEE PROFFER STATEMENT
PROPOSED DENSITY:	1,071,000 SF MAX.	NONE
MIN. LOT SIZE:	NO REQUIREMENT	20,000 SQ FT
MIN. LOT WIDTH:	80 FT	90 FEET
MIN. FRONT YARDS:		
FROM LOCAL COLLECTOR	75 FT	50 FT
FROM MAJOR COLLECTOR	90 FT	65 FT
FROM MAJOR THOROUGHFARE	105 FT	80 FT
FROM ARTERIAL/FREEWAY/RT. 215	0 FT	150 FT
MIN. SIDE/REAR YARDS:		15 FT FROM ALL PROPERTY LINES
FROM COMMERCIAL DISTRICTS	25 FT	
FROM INDUSTRIAL DISTRICTS	0 FT	
FROM RURAL DISTRICTS	75 FT	
FROM RESIDENTIAL DISTRICTS	100 FT	
MAX. BUILDING HEIGHT:	45 FT	35 FT
MAX. LOT COVERAGE:	50%	NONE
MIN. OPEN SPACE:	NO REQUIREMENT	20%
MIN. LANDSCAPED GREEN SPACE:	15%	NONE
MIN. DISTRICT SIZE:	5 ACRES	NONE
PROPOSED DISTRICT SIZE:	104.34 ACRES	35.1444 ACRES
MIN. DEVELOPMENT SIZE:	NO REQUIREMENT	NONE

LEGEND

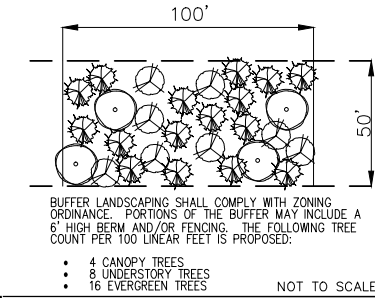
	PROPERTY BOUNDARY
	EXISTING BOUNDARY
	EXISTING 2' CONTOUR
	EXISTING STRUCTURE
	EXISTING STREAM
	EXISTING WETLANDS
	FLOODPLAIN
	EXISTING EASEMENTS
	PROPOSED ZONING BOUNDARY
	PROPOSED BUILDING
	PROPOSED TRAVELWAY
	PROPOSED ENHANCED BUFFER (SEE DETAIL)
	POTENTIAL SWM POND/BIORETENTION AREA (SEE NOTE #1)
	PROPOSED TRAIL (SEE NOTE #3)

NOTES:

1. LOCATION OF SWM/BMP PONDS/BIORETENTION AREAS SHOWN ARE CONCEPTUAL. SEE SHEET 4 FOR ADDITIONAL INFORMATION ON SWM/BMP STRATEGY FOR THE SITE.
2. TWO (2) POTENTIAL LOCATIONS ARE SHOWN FOR THE PROPOSED PRIVATE FIRE WATER TANK HOWEVER ULTIMATELY ONLY ONE (1) TANK SHALL BE CONSTRUCTED.
3. FINAL LOCATION/ALIGNMENT OF PROPOSED TRAIL MAY VARY TO AVOID WETLANDS DISTURBANCES TO THE GREATEST EXTENT PRACTICAL.
4. A TEN (10) FOOT WIDE BUFFER OF MEDIUM EVERGREEN TREES (SINGLE ROW) SHALL BE INSTALLED ALONG THE BORDER OF THE PROPOSED SUBSTATION FACING JAMES MADISON HIGHWAY.



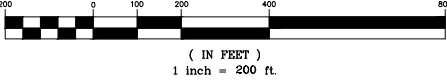
ENHANCED BUFFER DETAIL



LANDSCAPING LEGEND

	CANOPY TREE
	UNDERSTORY TREE
	EVERGREEN TREE

GRAPHIC SCALE



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
650A Naine Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com
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CONCEPT DEVELOPMENT PLAN

CONVERGENT TECHNOLOGY PARK
CONCEPT / GENERAL DEVELOPMENT PLAN

LEE MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VA

COMA-19-010737/RE-19-010742/
SPEX-19-010743
COUNTY PROJECT NUMBER

DRAFT
04/05/19
PROFESSIONAL ENGINEER

PLAN STATUS
02/15/19 1st SUBMISSION
04/05/19 2nd SUBMISSION

DATE	DESCRIPTION
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DESIGN	DRAWN
SCALE	H: AS SHOWN
V:	

JOB No. 140035-01-001
DATE : FEBRUARY 2019
FILE No. 140035-D-ZP-001

SHEET 3 OF 5

Appendix B

Land Use: 160

Data Center

Description

A data center is a free-standing warehouse type of facility that is primarily used for off-site storage of computer systems and associated components including applications and secure data. Some data centers may include maintenance areas and a small office. Data centers may be occupied by single or multiple tenants. Data centers typically have a small number of employees and visitors.

Additional Data

For the two data sites with time of day data, the AM and PM peak hours for the sites were between 6:30 and 7:30 a.m. and 3:00 and 4:00 p.m., respectively.

The sites were surveyed in the 2010s in Illinois and Virginia.

Caution should be used when applying trip generation rates for data centers, as the database contains a small number of sites with limited data on the number of tenants and employees. To assist in the future analysis of this land use, it is important that this information be reported.

Source Numbers

660, 958

Data Center (160)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

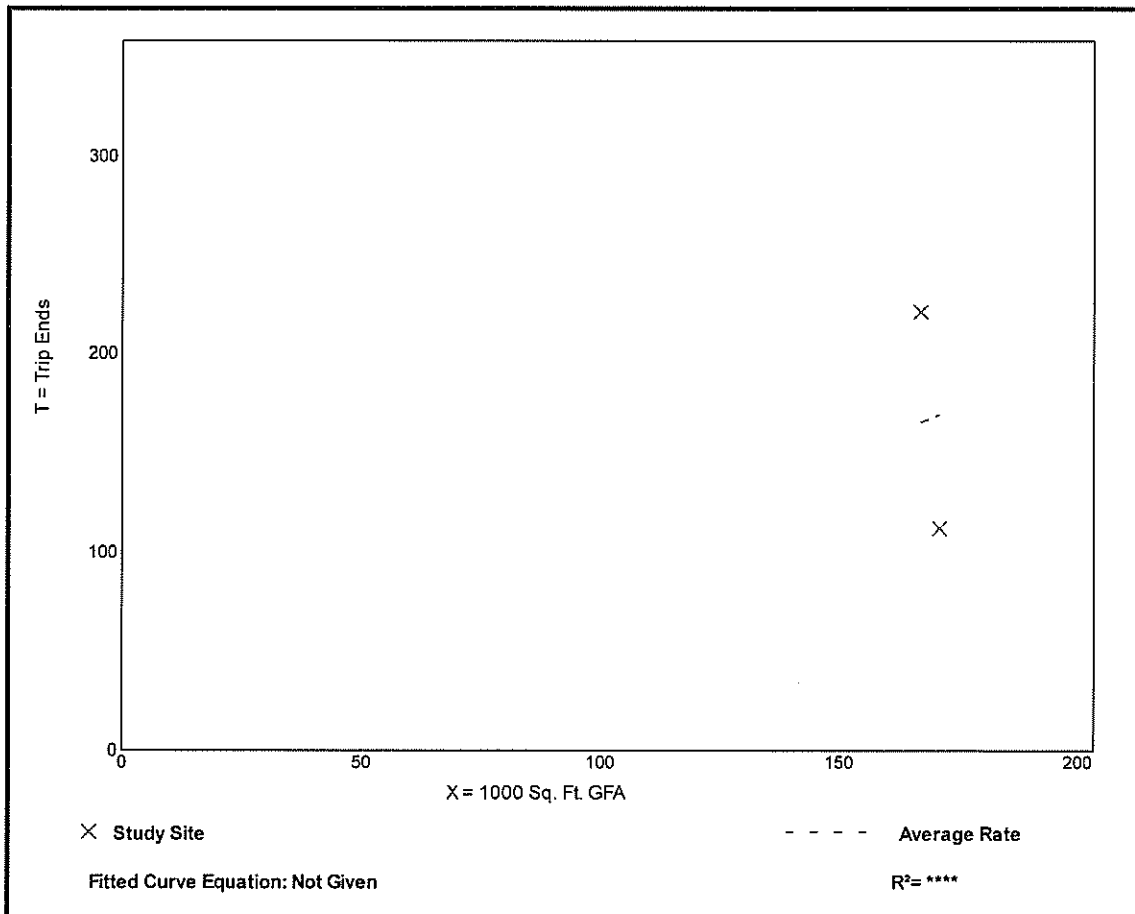
Setting/Location: General Urban/Suburban
Number of Studies: 2
1000 Sq. Ft. GFA: 169
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.99	0.65 - 1.32	*

Data Plot and Equation

Caution – Small Sample Size



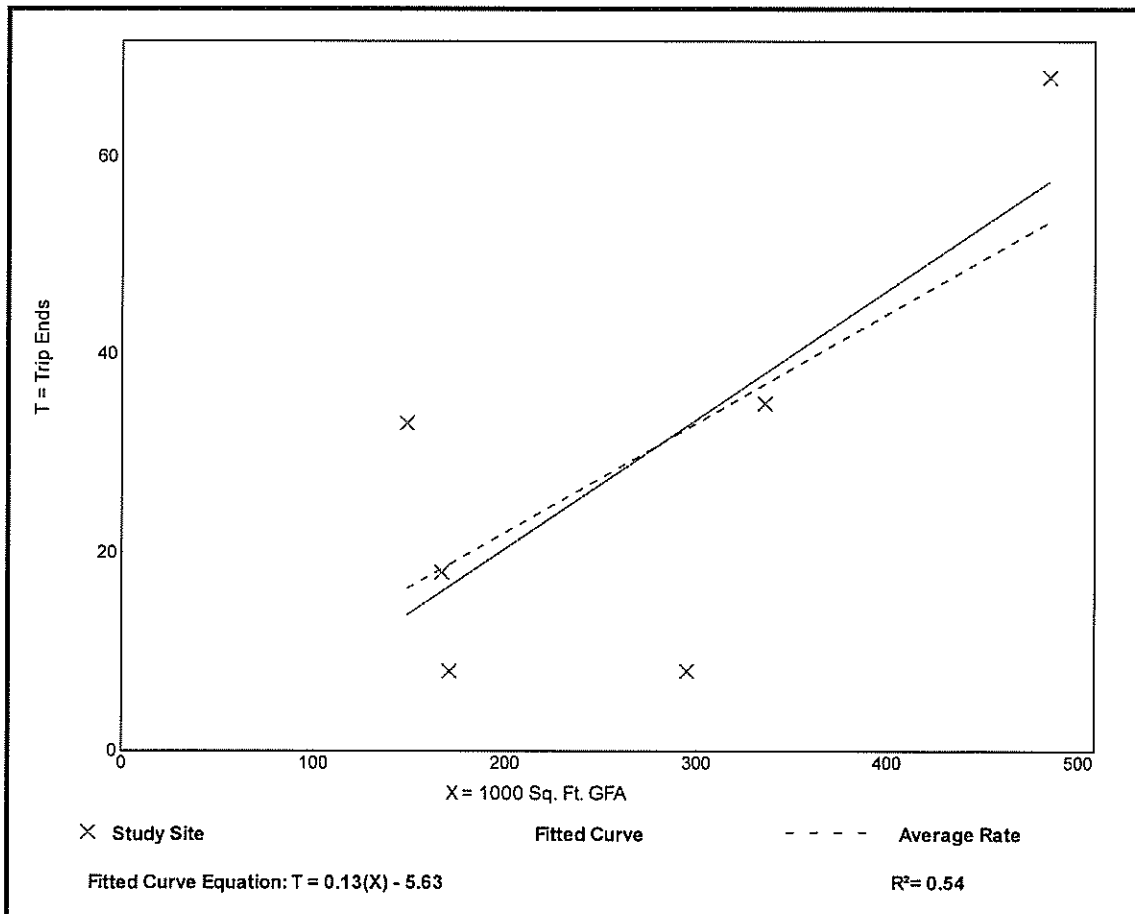
Data Center (160)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 6
 1000 Sq. Ft. GFA: 267
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.11	0.03 - 0.22	0.06

Data Plot and Equation



Data Center (160)

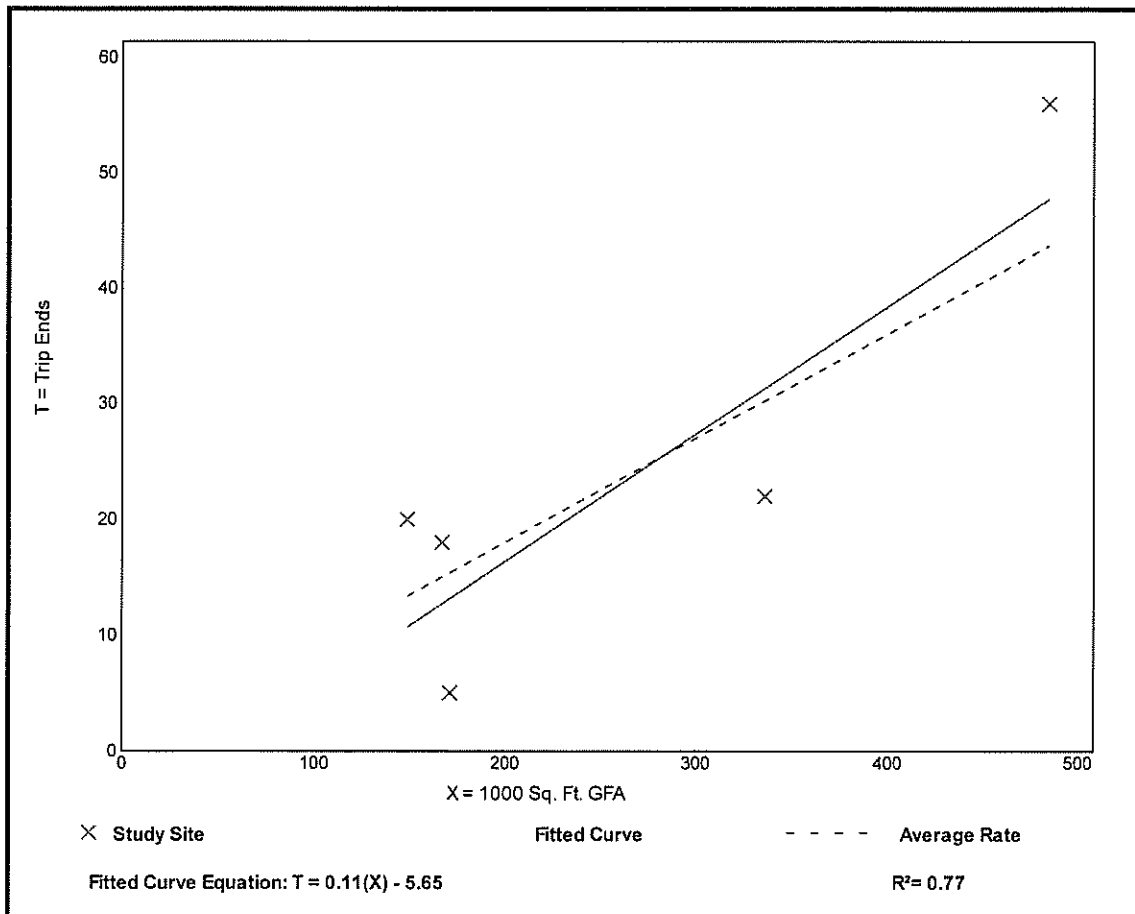
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 5
 1000 Sq. Ft. GFA: 262
 Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.03 - 0.13	0.04

Data Plot and Equation

Caution – Small Sample Size



Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

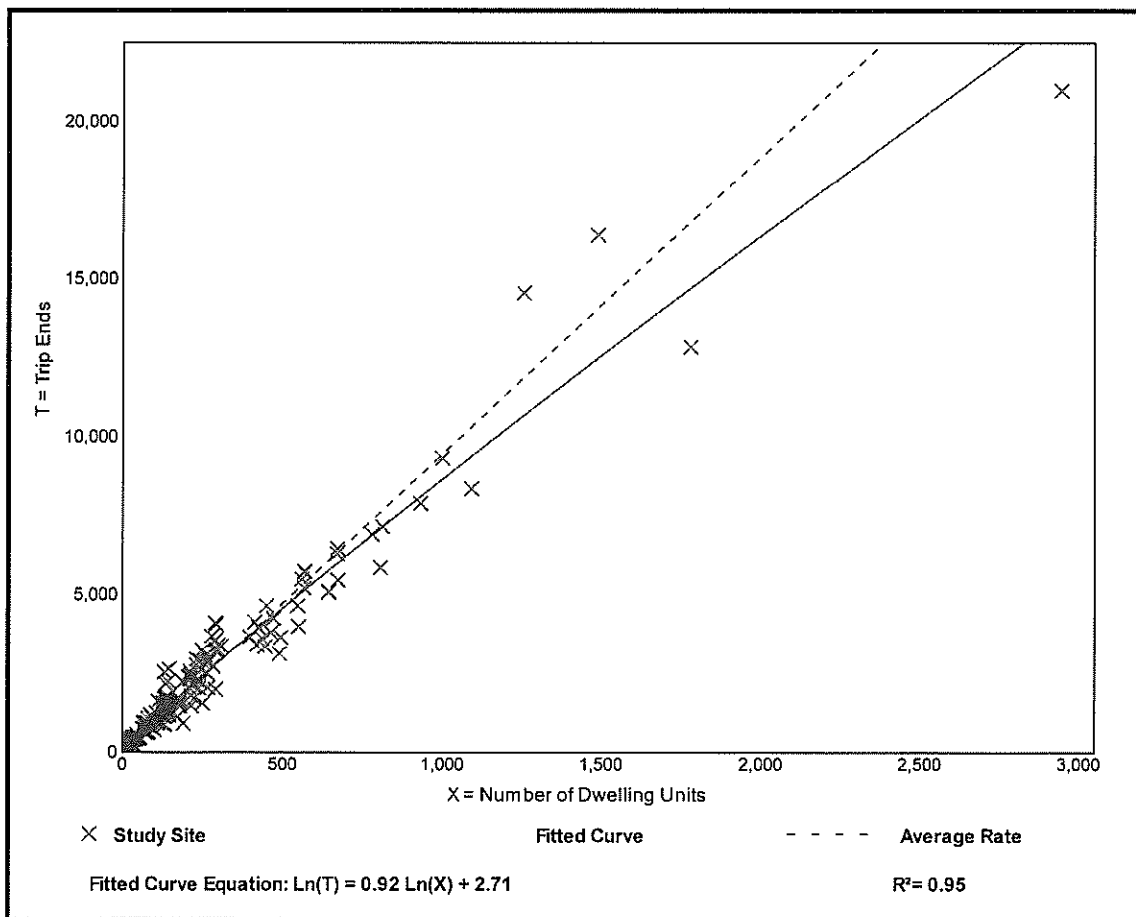
Vehicle Trip Generation per Dwelling Unit

Average Rate
9.44

Range of Rates
4.81 - 19.39

Standard Deviation
2.10

Data Plot and Equation



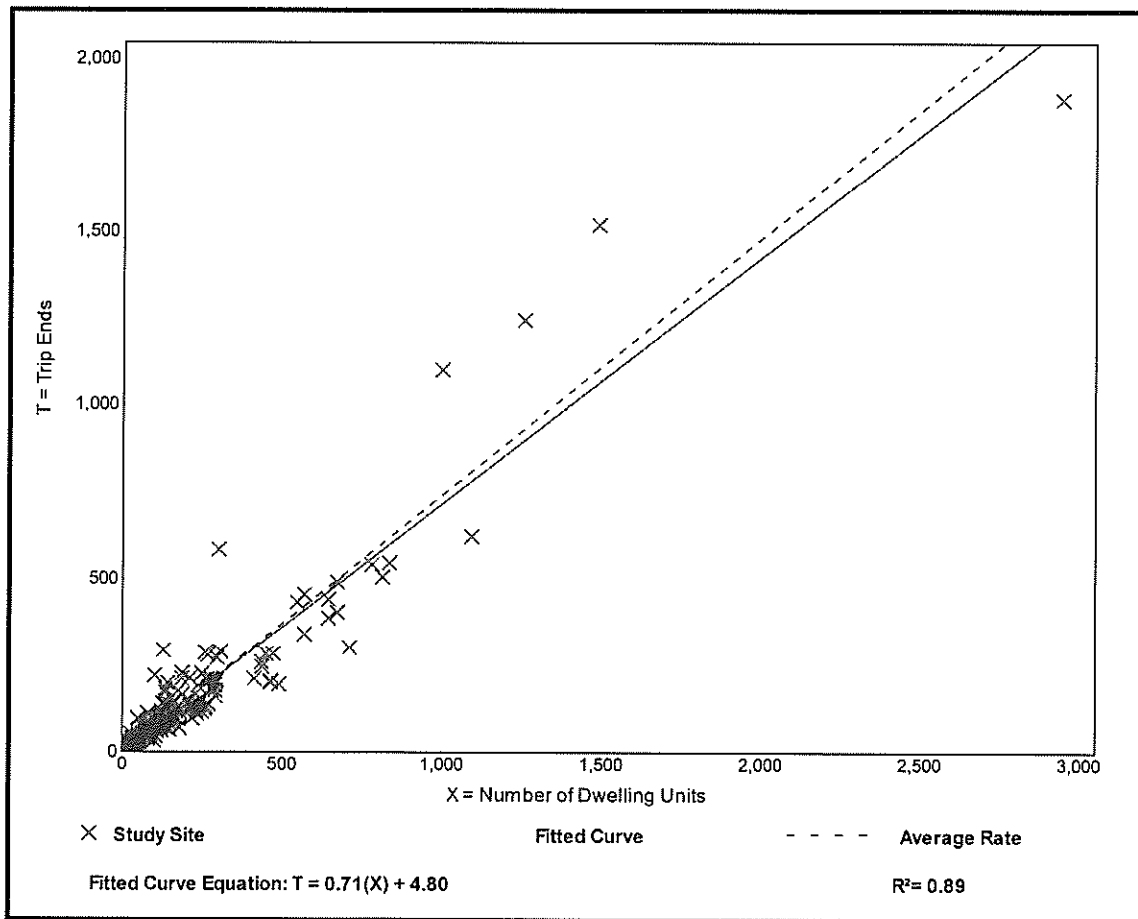
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 173
 Avg. Num. of Dwelling Units: 219
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.99

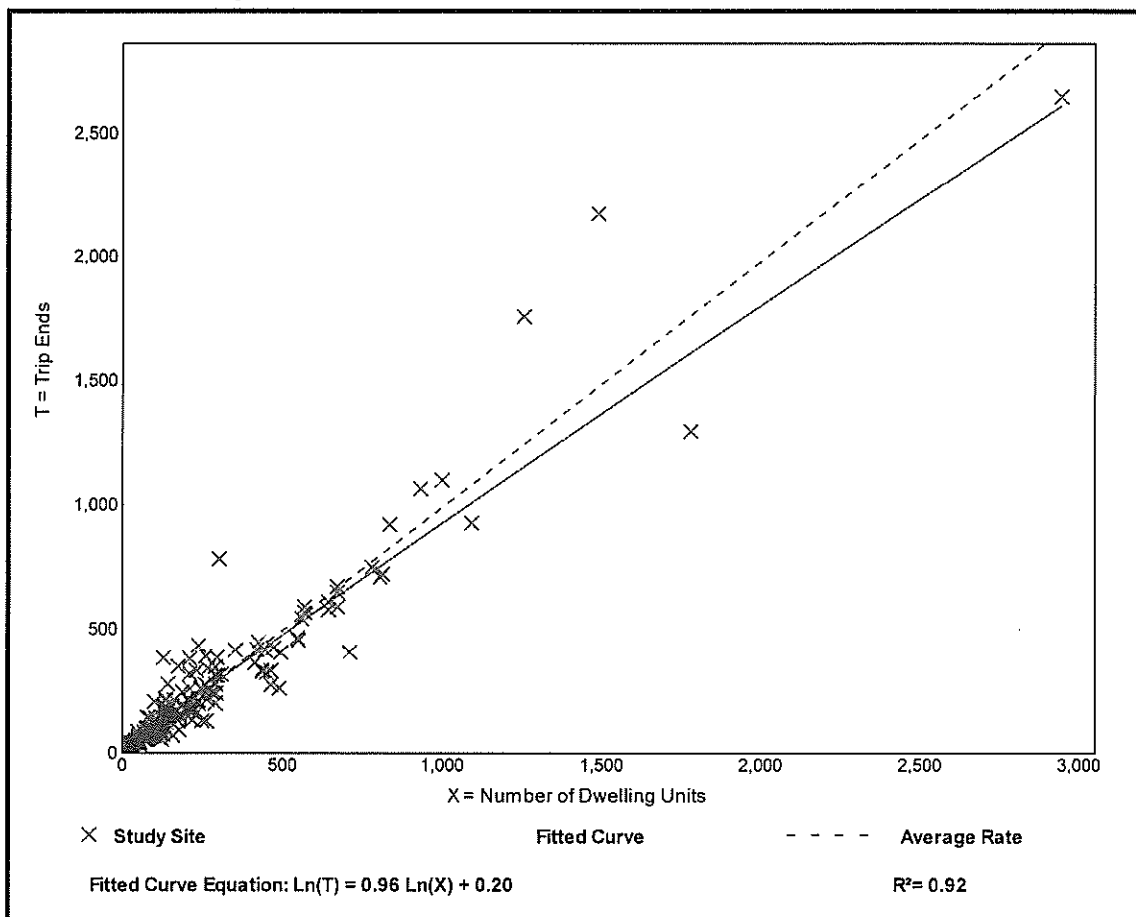
Range of Rates

0.44 - 2.98

Standard Deviation

0.31

Data Plot and Equation



SUMMARY OF PROJECT INPUTS	
Project Name	Convergent Tech Park
Project Location Parameters	
Location [Urban or Rural (Countywide for Avg.)]	Urban
School or School Region	
Elementary Region	Southern
Middle School Region	Southern
High School	Liberty HS
Library Region	Southern
Park Region	Southern
Fire & Rescue Service Area	02 Remington
Environmental Services Region	Southern
Water and Sewer Service District	Remington

Number of Dwelling Units	
Single Family Detached	0
Single Family Detached: Age Restricted	0
Single Family Attached	0
Single Family Attached: Age Restricted	0
Multifamily	0
Mutifamily: Age Restricted	0
TOTAL DWELLING UNITS	0

Amount of Nonresidential Square Footage (Gross)	
Retail	0
Office and Other Services	0
Institutional	0
Industrial	1,071,000
TOTAL NONRESIDENTIAL SQUARE FOOTAGE	1,071,000

SUMMARY OF PROJECT OUTPUTS			
Project Name	Convergent Tech Park		
CAPITAL COST IMPACTS FOR DEVELOPMENT PROPOSAL			
	RESIDENTIAL	NONRESIDENTIAL	TOTAL
Housing Units	0.00		0.00
Projected Population	0.00		0.00
Projected Students			
Projected Elementary School Students	0.000		0.000
Projected Middle School School Students	0.000		0.000
Projected High School Students	0.000		0.000
Projected Total Students	0.000		0.000
Nonresidential Sq. Ft.		1,071,000	1,071,000
Projected Jobs		980	980

INFRASTRUCTURE CATEGORY	Total for the Development Proposal					
	FULL CAPITAL IMPACT			CAPACITY TRIGGERED		
	RESIDENTIAL	NONRESIDENTIAL	TOTAL	RESIDENTIAL	NONRESIDENTIAL	TOTAL
SCHOOLS*	\$0	\$0	\$0	\$0	\$0	\$0
LIBRARIES	\$0	\$0	\$0	\$0	\$0	\$0
PARKS AND RECREATION*	\$0	\$0	\$0	\$0	\$0	\$0
GEN. GOVT	\$0	\$191,912	\$191,912	\$0	\$191,912	\$191,912
SHERIFF*	\$0	\$126,892	\$126,892	\$0	\$126,892	\$126,892
COURTS	\$0	\$49,722	\$49,722	\$0	\$49,722	\$49,722
FIRE*	\$0	\$231,392	\$231,392	\$0	\$0	\$0
ENV. SRVCS.	\$0	\$0	\$0	\$0	\$0	\$0
WATER	\$0	\$172,107	\$172,107	\$0	\$172,107	\$172,107
SEWER	\$0	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL CAPITAL COSTS	\$0	\$772,025	\$772,025	\$0	\$540,633	\$540,633
*CASH PROFFER CATEGORIES	\$0	\$358,284	\$358,284	\$0	\$126,892	\$126,892

* Cash proffer categories limited to public transportation facilities, public safety facilities, public school facilities, and public parks.

Fauquier County Capital Impacts Model Developed by TischlerBise © 2017

Fauquier County Capital Impacts Model Run on 3/18/2019

SUMMARY OF PROJECT INPUTS	
Project Name	Ellerlie Farm Subdivision
Project Location Parameters	
Location [Urban or Rural (Countywide for Avg.)]	Urban
School or School Region	
Elementary Region	Southern
Middle School Region	Southern
High School	Liberty HS
Library Region	Southern
Park Region	Southern
Fire & Rescue Service Area	02 Remington
Environmental Services Region	Southern
Water and Sewer Service District	Remington

Number of Dwelling Units	
Single Family Detached	198
Single Family Detached: Age Restricted	0
Single Family Attached	0
Single Family Attached: Age Restricted	0
Multifamily	0
Mutifamily: Age Restricted	0
TOTAL DWELLING UNITS	198

Amount of Nonresidential Square Footage (Gross)	
Retail	0
Office and Other Services	0
Institutional	0
Industrial	0
TOTAL NONRESIDENTIAL SQUARE FOOTAGE	0

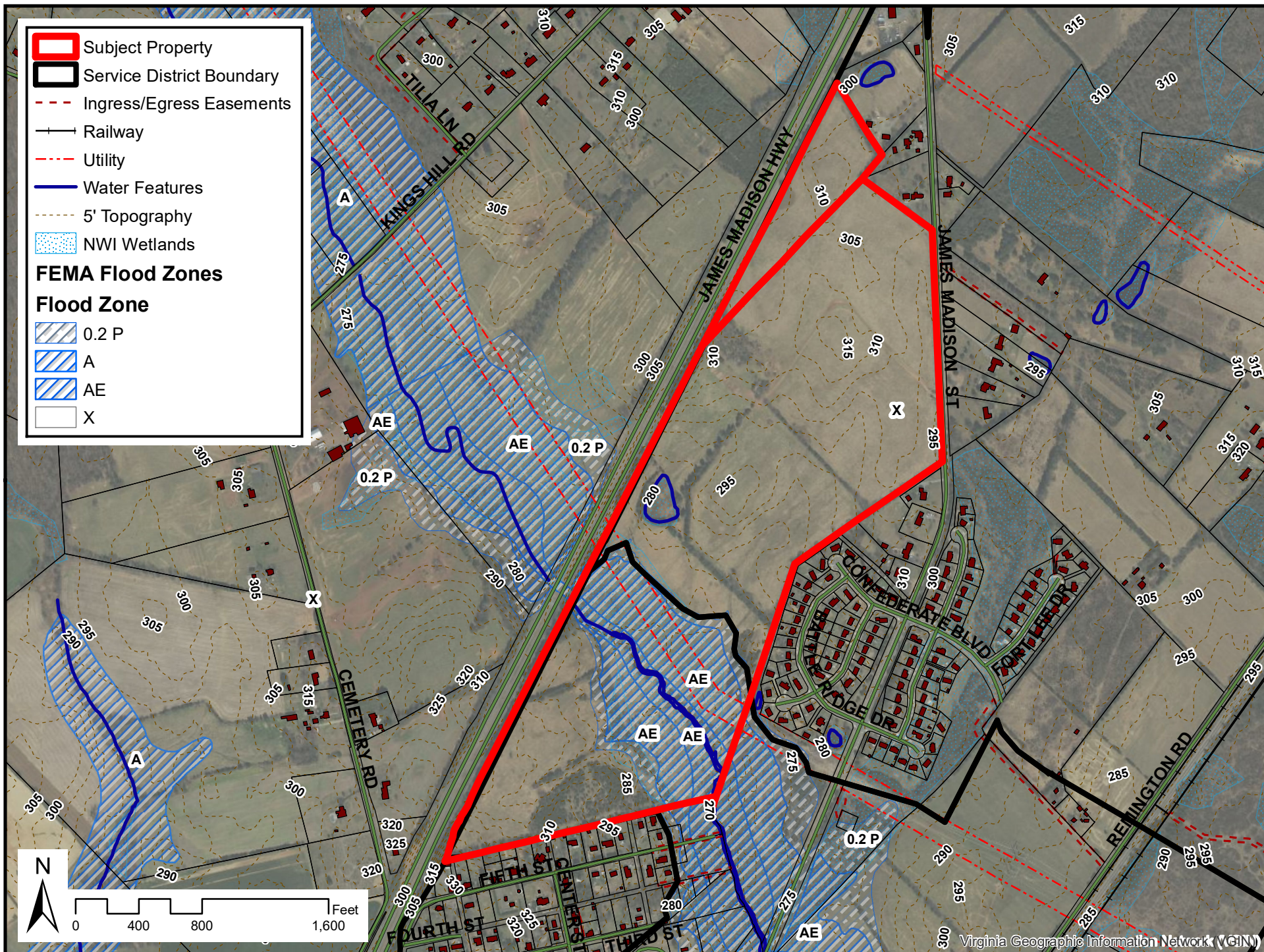
SUMMARY OF PROJECT OUTPUTS			
Project Name		Ellerlie Farm Subdivision	
CAPITAL COST IMPACTS FOR DEVELOPMENT PROPOSAL			
	RESIDENTIAL	NONRESIDENTIAL	TOTAL
Housing Units	198.00		198.00
Projected Population	520.74		520.74
Projected Students			
Projected Elementary School Students	76.032		76.032
Projected Middle School School Students	35.244		35.244
Projected High School Students	40.788		40.788
Projected Total Students	152.064		152.064
Nonresidential Sq. Ft.		0	0
Projected Jobs		0	0

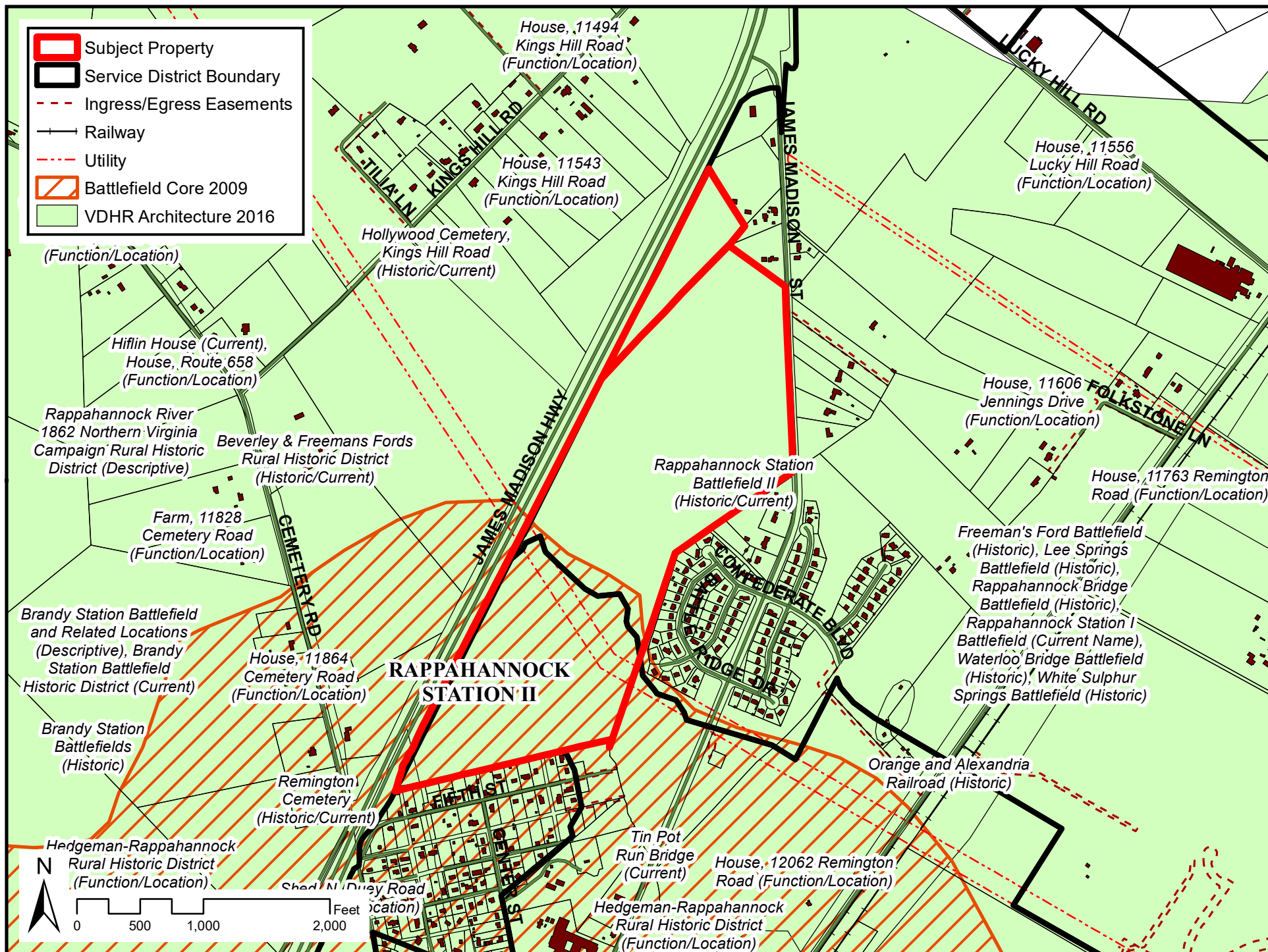
INFRASTRUCTURE CATEGORY	Total for the Development Proposal					
	FULL CAPITAL IMPACT			CAPACITY TRIGGERED		
	RESIDENTIAL	NONRESIDENTIAL	TOTAL	RESIDENTIAL	NONRESIDENTIAL	TOTAL
SCHOOLS*	\$5,773,436	\$0	\$5,773,436	\$0	\$0	\$0
LIBRARIES	\$198,401	\$0	\$198,401	\$69,258	\$0	\$69,258
PARKS AND RECREATION*	\$991,746	\$0	\$991,746	\$272,954	\$0	\$272,954
GEN. GOVT	\$125,784	\$0	\$125,784	\$125,784	\$0	\$125,784
SHERIFF*	\$91,113	\$0	\$91,113	\$91,113	\$0	\$91,113
COURTS	\$42,929	\$0	\$42,929	\$42,929	\$0	\$42,929
FIRE*	\$134,861	\$0	\$134,861	\$0	\$0	\$0
ENV. SRVCS.	\$27,567	\$0	\$27,567	\$0	\$0	\$0
WATER	\$55,406	\$0	\$55,406	\$55,406	\$0	\$55,406
SEWER	\$0	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL CAPITAL COSTS	\$7,441,243	\$0	\$7,441,243	\$657,444	\$0	\$657,444
*CASH PROFFER CATEGORIES	\$6,991,156	\$0	\$6,991,156	\$364,067	\$0	\$364,067

* Cash proffer categories limited to public transportation facilities, public safety facilities, public school facilities, and public parks.

Fauquier County Capital Impacts Model Developed by TischlerBise © 2017

Fauquier County Capital Impacts Model Run on 3/18/2019





**AMENDED
PROFFER STATEMENT**

**Re: Ellerslie Farm Subdivision Rezoning
Richard M. Barb, LLC
139.48 Acres, PIN #6888-13-8870 & 6888-15-4359
Lee Magisterial District, Fauquier County, Virginia
Revised: June 18, October 9, December 4 & 17, 2002 & February 4,
September 11, October 3, & November 4, 2003**

Richard M. Barb, LLC, owner hereby proffers that the use and development of this property shall be in accordance with the following conditions:

1. **Concept Development Plan and Zoning Plat**
 - a. The zoning of the Property will be in accordance with the boundaries shown on a Plat dated December 13, 2001, containing 130.3206 acres and a Plat dated April 10, 2002, containing 9.1622 acres, both Plats prepared by Benchmark Surveying and Land Planning, Culpeper, Virginia.
 - b. The overall development of the Property will be generally as shown on the Concept Development Plan prepared by Huntley, Nyce & Associates, dated November 4, 2003.
2. **Land Use Regulations**

The development and use of the Property will conform to the regulations of the respective R-2 Cluster Zoning District, these proffers, and the development shown on the Concept Development Plan (CDP). The number of clustered residential lots will not exceed one hundred ninety-eight (198) and will be constructed in six (6) phases with no more than forty (40) lots to be recorded per year for the first two years. The remaining four (4) phases will be restricted to no more than thirty (30) lots to be recorded in any one calendar year.
3. **Water and Sanitary Sewer**
 - a. The applicant agrees to apply to Fauquier County Water and Sanitation Authority (FCWSA) for public sanitary sewer service, which presently exist along Tin Pot Run. FCWSA has capacity available to serve the overall development of the Property at its Remington/Bealeton Regional Wastewater Treatment Plant.
 - b. The applicant agrees to apply to the Town Of Remington for public water service and will work with the Town to satisfy their requirements to supply services to the Property. The Applicant will enter into an agreement for water services with the Town prior to the recordation of the first Phase of development of Ellerslie Farm Subdivision.

AMENDED PROFFER STATEMENT – Ellerslie Farm Subdivision Rezoning

Revised: June 18, October 9, December 4 & 17, 2002, February 4, September 11,
October 3 & November 4, 2003

Page 3 of 6

5. Transportation

- a. The Applicant, at its sole expense, will provide vehicular access through the Development by internal roads and connector roads generally in the locations shown on the Concept Development Plan. All roads built on the property will be designed and constructed to Virginia Department of Transportation design and construction standards.
- b. The Applicant will work with the Virginia Department of Transportation in designing and constructing lane tapers, right and left turn lanes for both entrances that access the Property from Business Route 15 & 29 (James Madison Street). Additionally, James Madison Street will be widened to VDOT specs. and approval between the two subdivision entrances into aforesaid street. (see revised CDP) The timing of these improvements will be at the first building permit for any phase of development that includes a lot that abuts either proposed entrance. Final surface pavement is not required at this time, however all other entrance improvements are required.
- c. The applicant proffers a reservation for future widening (lane construction) of James Madison Highway, if necessary, and hereby locates same over and through the 50' buffer adjacent to said highway, and shall continue in a southerly direction adjacent to James Madison Highway to the outside limits of the subdivision. The maximum width of the reservation shall not exceed fifty feet (50').
- d. The Applicant proffers a cash contribution to the Virginia Department of Transportation in the amount of \$15,000.00 towards the future traffic signal or any other intersection improvement located at the proposed intersection of Milic Blvd. and Relocated Business Route 29/15. This one time contribution will be made at the beginning of the 5th Phase of development of the Property.

AMENDED PROFFER STATEMENT – Ellerslie Farm Subdivision Rezoning

Revised: June 18, October 9, December 4 & 17, 2002, February 4, September 11,
October 3 & November 4, 2003

Page 4 of 6

6. Public Service and Community Facility Use

a. The Applicant proffers cash contribution of Eleven Thousand Eight Hundred – Ninety Dollars (\$11,890.00) per dwelling unit, beginning with the 115th lot for which an application for building permit has been submitted. This cash contribution will be directed to costs anticipated to be generated by the development of the property, to be sent by Fauquier County for schools. The Applicant's per lot contribution will be made at the time of building permit for each additional dwelling for an aggregate amount of \$998,760.00.

b. The Applicant agrees to contribute \$1,363.00 per dwelling to a fund that directly benefits the Remington Volunteer Fire Department and Rescue Squad, to be shared equally, starting with the 115th dwelling of the development and continue for each additional dwelling for an aggregate amount of \$114,492.00.

c. The Applicant agrees to provide and install the following: 1.) A paved trail from the easterly intersection of Bradford Drive and Ellerslie Farm Circle running generally southerly through the buffer areas and open space with Lee's Glen, thence crossing the Vepco right of way and then paralleling same to the existing Lee's Glen trail at James Madison Street. Two (2) other paved trails are to be provided, one running from Bradford Drive through the lot areas and the westerly outline of the "Pocket" open space to Oden Drive. The second trail will be within the open space area @ BMP/SWM pond #1, running from Ellerslie Farm Circle to the rear of the adjacent lot. All paved trails are to have a minimum width of six feet (6'). 2.) two active recreational play areas (tot lots) to be located in the open space within the development; 3.) two passive recreational gazebos, also located within the open space of the development. Plans will be submitted to the County for review at the time of Preliminary subdivision application and shall be approved at the time of final Subdivision Plat. The timing of the installation of the recreational facilities will be phased as follows:

Phase I active recreational play area (tot lot)

Phase 2 – One passive recreational gazebo

Phase 3 – Paved trail through subdivision to existing Lees Glen trail at James Madison Street

Phase 4 – One active recreational plat area (tot lot)

Phase 5 – One passive recreational gazebo

AMENDED PROFFER STATEMENT – Ellerslie Farm Subdivision Rezoning

Revised: June 18, October 9, December 4 & 17, 2002, February 4, September 11,
October 3 & November 4, 2003

Page 5 of 6

- d. The applicant agrees to proffer at the time of building permit the respective amount as follows.
 1. \$389.00 per dwelling unit for the Sheriff Office beginning with the 115th dwelling for an aggregate amount of \$32,676.00.
 2. \$730.00 per dwelling unit for the County Parks and Recreation, beginning with the 115th dwelling unit, for an aggregate amount of \$61,320.00.
 3. \$303.00 per dwelling unit for County Library, beginning with the 115th dwelling unit, for an aggregate amount of \$25,452.00.
 4. \$179.00 per dwelling unit for an Environmental Fund for the Remington Area, beginning with the 115th dwelling unit, for an aggregate amount of \$15,036.00.

In the event that monetary contributions contained in this Revised Proffer Statement are paid to Fauquier County Board of Supervisors following the date of approval of this rezoning, said contributions shall be in those amounts as stated herein. Contributions paid after the initial year from the date of approval of Ellerslies Farm Subdivision Rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, calculated from the CPI-U published most nearly to and following January 1st of the aforesaid initial year to the date the contribution are paid, subject to a cap of three percent (3%) per year, non-compounded.

8. Landscaping and Buffering

The Applicant will preserve and reserve environmental features wherever possible, will make reasonable efforts to enhance the aesthetic image of the development and will ensure the quiet enjoyment of the neighboring landowners. The Applicant shall establish buffers of not less than fifty (50') feet between the proposed lots of the Subdivision and the property lines of offsite adjacent properties and right-of-ways of Business Route 15 & 29 (James Madison Street) and Route 15 & 29 (James Madison Highway) as shown on the Concept Development Plan. In addition, a landscape plan in accordance with Article 7, Part 4 Tree Canopy, Landscape and Buffer Requirements of the Fauquier County Zoning Ordinance will be submitted for review and approval in conjunction with the Final Subdivision Plat.

AMENDED PROFFER STATEMENT – Ellerslie Farm Subdivision Rezoning

Revised: June 18, October 9, December 4 & 17, 2002, February 4, September 11,
October 3 & November 4, 2003

Page 6 of 6

9. Signature and Authority

The undersigned is an authorized signature of Richard M. Barb, LLC, owner of the Property which is the subject of this amended proffer. This proffer statement is to be binding on the Owner and Applicant, their successors, heirs and assigns of the Property.

OWNER: Richard M. Barb 11-14-03
Richard M. Barb, LLC Date

STATE OF VIRGINIA
COUNTY OF FAUQUIER to wit

I, the undersigned Notary Public in and for the state and county aforesaid, whose commission expires on the 30th day of September, 2005, do hereby certify that Richard M. Barb, LLC, whose name is signed to the foregoing Proffers, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 14th day of November, 2003.

K.A. Midgetta
Notary Public

ORDINANCE

AN ORDINANCE TO APPROVE REZONING REQUEST #REZN04-LE-002, ELLERSLIE FARM

WHEREAS, Richard M. Barb, LLC, owner and applicant, has initiated a request to amend a previously approved Concept Development Plan and to amend the companion Proffer Statement for approximately 139.4 acres (portions of PIN #6888-13-8870-000 and PIN #6888-15-4359-000) zoning Residential-2 (R-2) for a Cluster development; and

WHEREAS, the applicant has filed an application to amend the Fauquier County Zoning Map in accordance with the provisions of Article 13-202 of the Fauquier County Zoning Ordinance; and

WHEREAS, the proposed Rezoning is in conformance with the Fauquier County Comprehensive Plan; and

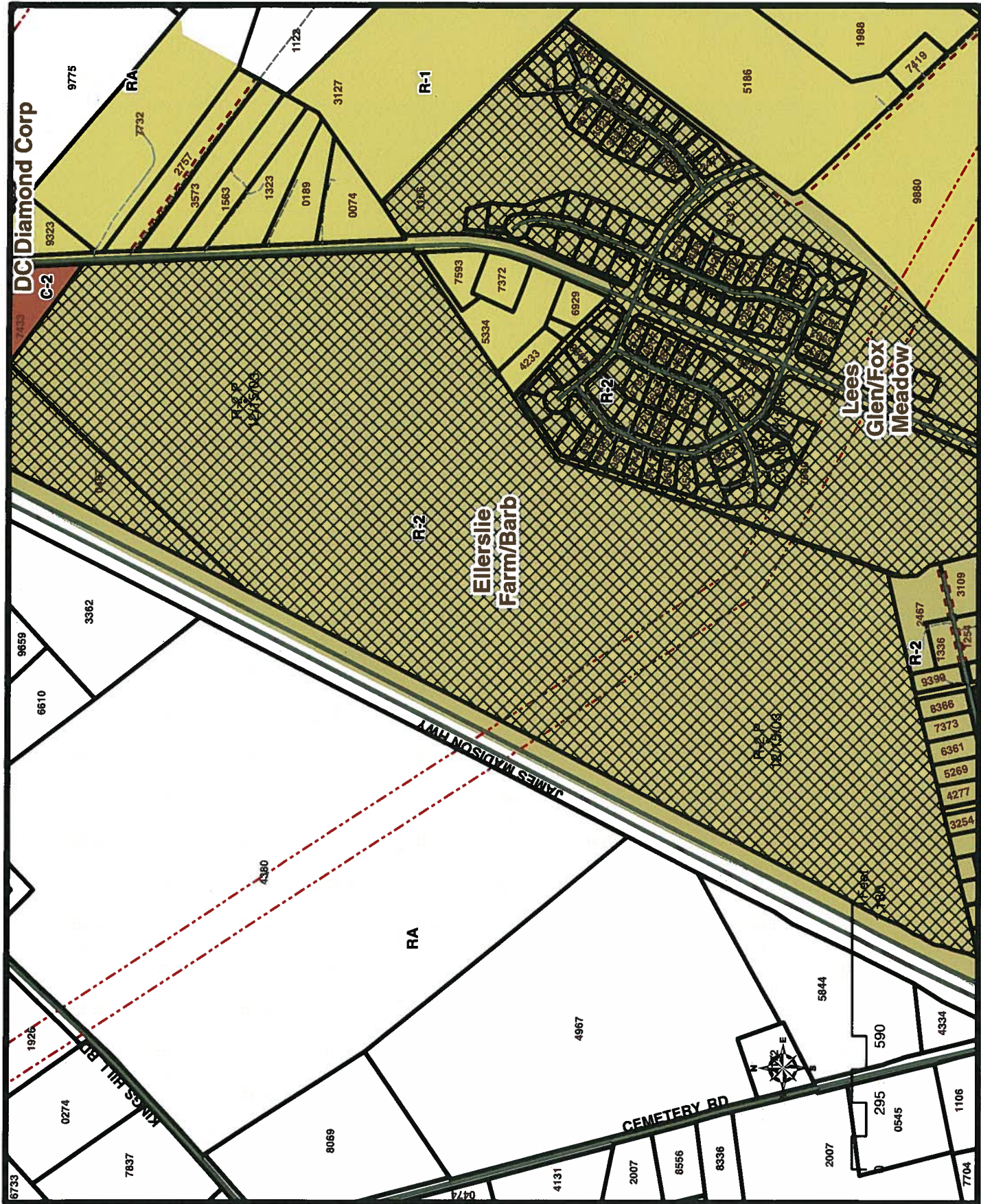
WHEREAS, on September 25, 2003 and October 30, 2003, the Fauquier County Planning Commission held public hearings on the Rezoning request of Richard M. Barb, LLC; and

WHEREAS, at its meeting on November 20, 2003, the Fauquier County Planning Commission approved a motion recommending approval of the Rezoning requested; and

WHEREAS, on December 15, 2003, the Board of Supervisors held public hearings on this Rezoning request; and

WHEREAS, by the adoption of this Ordinance the Board of Supervisors has determined that the public necessity, convenience, general welfare, or good zoning practice is satisfied by this amendment to the Fauquier County Zoning Map; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 15th day of December 2003, That Rezoning Request #REZN04-LE-002 to amend the Concept Development Plan and Proffer Statement for the previously approved Residential-2 (R-2) zoned property on the east side of Route 15/29 and on the west side of Business Route 15/29, identified as portions of PIN #6888-13-8870-000 and PIN #6888-15-4359-000, be, and is hereby, approved, subject to the Concept Development Plan prepared by Huntley, Nyce & Associates, dated 10/03/2003, revised through 11/04/2003, received in the Community Development Office on November 5, 2003, and the Proffer Statement dated June 18, 2002, revised through November 4, 2003 and signed by Richard M. Barb November 14, 2003.



PIN# 6888-13-7752

MARTIN C. CRITCHFIELD
8/17/84, 10/17/84
D.B. 751, PG. 108

NORTH

JAMES MADISON HIGHWAY

JOHN A. PARKER
8/17/84, 10/17/84
D.B. 272, PG. 78

LESLIE L. WELCH
8/17/84, 10/17/84
D.B. 478, PG. 73

JOSEPH D. GIBSON
8/17/84, 10/17/84
D.B. 484, PG. 102

EARL E. PARKER, JR.
8/17/84, 10/17/84
D.B. 478, PG. 73

EFFIE C. SMITH, EST.
8/17/84, 10/17/84
D.B. 484, PG. 102

LESLIE GLEN PROPERTY OWNERS ASSOC.
8/17/84, 10/17/84
D.B. 746, PG. 128

EVELINE A. THOMPSON
8/17/84, 10/17/84
D.B. 478, PG. 73

CONCEPT DEVELOPMENT PLAN
ELLERSLIE FARM

VAQUITA COUNTY, VIRGINIA

BOWMAN
CONSULTING
GROUP

SITE TABULATIONS:

1. TOTAL AREA	2. TOTAL AREA
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100-4

April 17th, 2019

Fauquier County Planning Commissioners; Chairman Mr. John Meadows
Warren Green Building
10 Hotel Street, Suite 208
Warrenton, VA 20186

Re: Comments Regarding Convergent Datacenter

Piedmont Environmental Council has always supported Fauquier County's policy of directing growth into the Service Districts in a thoughtful and controlled manner that enhances the community. Assisting with recreational enhancements and supporting revitalization efforts in downtown Remington has been of particular interest to our organization because of the incredible opportunities available there. Remington has a number of historic buildings, a tight well laid out grid of streets, a significant amount of floodplain that could be used for trails and parks, and frontage on the scenic Rappahannock River. PEC has supported efforts at the community garden and the garden outside the new Town Hall and utilized a PATH Foundation grant to conduct a study of pedestrian and recreational needs called Remington Walks.

Although we generally support development in the Service District, this is not the appropriate location for a second data center in the Remington Service District. We are opposed to this data center for two main reasons 1) it is not consistent with the community established vision, goals, or objectives of the Remington Service District Plan and 2) it may negatively impact public health, safety, and welfare of residents.

Inconsistency With the Remington Comprehensive Plan

The Remington Comprehensive Plan is clear in its vision to be a people-friendly community that is walkable and livable with a mix of commercial and small scale industrial uses. Below are a few excerpts from the Remington Comprehensive Plan:

"Remington is a place rich in historical resources, and a very livable community for all ages and income groups. The Town provides a remarkable level of independent living for senior citizens, whose walks to Church, the Post Office and stores form the foundation of a long and healthy life. In recent years the Town has attracted a group of new residents as proud and aware of Remington's special qualities as that older generation. The Town wishes to work with the County in continuing and expanding such quality of life by duplicating this livable pattern in the surrounding Service District."

"The Remington community and Town Council wish to provide an alternative to the suburban model of past planning efforts and return to more traditional development forms and street design, as such is consistent with that of the historic Town."

“The Service District will be a “people friendly” place modeled on the historic Town of Remington which will act as the commercial and institutional hub of the new neighborhoods constructed to the north and east of the Town.”

“Traditional towns often have small pockets of randomly located light industrial land uses. Small lots helped to contain the industrial use and thereby minimize impacts on adjacent residential neighbors.”

In fact the only part of the plan that indicates that maybe this type of large scale light industrial use might be desirable was added by the County to accommodate the Remington Technology Park datacenter in 2017:

“The Remington Service District offers some of the County’s finest infrastructure availability with regard to water, sewer, electrical power, as well as easy access to a major road in Route 15/29... Appropriate light industrial uses could include wholesale operations or transportation infrastructure firms while appropriate employment center uses could include offices, call centers or data centers.”

There is a focus in the plan on creating a walkable community. Pedestrian movement studies show that generally a ½ mile walking distance is what is considered walkable for most people. Depending on how trails were laid out, the elementary school, churches, community garden would have been a little over a ½ mile from this subdivision. In pleasant conditions, some are willing to walk a mile, which is about the distance to the fire hall and downtown. In term of pedestrian mobility, a data center is a dead zone because it is fenced out and provides no interaction with the pedestrian. In this instance, it also pushes everything out further from the core. It is clear a data center within ½ mile of the core of Remington does not meet the vision of the Remington Comprehensive Plan.

This site is along a major gateway into the Town (Business Rt. 29/15) where there is no other major industrial activity. The Town and County expressed interest in improving this stretch of road with extended sidewalks, landscaping, and possibly a gateway feature. We are dismayed to see the large industrial land uses along Lucky Hill Road now sprawling to other parts of the Service District. Data center buildings usually do not have windows or architectural features to break up their massing and their fences can be abrupt and sometimes include barbwire or spear points unless prohibited by the locality. These characteristics are not compatible with a small historic railroad community and will be difficult to fit into a gateway corridor.

The Comprehensive Plan supports the revitalization of downtown Remington. Residential in close proximity to the downtown area is what helps to create vibrancy and energy. Although the downtown is a bit far from this subdivision in terms of walking, it would still reap some benefit from new residential development. The Comprehensive Plan states that, “the community has attracted entry level housing and less-preferred industrial uses...” This residential likely would like have been mid-level housing with moderately higher income residents with more disposable income.

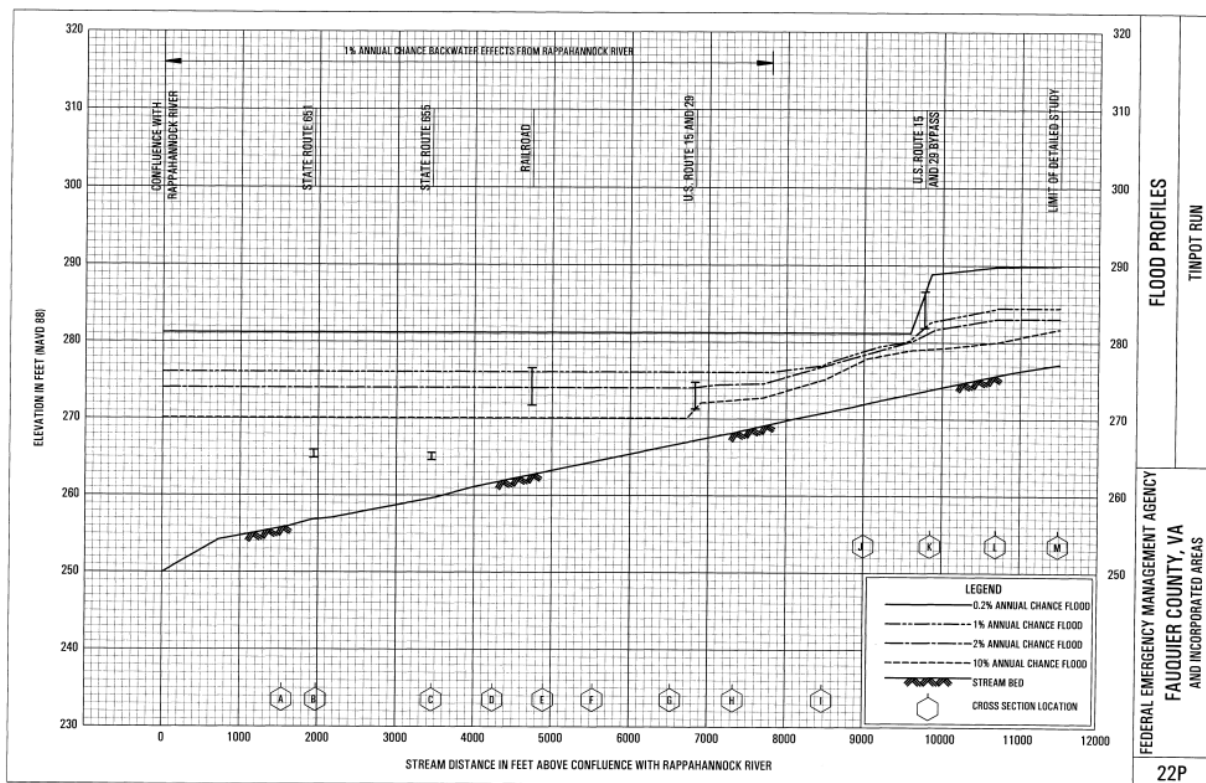
Threat to Public Health, Safety, and Welfare of Remington Residents

Flooding Exacerbated Downstream

Flooding poses a serious threat to Remington, with part of the downtown periodically inundated with water. The Remington Service District plan sought a major study to re-engineer the floodplains of Tinpot Run and the Rappahannock River. This study never came to fruition and the problem persists.

The building, parking area, substation, and roads will cover around 50% of the development site. This will create extensive runoff and reduce groundwater recharge in the immediate area. The result of this is higher peak flows in Tinpot Run and potentially exacerbated flooding in downtown Remington. State code does requires stormwater management for the 10-year 24-hour rainfall event which will be addressed in the site plan but for larger storm events all flow is directed into Tinpot Run. All flow from the Remington Technology Park beyond the 10-year 24 hour rainfall event will also be going into Tinpot Run via a small tributary. Based on the stream gauge at the Rappahannock River in Remington, the Rappahannock reached flood stage 4 times in 2018.

Due to the flat topography of Tinpot Run at the confluence of the Rappahannock, water from Tinpot Run often cannot flow out. During floods the two waterbodies back up into downtown Remington. The graph below demonstrates the backwater effects on Tinpot Run.



Natural Gas Storage

Whenever an industrial use is located near residential screening, noise mitigation, lighting impacts, and traffic impacts have to be carefully considered. Onsite hazards such as the natural gas storage yard should also be carefully evaluated to ensure that the County is adequately equipped to handle an emergency and measures are taken to prevent unnecessary risk to residential.

Property Values of Adjacent Properties

There is little information available about the impact of a datacenter in close proximity to residential. However, there are numerous studies on the negative impact of substations on property values. This impact should be evaluated when considering this comprehensive plan amendment.

We encourage the Planning Commission to carefully review this proposal for consistency with the Remington Comprehensive Plan and impacts on public, health, safety, and welfare of Remington residents. Thank you for considering our comments and feel free to contact us with any questions or concerns.

Sincerely,

Julie Bolthouse
Fauquier County Land Use Representative
Piedmont Environmental Council