



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

ZMAP-2022-0007 & SPEX-2022-0023 Vantage Data Center

Board of Supervisors Public Hearing
February 15, 2023



Broad Run
Technology
Park

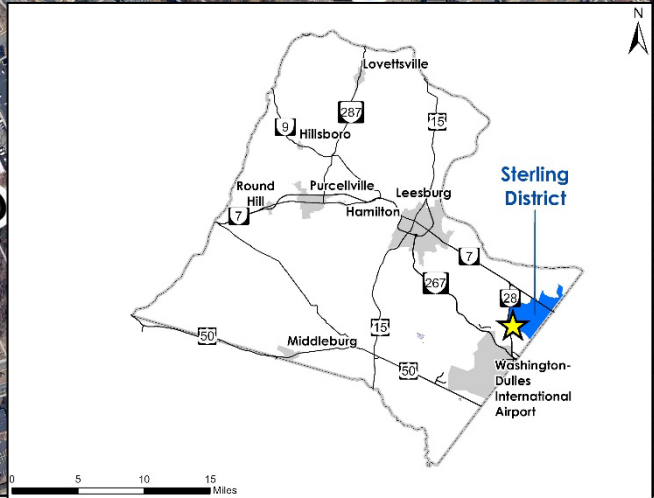
Sterling
Park

Belfort
Mews

Sterling Park
Business Center

Chase
Heritage

SITE

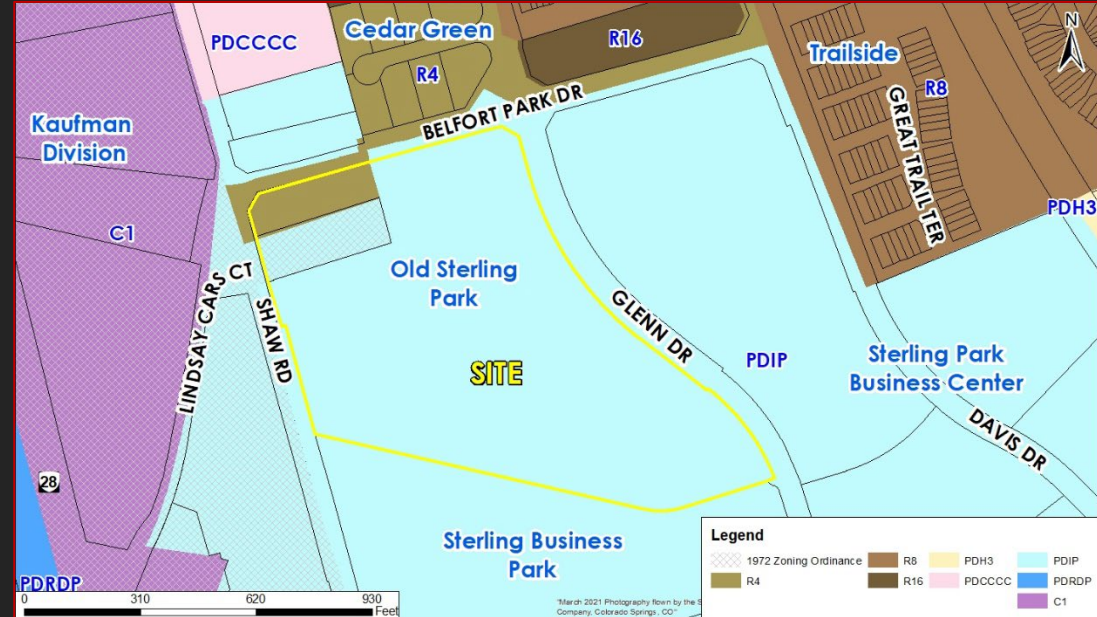


Sterling
District

Washington-
Dulles
International
Airport

Proposal

- A Zoning Map Amendment (ZMAP) to rezone two parcels (18.66 ac.) from Planned Development – Industrial Park (PD-IP) and Single Family Residential (R-4) under the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance) and 1972 Loudoun County Zoning Ordinance to PD-IP under the Zoning Ordinance to develop data center uses.
- A Special Exception (SPEX) to increase the Floor Area Ratio from 0.6 to 1.0.



BELFORT PARK DRIVE

SHAW ROAD

GLENN DRIVE

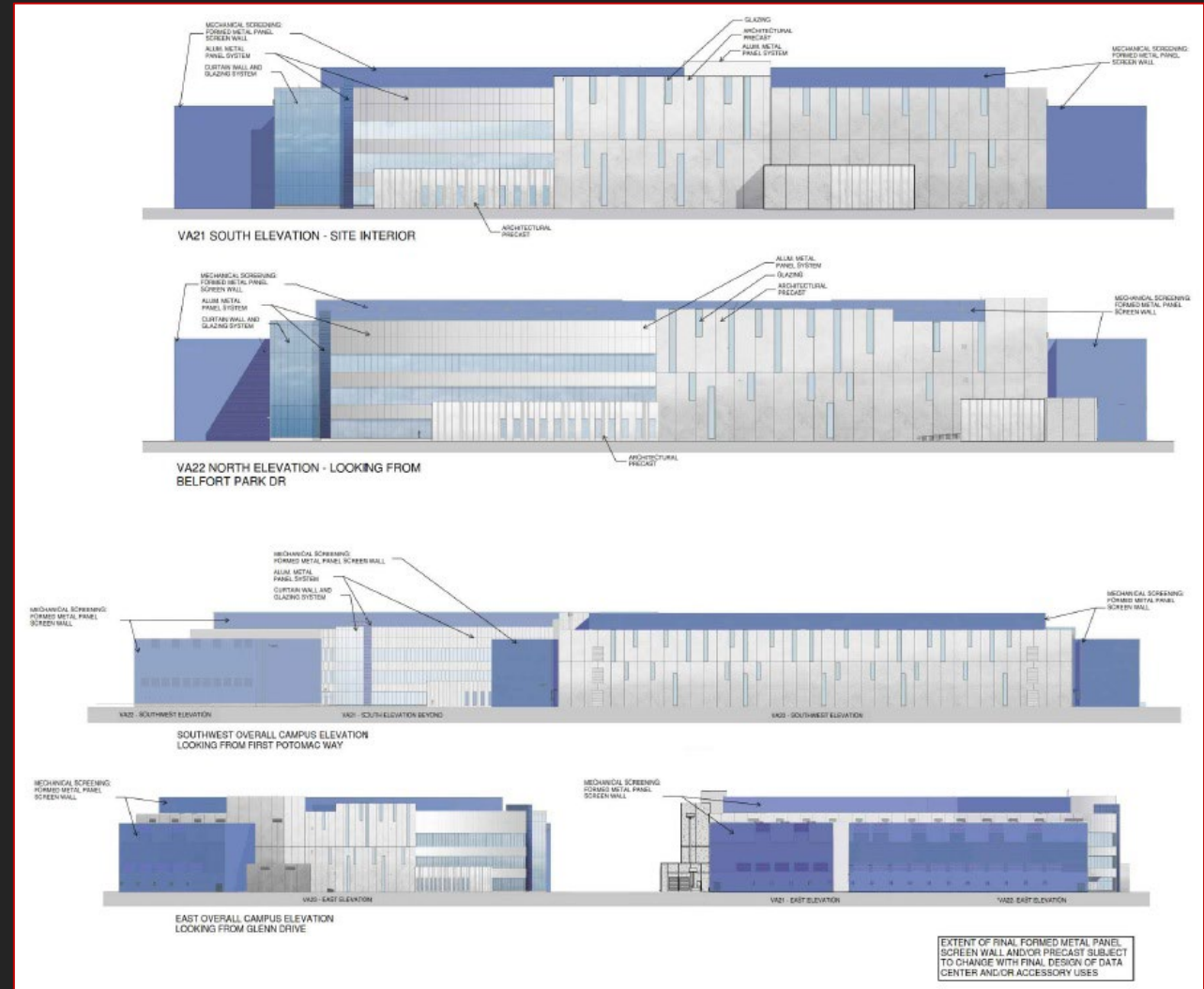
BUILDING ENVELOPE
(Data Center***)

PROPERTIES SUBJECT TO REZONING AND SPECIAL EXCEPTION
AREA=18.66 AC.

- Zoned for Residential
- Supplemental Buffer Area
- Proposed Open Space

Proposal

- Proffered architectural standards, supplemental landscaping, height limitation, fully shielded lighting.
- Outdoor amenity space and onsite circulation system.
- Transportation improvements including sidewalk and shared use paths, and cash contributions.



Outstanding Issues – Sub. Mixed Use Place Type

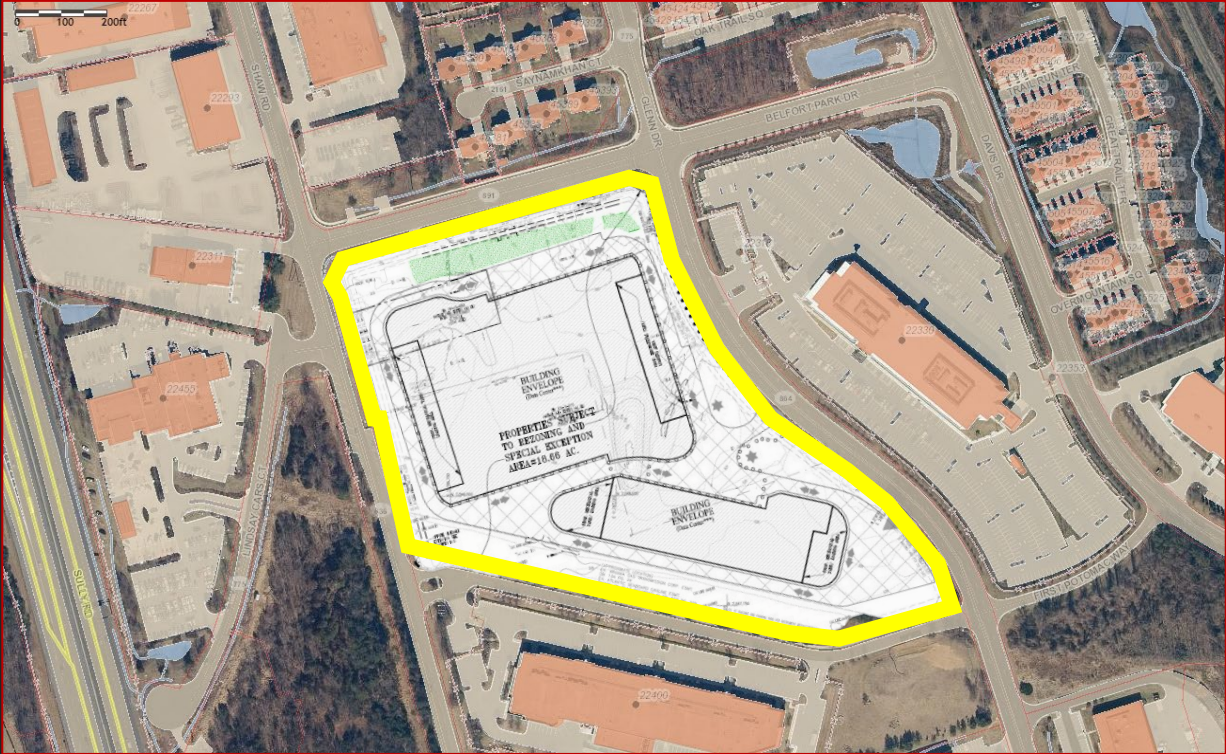
- *2019 Loudoun County General Plan (2019 GP)* envisions compact, pedestrian-oriented environments with a mix of residential, commercial, entertainment, cultural, and recreational amenities.
 - Data center use is not core, complimentary, or conditional use.
 - Site design is incompatible with Place Type policy.



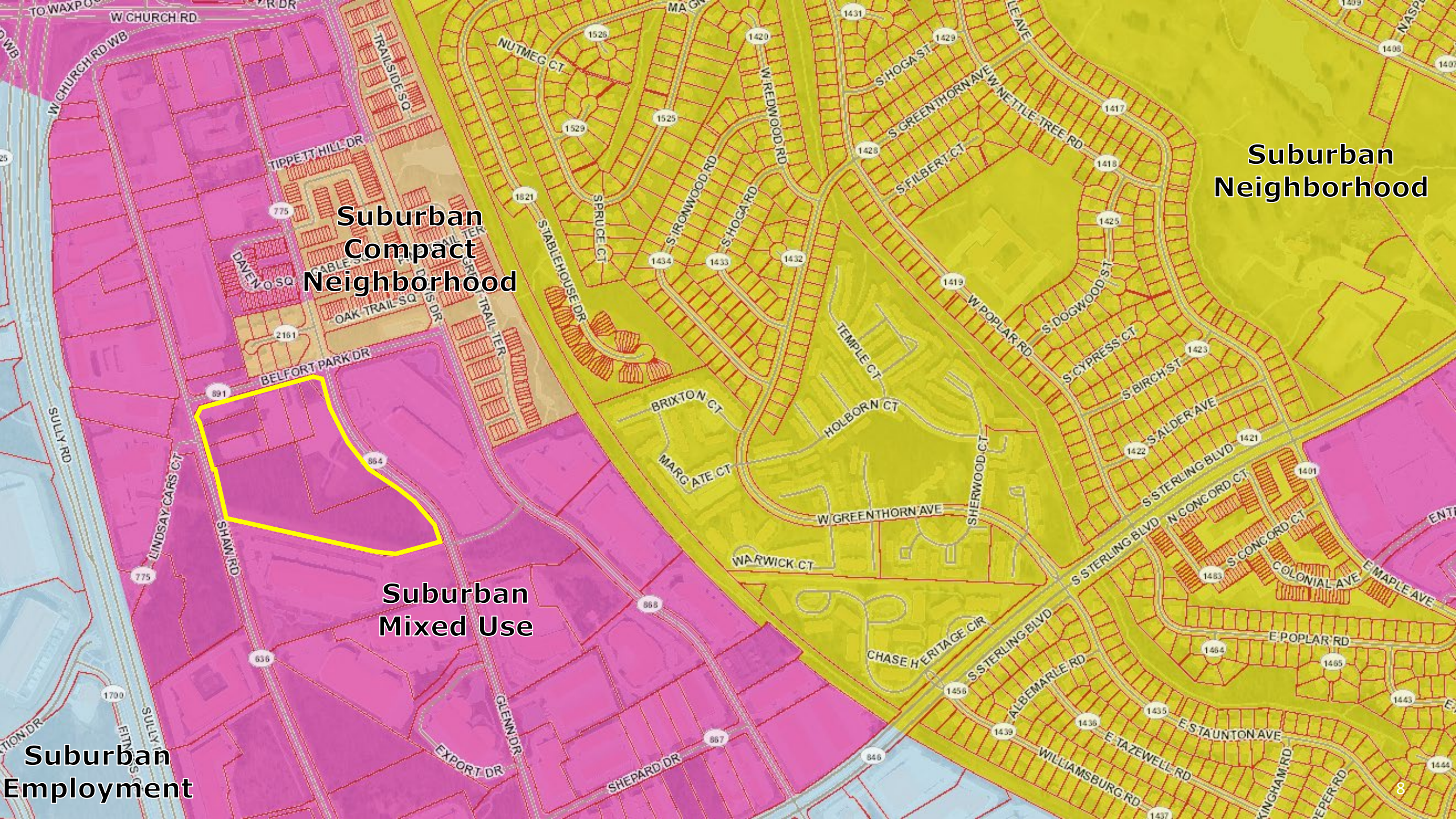
Suburban Mixed Use Place Type Comparison



One Loudoun



Vantage Data Center



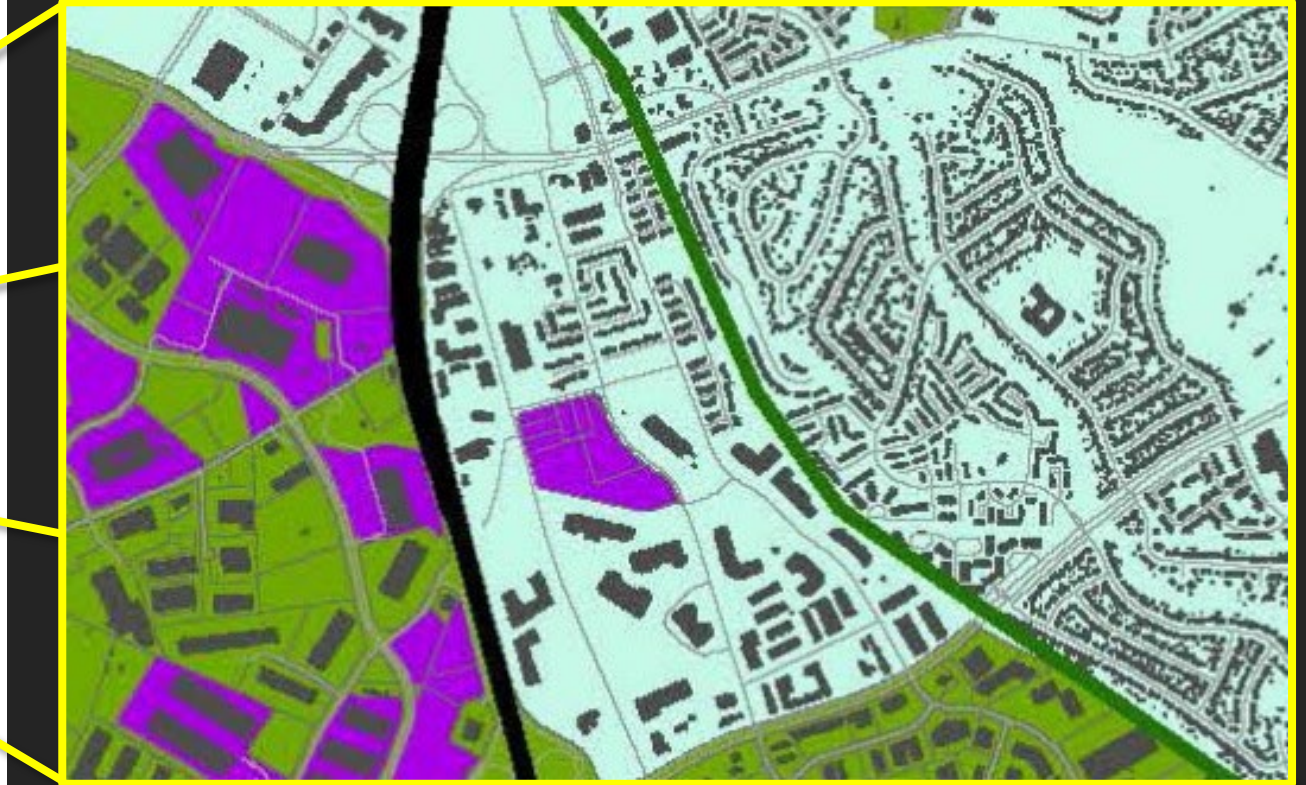
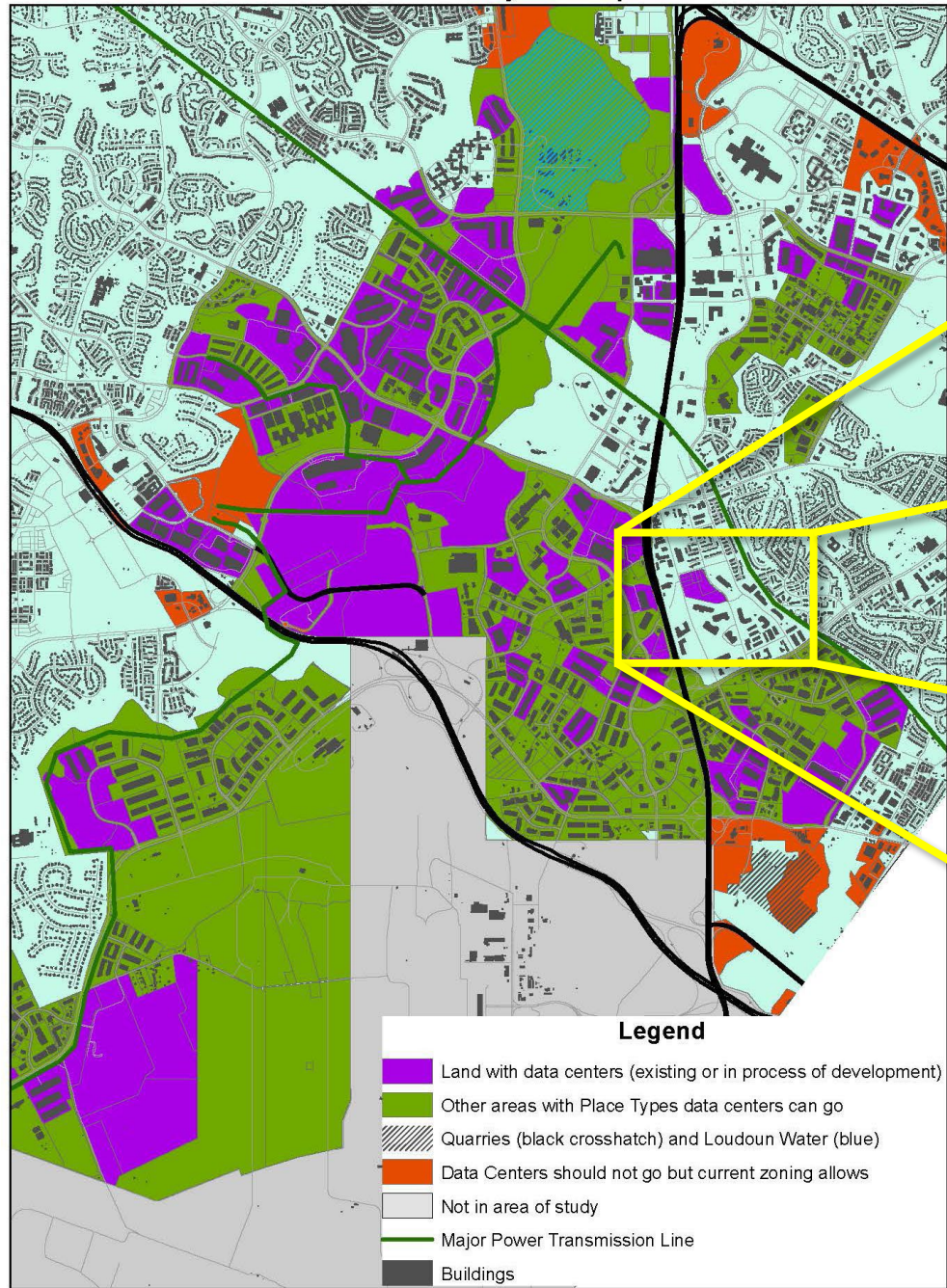
Suburban
Neighborhood

Suburban
Compact
Neighborhood

Suburban
Mixed Use

Suburban
Employment

Data Center Land Use Study - Map 1B



Design Recommendations

- Incorporate additional elements specified in the Suburban Policy Area Design Guidelines
 - Break up perceived scale of data center buildings by façade articulation and height variation;
 - Incorporate building height stepdowns as transitions to neighboring less-intense uses;
 - Provide screening and buffering details for mechanical equipment, storage areas, loading areas, etc.;
 - Provide amenities along sidewalks (such as benches and bike racks);
 - Provide adequate open space, civic space, and public art.

Outstanding Issues - Proffers

- Staff recommends revisions to the Proffers to ensure administrability by the County.
 - Proffer V.B., “Indoor Amenity Area” is recommended for removal by staff as this may prove difficult to administer long-term and does not address Zoning Ordinance or 2019 GP policy element.

Recommendations

- The Planning Commission forwarded:
 - ZMAP (8-0-1: Kirchner absent) to the Board of Supervisors (Board) with a recommendation of approval, subject to the Proffers as amended; and,
 - SPEX (5-3-1: Barnes, Merrithew, and Vance opposed; Kirchner absent) to the Board with a recommendation of approval, subject to Conditions of Approval.
- Staff recommends that the Board deny the applications as the proposal is fundamentally incompatible with the Suburban Mixed Use Place Type policies and vision for the area as described in the 2019 GP.