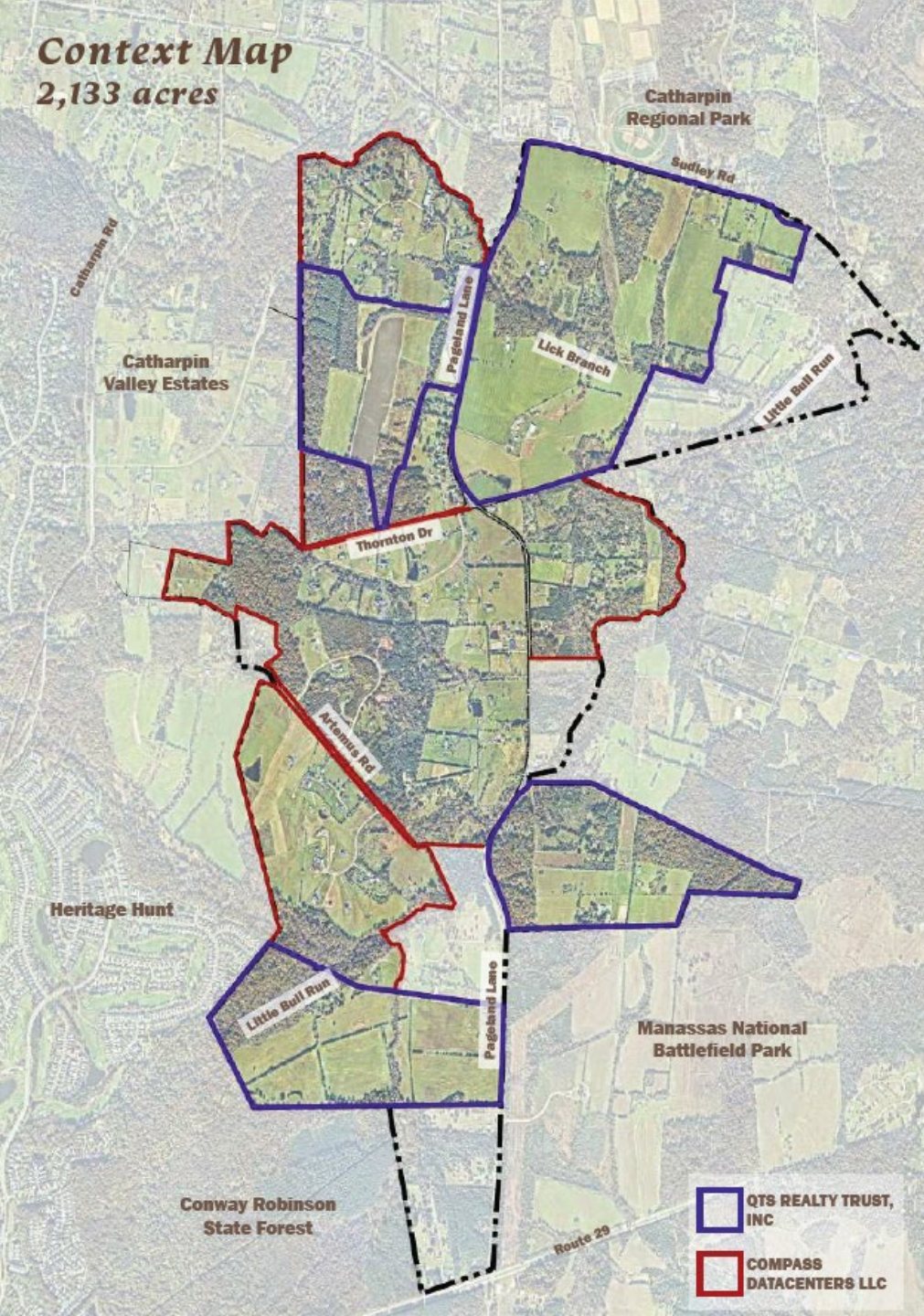


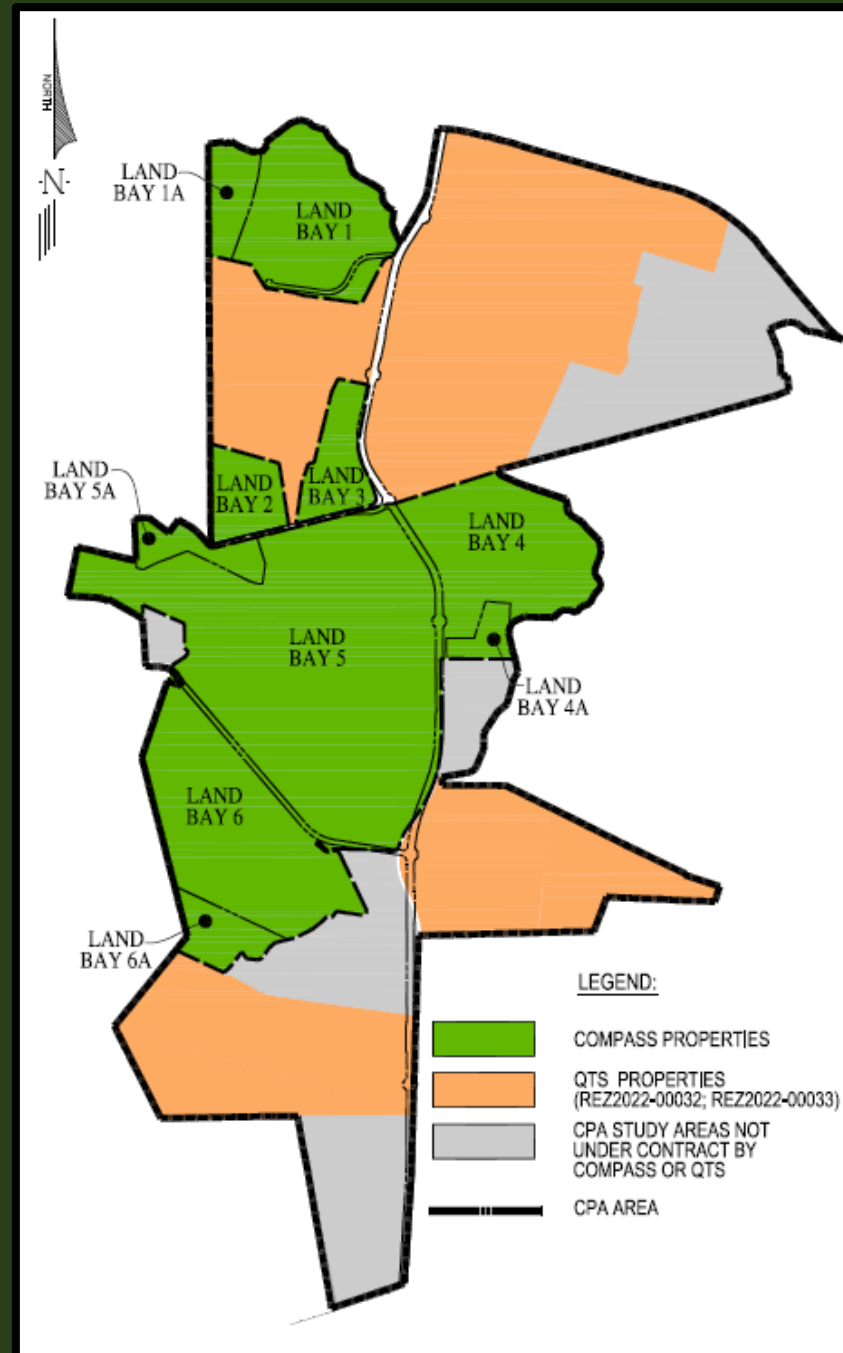
**Context Map**  
2,133 acres



# Compass Datacenters Prince William County Campus I

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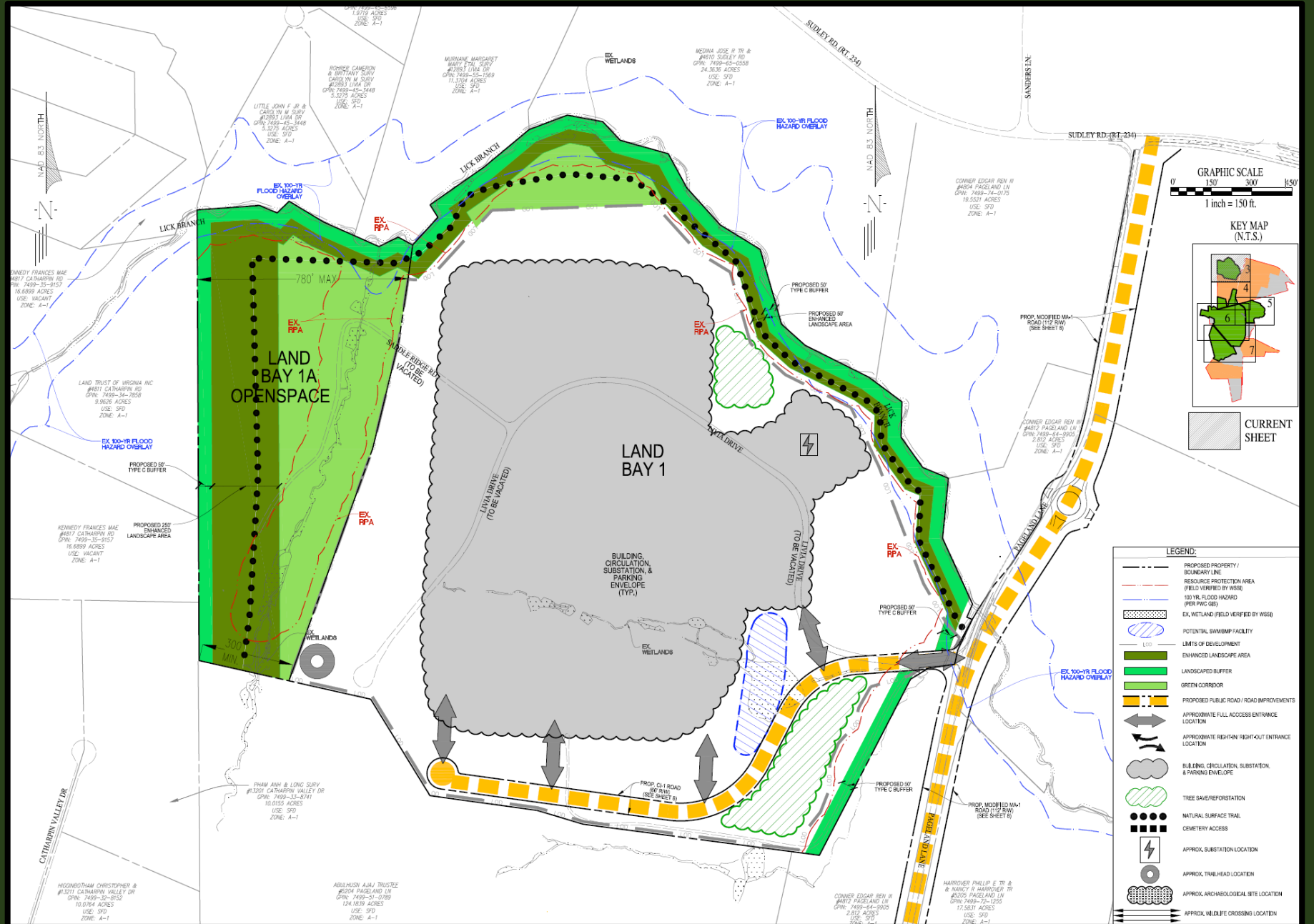
# Zoning Application Summary



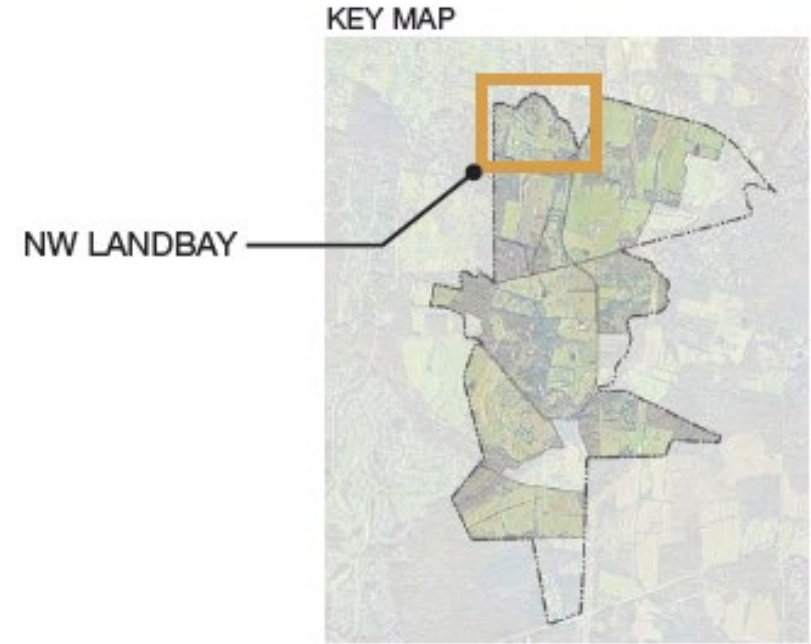
- Application Number: REZ #2022-00036
- Application Property: ~884 acres
- Proposed Zoning District: Planned Business District (PBD)
- Permitted Uses: Data centers and supporting uses (office, restaurants, health clubs, childcare facilities, etc., provided they principally serve the data centers).
- Designated Open Space: 32% (283 acres).
- Expected Total Open Space Post-Development: +40%
- Total Maximum Development Potential: 11.56 million gross square feet or 0.30 floor area ratio.
- Maximum Building Height: 60' in Land Bay 6; 90' elsewhere.

# Master Zoning Plan Sample Page:

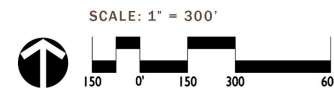
## Land Bay 1 & Land Bay 1A



# TYPICAL LANDBAY COMPASS DATACENTERS

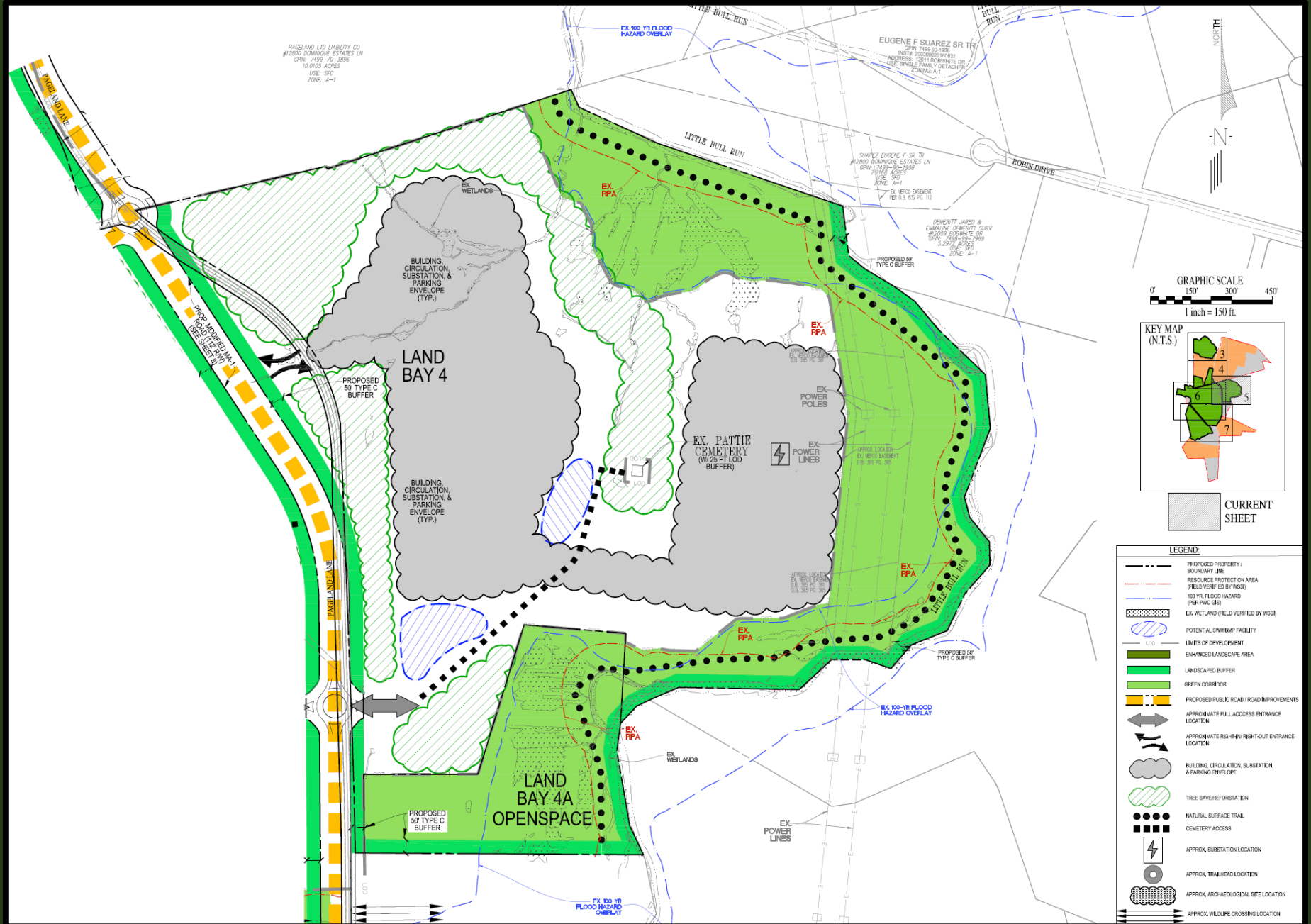


-  **NATURAL OPEN SPACE (PRESERVED TREES)**
-  **REFORESTATION AREA**
-  **RIPARIAN PROTECTION AREA**
-  **STORMWATER MANAGEMENT FACILITIES**



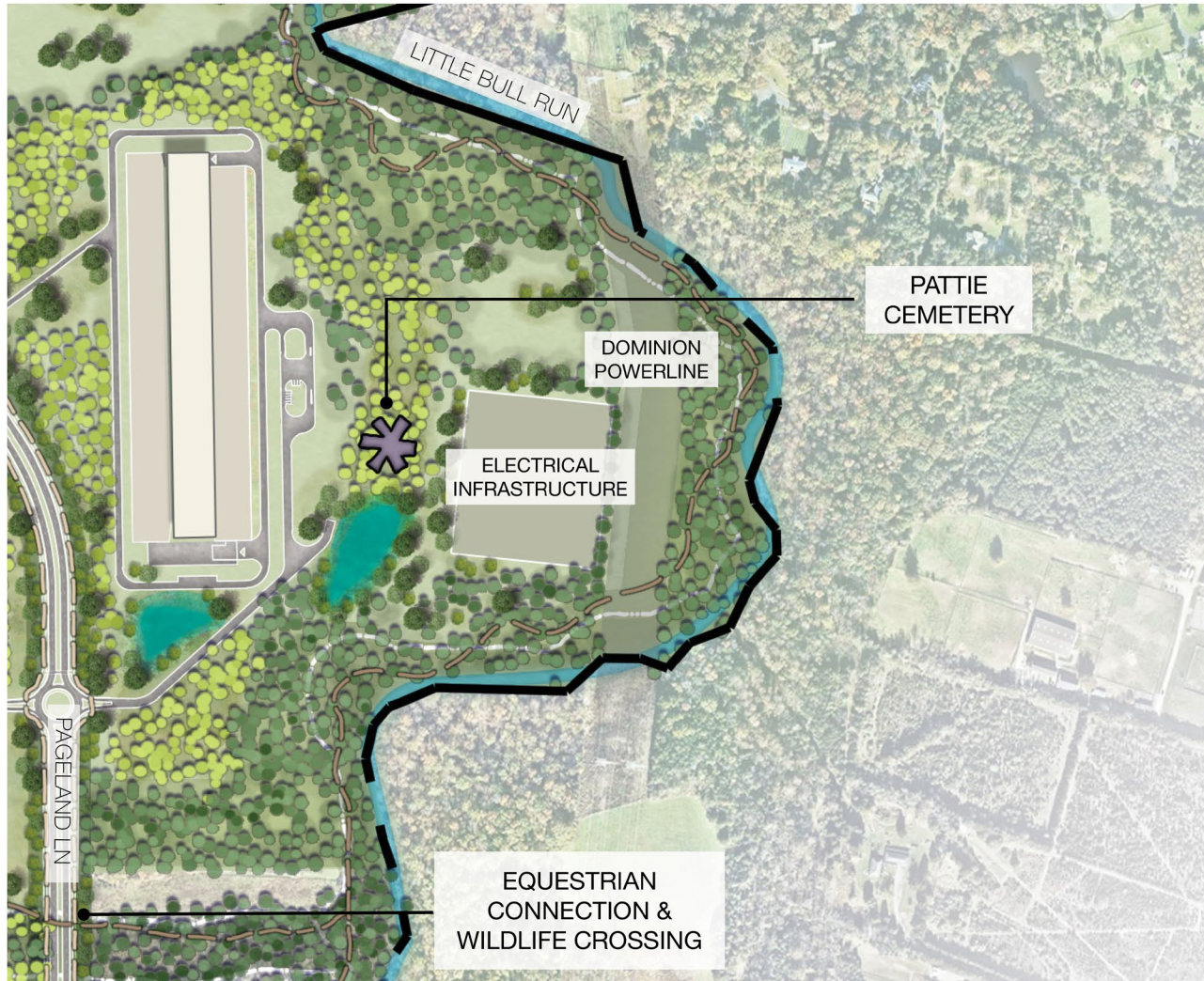
# Master Zoning Plan Sample Page:

## Land Bay 4 & Land Bay 4A



# TYPICAL LANDBAY

## COMPASS DATACENTERS



KEY MAP



NE LANDBAY



**NATURAL OPEN SPACE  
(PRESERVED TREES)**



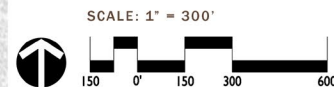
**REFORESTATION AREA**



**RIPARIAN PROTECTION  
AREA**



**STORMWATER  
MANAGEMENT FACILITIES**



# Pageland Lane Greenway

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- Widen 3.5+ miles of Pageland Lane from two lanes to four lanes
  - Six roundabouts in parkway setting with planted medians and perimeter buffers.
- 10-wide north-south shared use paths on either side
- Proposed rain gardens in median to capture and treat storm runoff from roadway.
- 50'-wide buffers on both sides of Pageland Lane



# Storm Runoff

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- Improve/Maintain the post-development rate of storm runoff for the one-year, 24-hour storm equivalent to a “good-forested condition” (i.e., as though the site remains forested).
- Remove 100+ existing septic fields, which have a projected failure rate of approximately 20%, and replace with Low Impact Development (“LID”) features and Best Management Practices (“BMPs”) to treat storm runoff prior to downstream release.
  - Examples include reforestation of previously developed/farmed land, water quality swales, bioretention facilities/rain gardens, sheet flow to vegetated buffers, cisterns, permeable pavement for driveways and/or parking spaces, filtered strips, and tree box filters.





# Stream Valley Trails

- Install multi-modal, natural surface trails to serve equestrians, pedestrians, bikers and hikers.
- Trails lined with interpretive features, pollinator and butterfly habitats, reforestation



**EQUESTRIAN TRAILS**



**NATURAL SURFACE TRAILS**



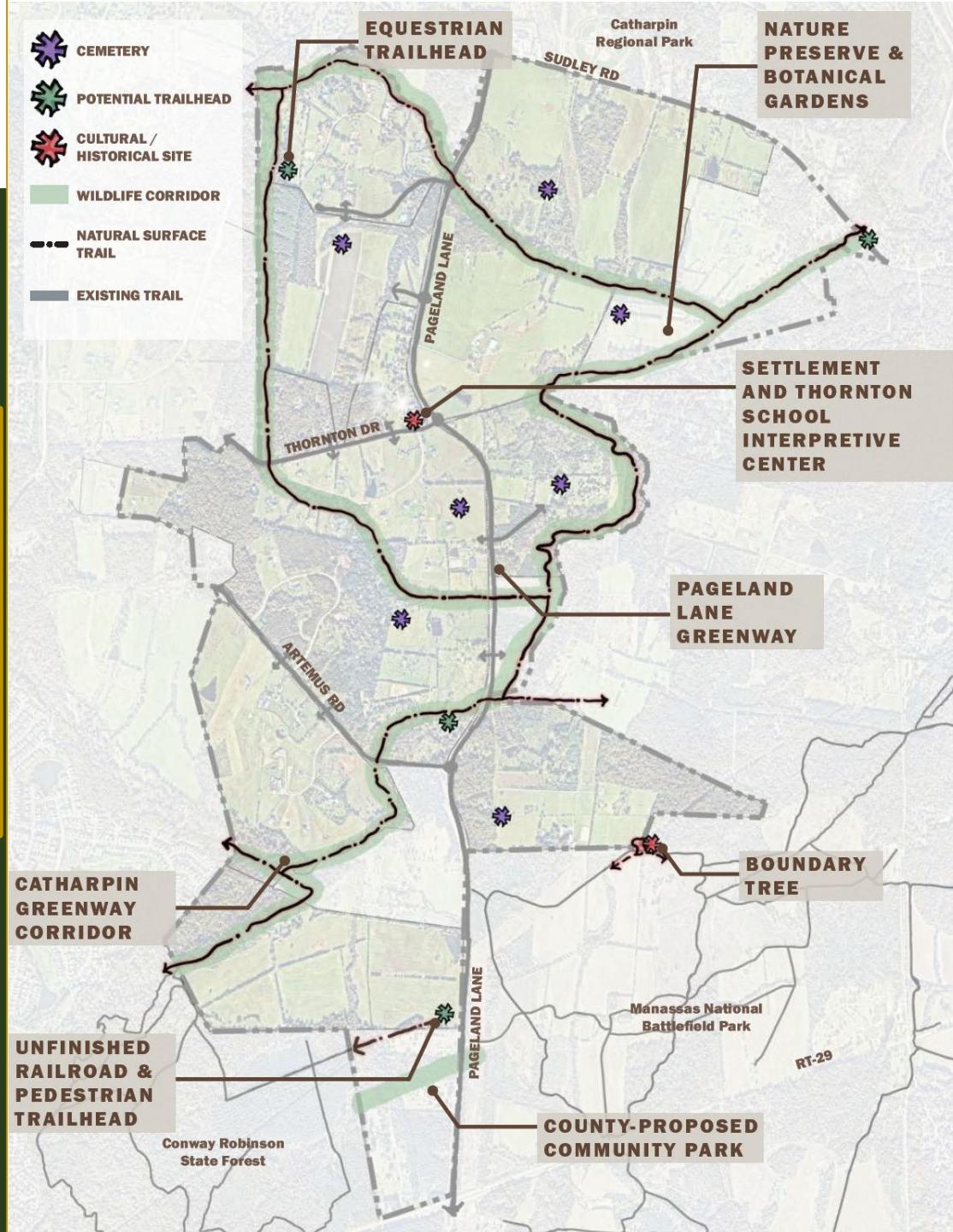
**LEARNING & EXPLORING**



**BIRD WATCHING**



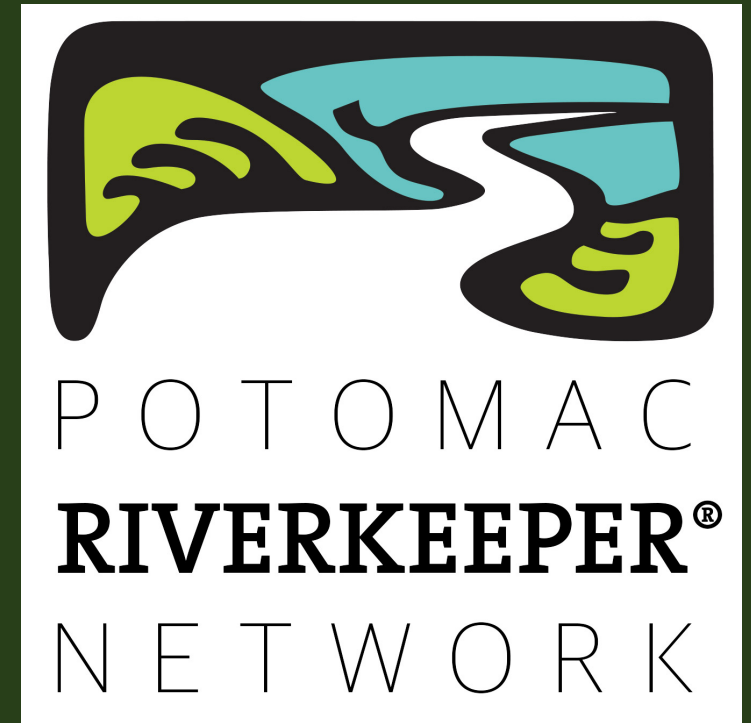
**AFFORESTATION**



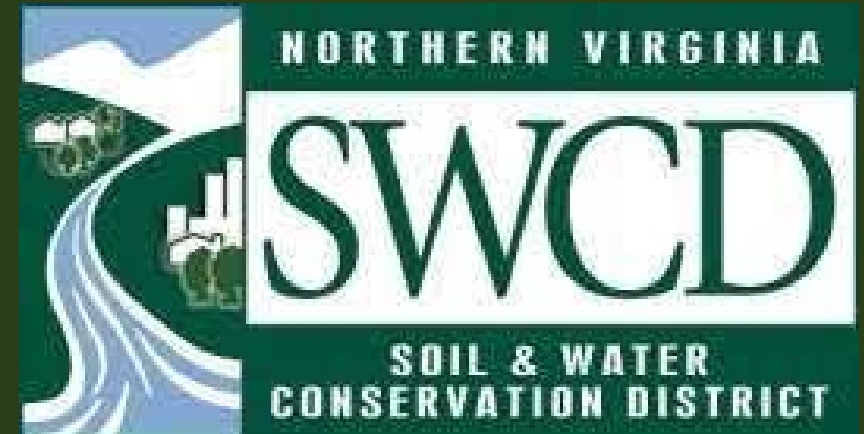
# Environmental Partnerships

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- Partner with governmental and/or nongovernmental entities (e.g., Northern Virginia Soil & Water Conservation District, Potomac Riverkeeper Network, etc.) to establish educational, interpretive, and sustainable uses or activities and to promote environmental stewardship, enhance the natural environment and conserve natural resources.
  - Examples include Adopt-a-Stream campaigns, Adopt-a-Trail campaigns, water quality monitoring programs, bee/pollinator resources, butterfly sanctuaries, wildlife habitats, botanical gardens, etc.



[https://www.google.com/search?q=Potomac+Riverkeeper+Network&tbm=isch&ved=2ahUKEwjyXuzfn8AHxh3IEHyxANEQ2-cCgQIABA8oqIPotoma+Riverkeeper+Network&gs\\_lcp=CeNpbWCOA2lFCAAQgAqyBwgAEIAEIEBgcGwGwAEIAEIEBIMBogGjABcXCDATolCAAQgAQQsQM6BAgAEEM6BwgAELEDEEM6CggAELEDEIMBEEENQ-gpVozdg-jhoAnAeACAAGVIAZUKgECMzCYACGgAGGgAQtnd3Mtd2lGLWlZ8ABABQ&client=img&ei=3zdy5HnKHtMPh-DKIA&bih=938&biw=1492&rlz=1C1GCEB\\_enUS990US990&hl=en-US](https://www.google.com/search?q=Potomac+Riverkeeper+Network&tbm=isch&ved=2ahUKEwjyXuzfn8AHxh3IEHyxANEQ2-cCgQIABA8oqIPotoma+Riverkeeper+Network&gs_lcp=CeNpbWCOA2lFCAAQgAqyBwgAEIAEIEBgcGwGwAEIAEIEBIMBogGjABcXCDATolCAAQgAQQsQM6BAgAEEM6BwgAELEDEEM6CggAELEDEIMBEEENQ-gpVozdg-jhoAnAeACAAGVIAZUKgECMzCYACGgAGGgAQtnd3Mtd2lGLWlZ8ABABQ&client=img&ei=3zdy5HnKHtMPh-DKIA&bih=938&biw=1492&rlz=1C1GCEB_enUS990US990&hl=en-US)



[https://www.google.com/search?q=Northern+Virginia+Soil+Water+Conservation+District&rlz=1C1GCEB\\_enUS990US990&hl=en-US&source=im&tbm=isch&sa=X&ved=2ahUKEwjyXuzfn8AHxh3IEHyxANEQ2-cCgQIABA8oqIPotoma+Riverkeeper+Network&gs\\_lcp=CeNpbWCOA2lFCAAQgAqyBwgAEIAEIEBgcGwGwAEIAEIEBIMBogGjABcXCDATolCAAQgAQQsQM6BAgAEEM6BwgAELEDEEM6CggAELEDEIMBEEENQ-gpVozdg-jhoAnAeACAAGVIAZUKgECMzCYACGgAGGgAQtnd3Mtd2lGLWlZ8ABABQ&client=img&ei=3zdy5HnKHtMPh-DKIA&bih=938&biw=1492&rlz=1C1GCEB\\_enUS990US990&hl=en-US](https://www.google.com/search?q=Northern+Virginia+Soil+Water+Conservation+District&rlz=1C1GCEB_enUS990US990&hl=en-US&source=im&tbm=isch&sa=X&ved=2ahUKEwjyXuzfn8AHxh3IEHyxANEQ2-cCgQIABA8oqIPotoma+Riverkeeper+Network&gs_lcp=CeNpbWCOA2lFCAAQgAqyBwgAEIAEIEBgcGwGwAEIAEIEBIMBogGjABcXCDATolCAAQgAQQsQM6BAgAEEM6BwgAELEDEEM6CggAELEDEIMBEEENQ-gpVozdg-jhoAnAeACAAGVIAZUKgECMzCYACGgAGGgAQtnd3Mtd2lGLWlZ8ABABQ&client=img&ei=3zdy5HnKHtMPh-DKIA&bih=938&biw=1492&rlz=1C1GCEB_enUS990US990&hl=en-US)



## SETTLEMENT AND THORNTON SCHOOL INTERPRETIVE CENTER

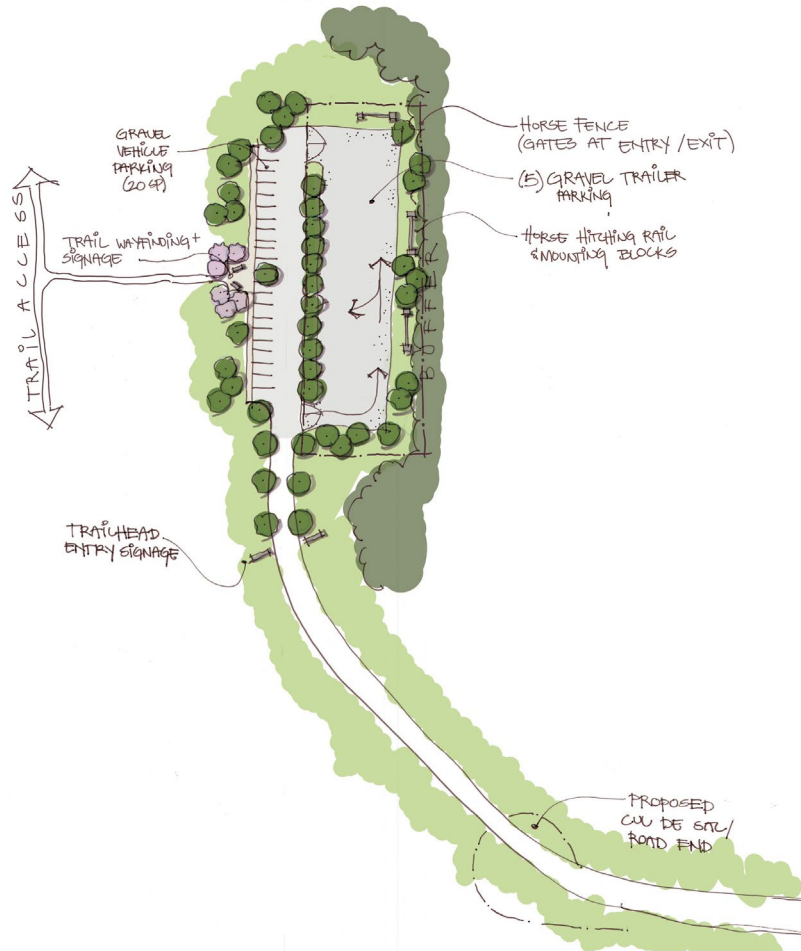
FIELD SKETCH BOUNDARY OF  
ARCHAEOLOGICAL SITE (APPROX.  
240' X 100')



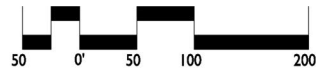
## Settlement and Thornton School Interpretive Center

- Establish, in consultation with PWC Historical Commission, a learning center commemorating former African-American school site.

# Equestrian Trailhead



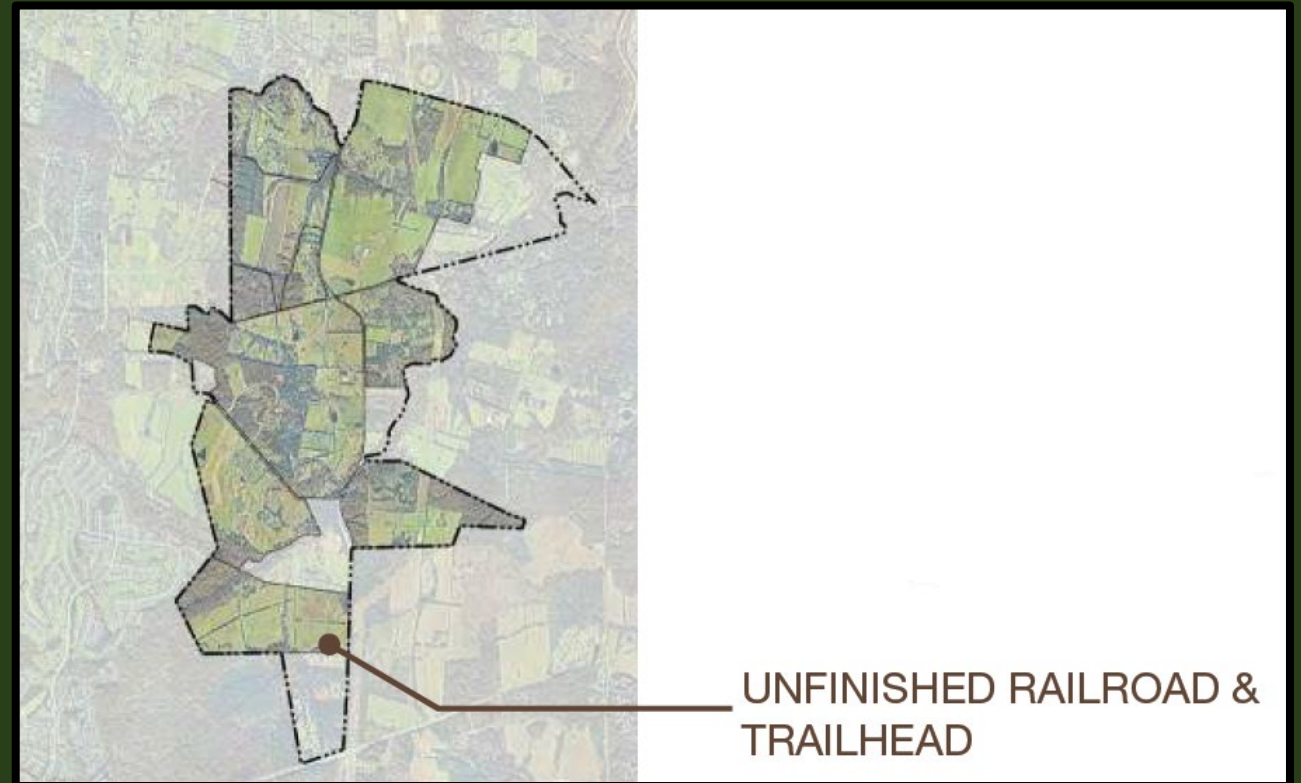
SCALE: 1" = 100'



- Construct gateway equestrian trailhead to Stream Valley Trail.
  - Equipped with trailer parking and equine activities
  - Located in Land Bay 1

# Unfinished Railroad & Trailhead

- Locate a trailhead adjacent to the unfinished elevated rail bed provides an opportunity to highlight this local asset and its historical significance.



# Boundary Tree

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- Through signage, wayfinding, and landscape improvements, the history of the Boundary Tree will be respected
- Opportunity to expand the historical lessons of Manassas National Battlefield Park



Photo Taken 03/29/2022



BOUNDARY TREE



**Digital Design**  
& Imaging Service Inc.

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# PRELIMINARY VIEWSHED ANALYSIS

# CPA Observation Points





# Viewshed Analysis Methodology

- Fly balloon and/or drones at each building corner stake to establish rooflines at selected heights (e.g., 30' to 90')
- Compare finished building height(s) to topography at MNBP locations
- Calculate distance, section and view angle using the available data points



# Manassas National Battlefield Park Preliminary Viewshed Analysis

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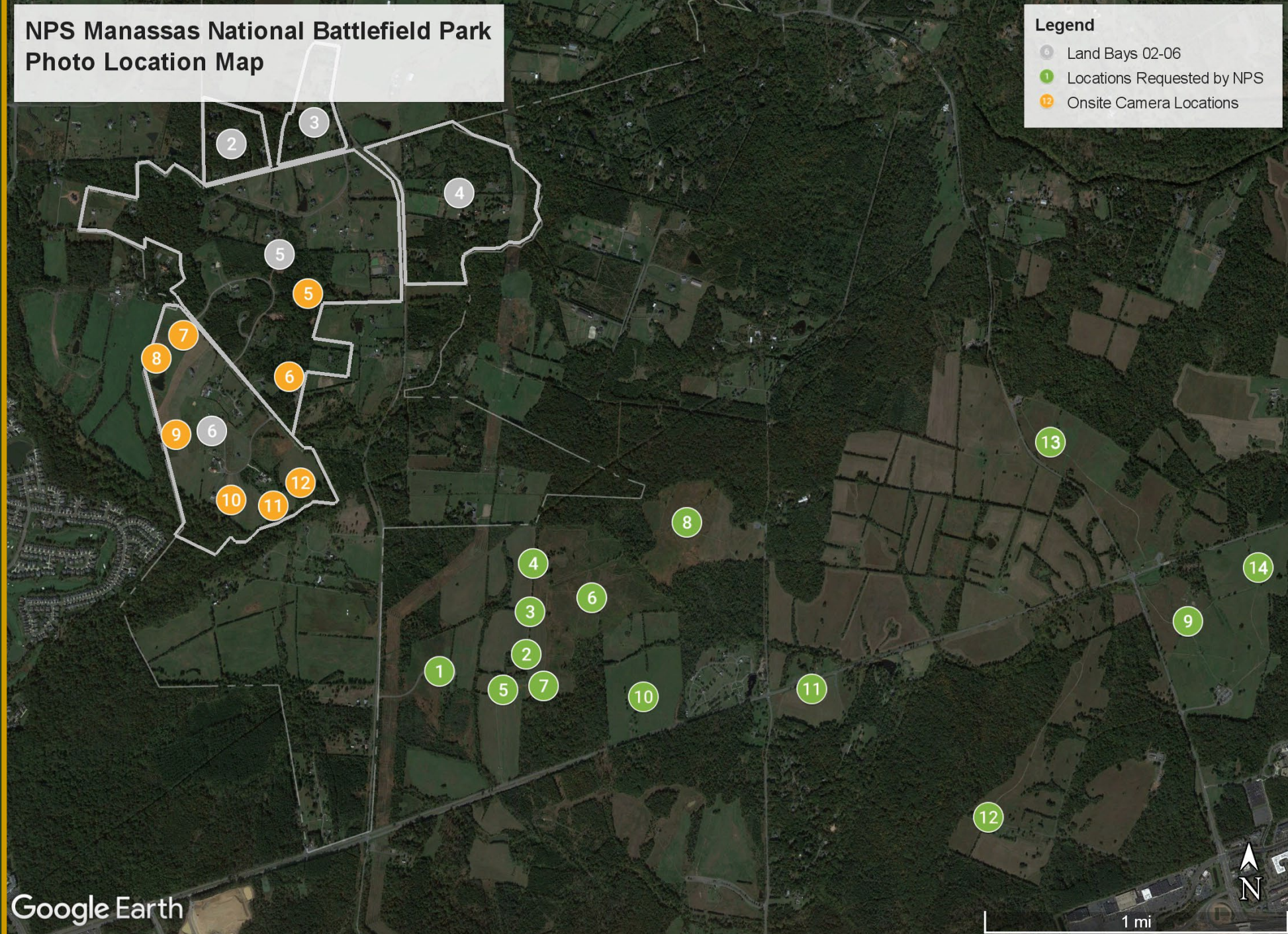


- Human eye magnification photos from fourteen (14) different observation points within the Manassas National Battlefield Park (same or similar to CPA recommended locations).
- On-site locations are potential building corner locations and maximum building heights using preliminary grading and topographical information.
- Observation point distances from ~4,045 ft (NPS 01) up to ~16,671' (NPS 14)
- Results:
  - Only one location shows minimal, partial visibility (during winter months and using a heavily filtered view) of a 90' building from MNBP.
  - No visual impacts were present at any of the other thirteen (13) observation points.
  - Maximum building height in Land Bay 6 (closest to the Park) to 60'.

# NPS Manassas National Battlefield Park Photo Location Map

**Legend**

- Land Bays 02-06
- Locations Requested by NPS
- Onsite Camera Locations



Google Earth

1 mi

Aerial Viewshed from above Stake 12 - Approx. 668' ASL



- Camera Location 01 to Stake 12 Ground Distance: Approx. 4,045ft
- Camera Location 02 to Stake 12 Ground Distance: Approx. 4,904ft
- Camera Location 03 to Stake 12 Ground Distance: Approx. 4,562ft
- Camera Location 04 to Stake 12 Ground Distance: Approx. 4,268ft
- Camera Location 05 to Stake 12 Ground Distance: Approx. 5,006ft
- Camera Location 06 to Stake 12 Ground Distance: Approx. 5,420ft
- Camera Location 07 to Stake 12 Ground Distance: Approx. 5,478ft
- Camera Location 08 to Stake 12 Ground Distance: Approx. 6,724ft
- Camera Location 09 to Stake 12 Ground Distance: Approx. 15,574ft
- Camera Location 10 to Stake 12 Ground Distance: Approx. 6,998ft
- Camera Location 11 to Stake 12 Ground Distance: Approx. 9,550ft
- Camera Location 12 to Stake 12 Ground Distance: Approx. 13,245ft
- Camera Location 13 to Stake 12 Ground Distance: Approx. 13,017ft
- Camera Location 14 to Stake 12 Ground Distance: Approx. 16,671ft

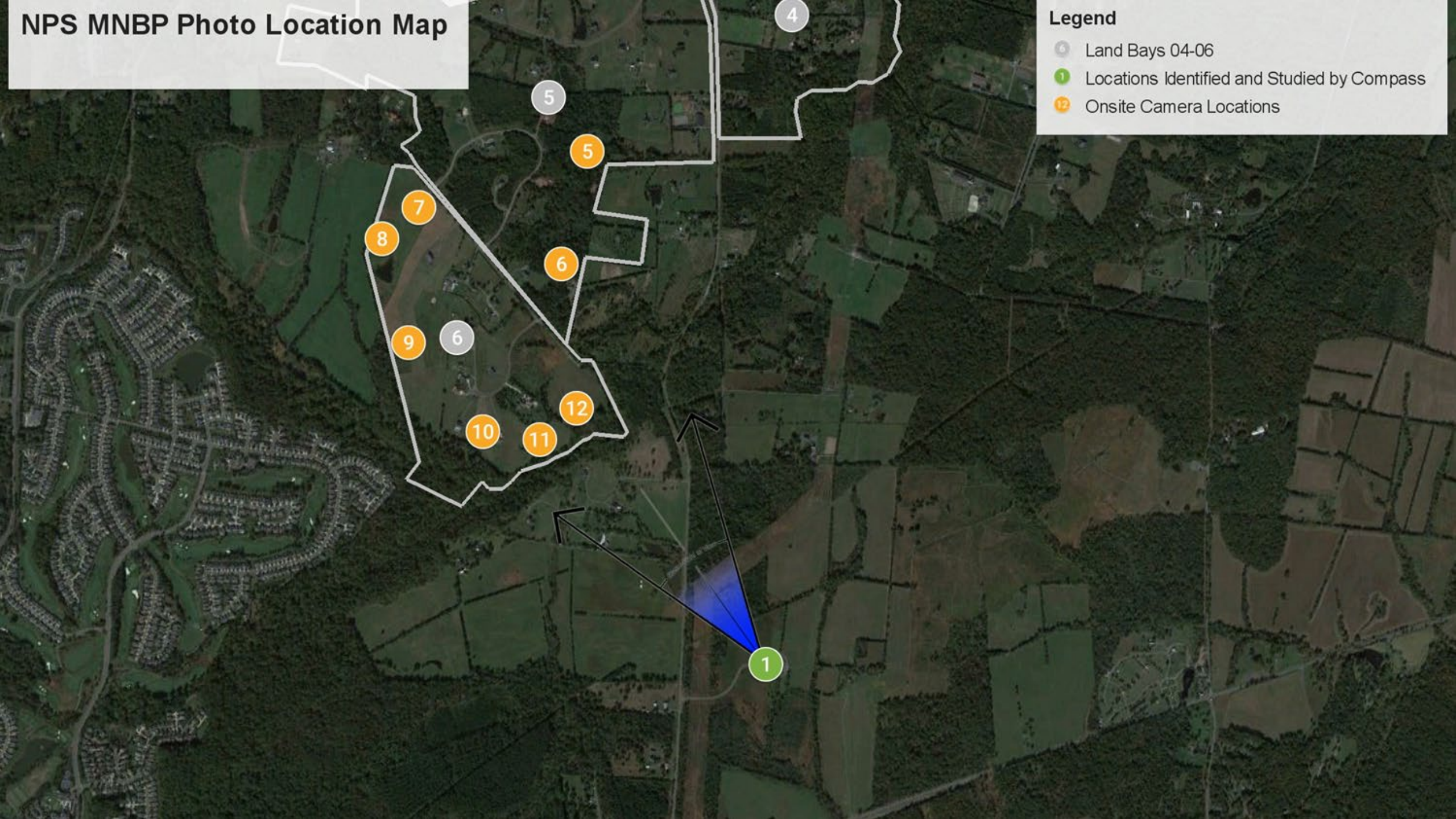
## **NPS 01**

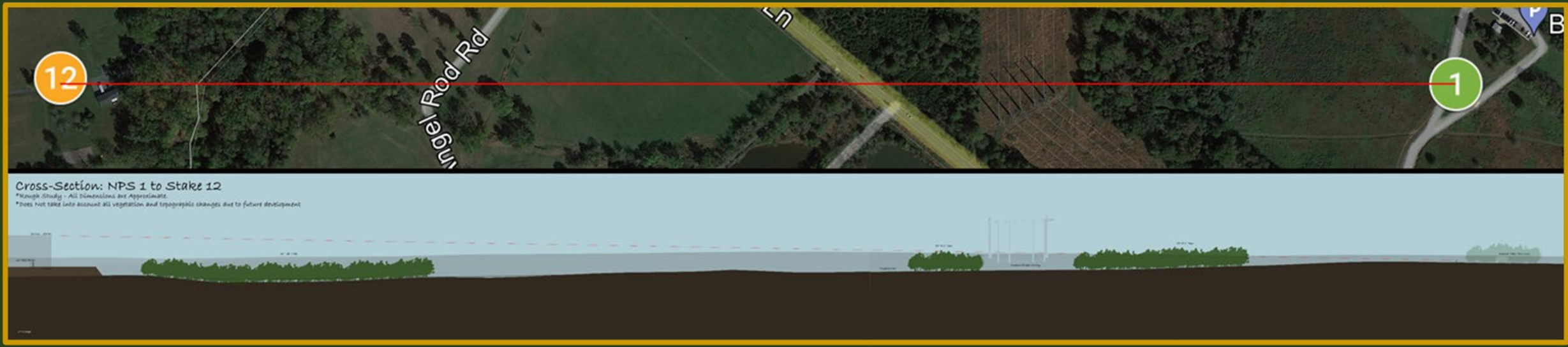
**Bus Drop off Near Brawner Farm Parking Lot  
Ground Distance to Stake 12: Approx. 4,045'**

# NPS MNBP Photo Location Map

**Legend**

- Land Bays 04-06
- Locations Identified and Studied by Compass
- Onsite Camera Locations





**Cross-Section: NPS 1 to Stake 12**

\*Range Study - All Dimensions are Approximate.  
\*Does Not Take Into Account All Vegetation and Topographic Changes due to future development

Location: NPS 01

PROPOSED CONDITIONS

Approximate Visual Impact of 90ft-tall Buildings Shown

Landbay 06 Max Elevation 390 AMSL

50mm Lens on Full-frame 35mm Camera (Human Eye Magnification)

Camera Location 01 to Stake 12 Ground Distance: Approx. 4,045ft





Location: NPS 01  
Approximate Visual Impact of 90ft-tall Buildings Shown  
Landbay 06 Max Elevation 390 AMSL  
50mm Lens on Full-frame 35mm Camera (Human Eye Magnification)  
Camera Location 01 to Stake 12 Ground Distance: Approx. 4,045ft



Stake 11

Stake 12

Max 90ft Roofline

**NPS 02**

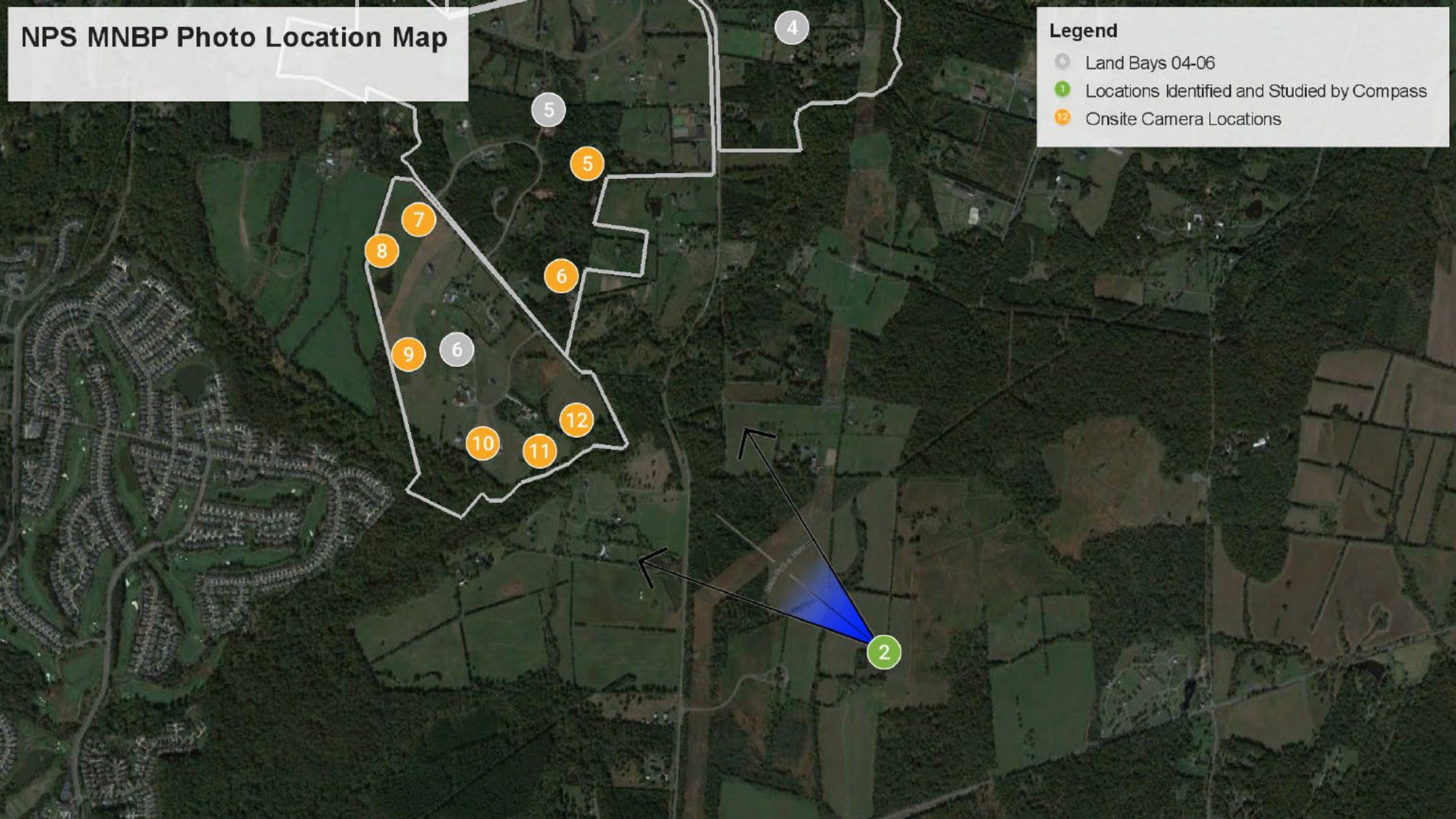
Artillery Position

Ground Distance to Stake 12: Approx. 4,904'

# NPS MNBP Photo Location Map

**Legend**

- Land Bays 04-06
- Locations Identified and Studied by Compass
- Onsite Camera Locations



Location: NPS 02  
Approximate Visual Impact of 90ft-tall Buildings Shown  
Landbay 06 Max Elevation 390 AMSL  
50mm Lens on Full-frame 35mm Camera (Human Eye Magnification)  
Camera Location 02 to Stake 12 Ground Distance: Approx. 4,904ft



Stake 11

Stake 12

Max 90ft Roofline

Location: NPS 02  
Approximate Visual Impact of 90ft-tall Buildings Shown  
Landbay 06 Max Elevation 390 AMSL  
50mm Lens on Full-frame 35mm Camera (Human Eye Magnification)  
Camera Location 02 to Stake 12 Ground Distance: Approx. 4,904ft



Stake 11

Stake 12

Max 90ft Roofline

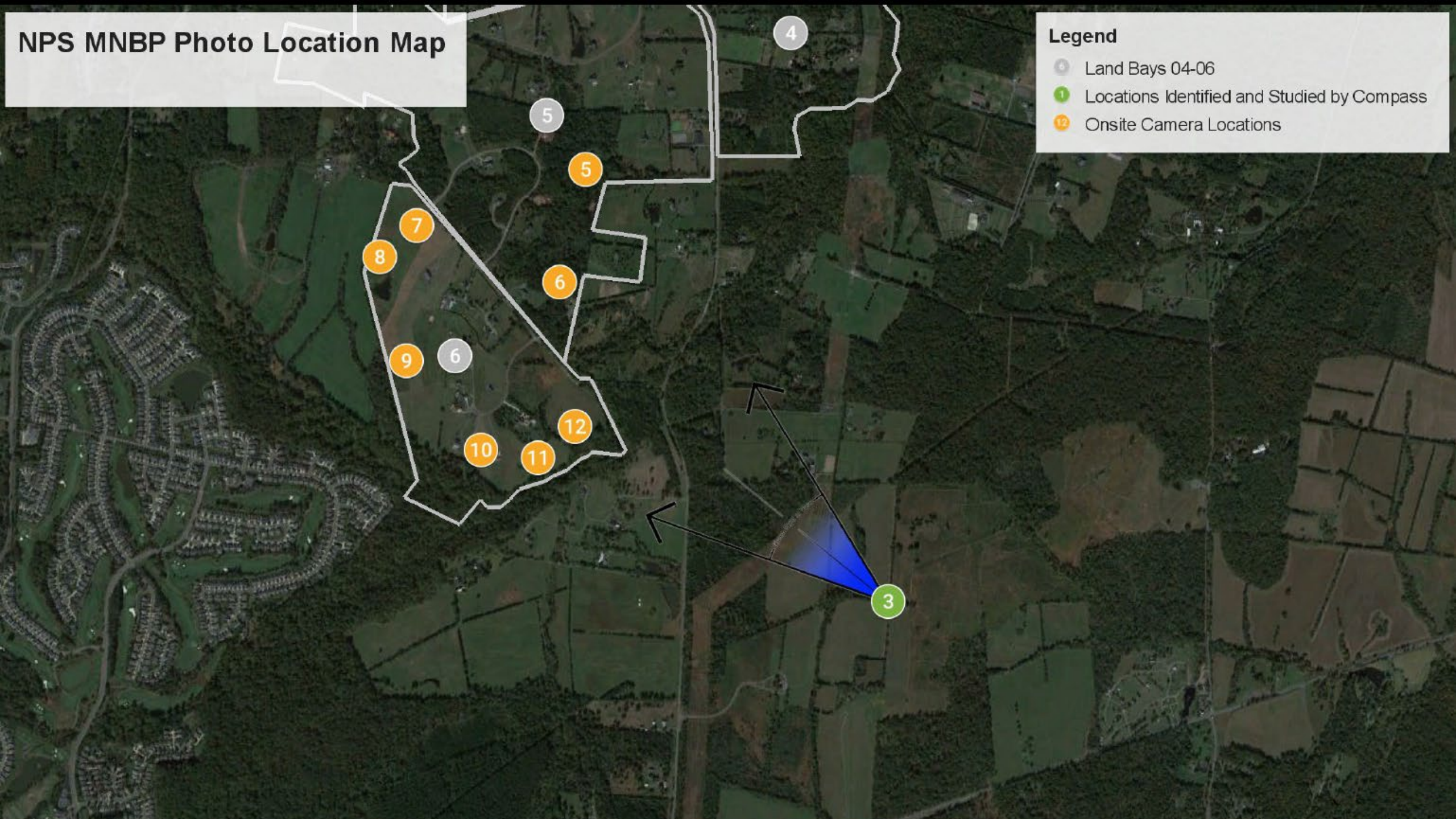
## **NPS 03**

Between Artillery Position and Artillery North 2  
Ground Distance to Stake 12: Approx. 4,562'

# NPS MNBP Photo Location Map

**Legend**

- Land Bays 04-06
- Locations Identified and Studied by Compass
- Onsite Camera Locations



Location: NPS 03  
Approximate Visual Impact of 90ft-tall Buildings Shown  
Landbay 06 Max Elevation 390 AMSL  
50mm Lens on Full-frame 35mm Camera (Human Eye Magnification)  
Camera Location 03 to Stake 12 Ground Distance: Approx. 4,562ft





Location: NPS 03

PROPOSED CONDITIONS

Approximate Visual Impact of 90ft-tall Buildings Shown

Landbay 06 Max Elevation 390 AMSL

50mm Lens on Full-frame 35mm Camera (Human Eye Magnification)

Camera Location 03 to Stake 12 Ground Distance: Approx. 4,562ft



**NPS 04**

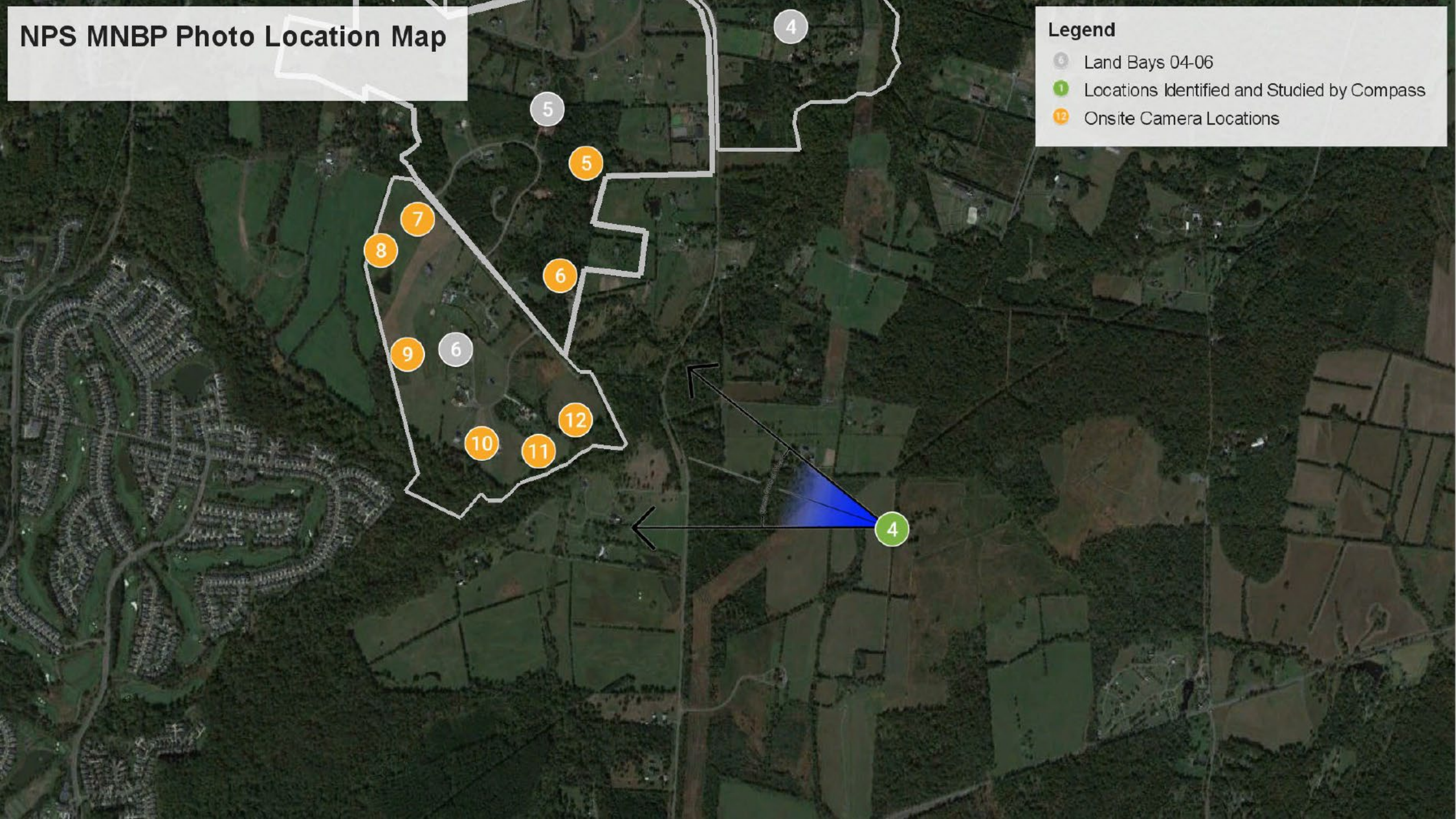
Artillery North 2

Ground Distance to Stake 12: Approx. 4,268'

# NPS MNBP Photo Location Map

**Legend**

- Land Bays 04-06
- Locations Identified and Studied by Compass
- Onsite Camera Locations



Location: NPS 04  
Approximate Visual Impact of 90ft-tall Buildings Shown  
Landbay 06 Max Elevation 390 AMSL  
50mm Lens on Full-frame 35mm Camera (Human Eye Magnification)  
Camera Location 04 to Stake 12 Ground Distance: Approx. 4,268ft



Location: NPS 04

PROPOSED CONDITIONS

Approximate Visual Impact of 90ft-tall Buildings Shown

Landbay 06 Max Elevation 390 AMSL

50mm Lens on Full-frame 35mm Camera (Human Eye Magnification)

Camera Location 04 to Stake 12 Ground Distance: Approx. 4,268ft





# Cultural Resources Update

Summary of Ongoing Phase I Cultural Resources  
Investigations Presented to the Prince William  
County Historical Commission

February 14, 2023



## Survey Methods

Phase IB and cemetery investigations conducted under:

### *Formal Scope of Work*

- Reviewed and in consultation with County Archaeologist
- In accordance with DHR Guidelines and Secretary of Interior's Standard and Guidelines for Archaeology and Historic Preservation

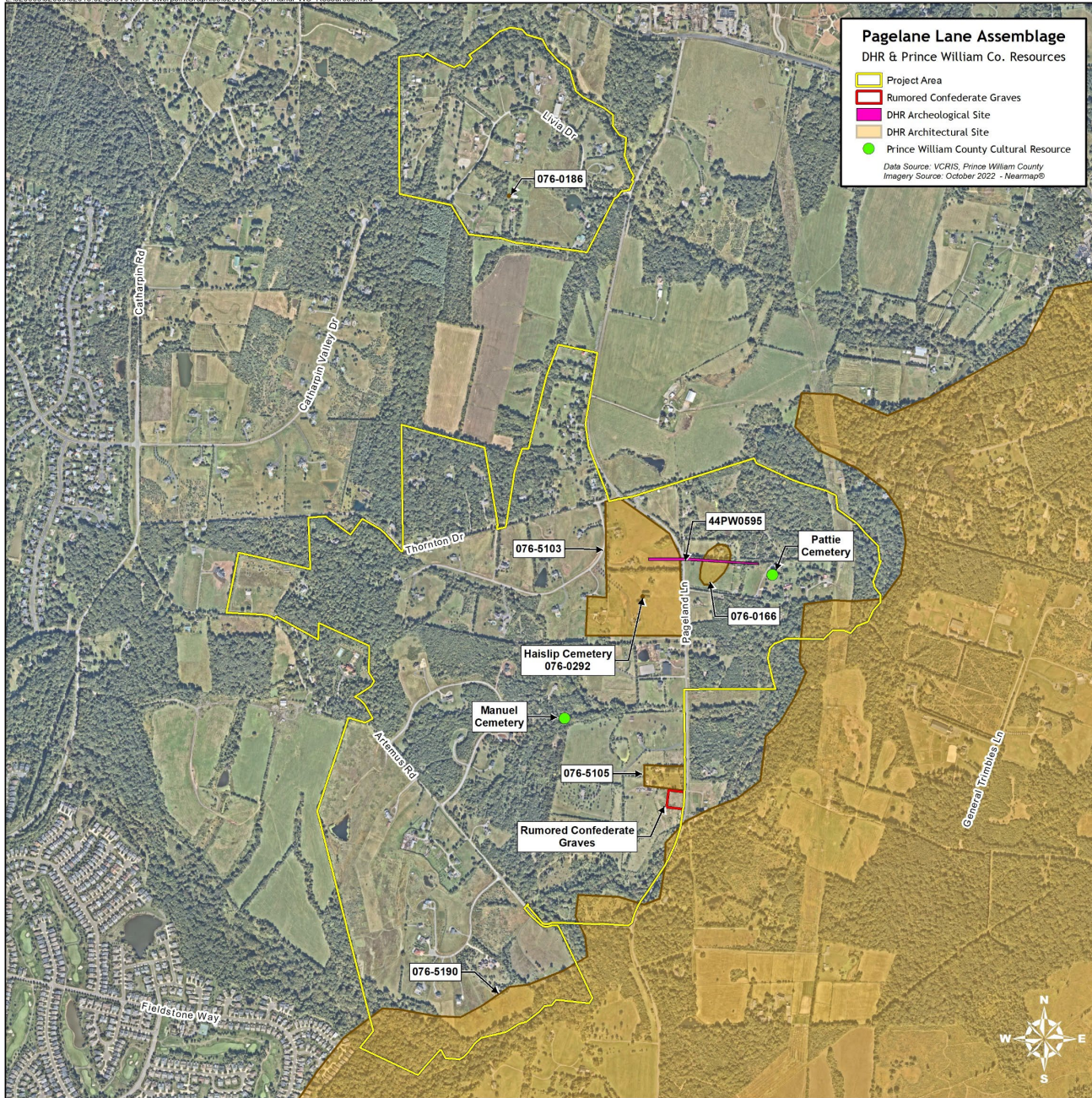
### *Archeology*

- Shovel testing in 50' intervals to locate and defined boundaries of potential archaeological sites
- Shovel testing mainly focused on areas with medium to high potential for containing archeological sites
- 10% sample of areas with low probability areas
- Additional testing in 25' intervals if artifacts found
- No shovel testing in floodplains

### *Architecture*

- Survey includes recordation of resources 50 years or older or of exceptional merit regardless of age
- Property historic research





# Previously Documented Resources

## Architecture

- **The Settlement and Thornton School** – African American community not previously recorded with DHR (Thornton School site to be avoided)
- **Resource 076-0186 (Mount Pleasant)** - Dwelling constructed ~1850, NRHP eligibility will be assessed during the current investigations
- **Resource 076-5103 (House, corner of Thornton Drive and Pageland Lane)** -- dwelling constructed ~1880, encompasses Haislip Cemetery (076-0292) - determined not eligible for listing in the NRHP by the DHR and primary resource has been demolished
- **Resource 076-5105 (Claas Farm, 5904 Pageland Lane)** - single dwelling constructed ~1900, determined not eligible for listing in the NRHP by DHR staff
- **Resource 076-5190 (Second Battle of Manassas)** - considered potentially eligible for listing in the NRHP by DHR staff, no Core Area within the Project

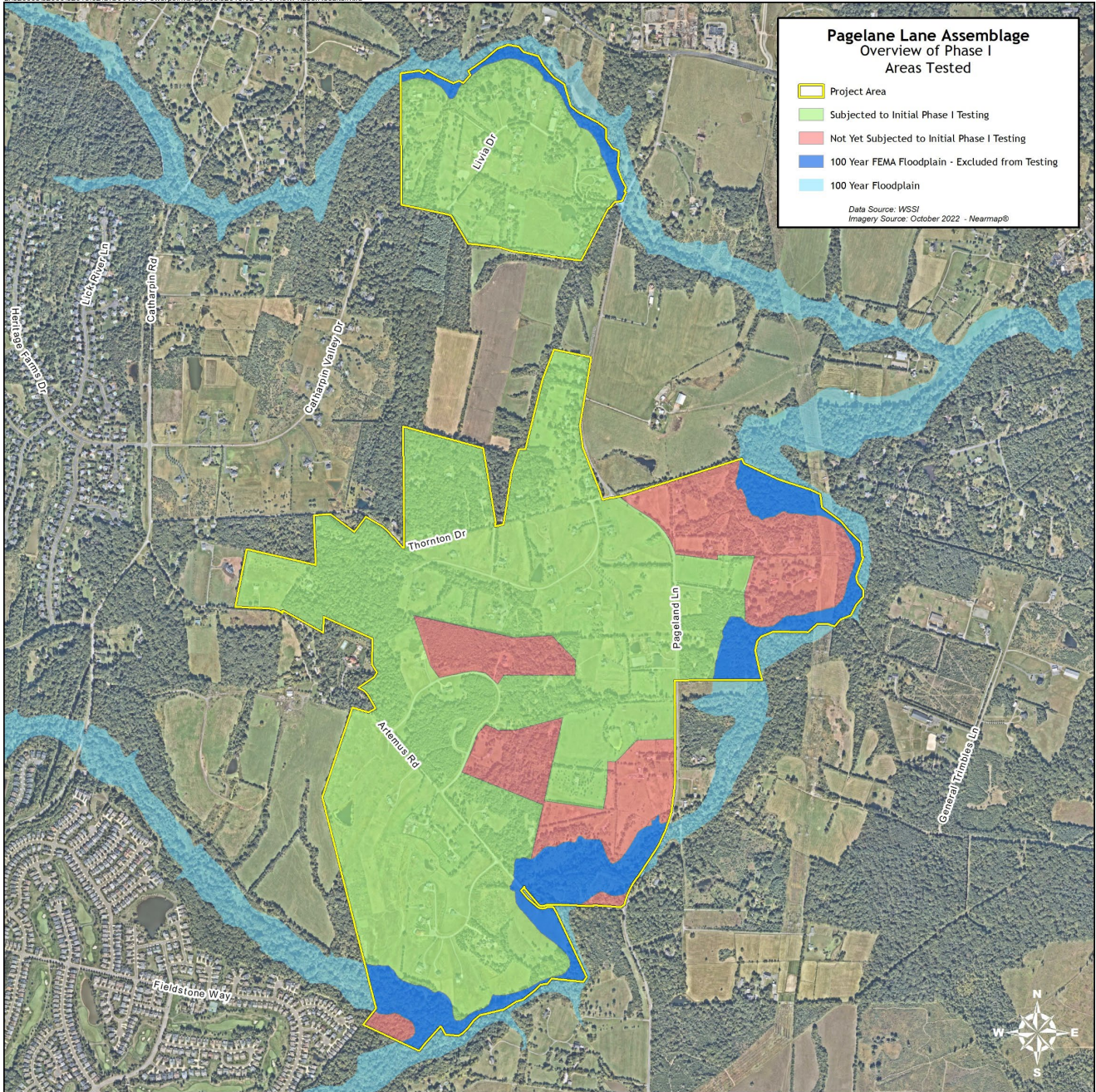
## Cemeteries – all to be delineated and preserved

- **Resource 076-0166 (Pattie Cemetery, Simpson House)** - ~1900, primary resource determined not eligible for listing in NRHP by DHR Staff
- **Resource 076-0292 (Haislip Cemetery and House Site)** ~1850, resource has been determined not eligible for listing in the NRHP by DHR Staff
- **Manuel Cemetery** - ~1906, not previously recorded with DHR Staff

## Archeology

- **Site 44PW0595** - recorded as a 19th c. road, determined not eligible for listing in the NRHP by DHR
- **Reported Confederate graves** – currently being assessed





# Survey Progress to Date

## Phase IA Investigations

- Completed and report provided with initial submission

## Phase IB Investigations\*

- Approximately 75% (~660 acres) of project area initial shovel tests at 50' intervals complete
  - 11,000-12,000 total test pits
- Approximately 15% (~150 acres) of project area still requires initial shovel tests at 50' intervals
- Approximately 10% (~90 acres) is 100-year floodplain and excluded from Phase IB testing
- Systematic metal detector survey needed on ~16 acres in mapped battlefield
- Additional Phase I testing and metal detector survey required in association with twenty-nine (29) artifact locations

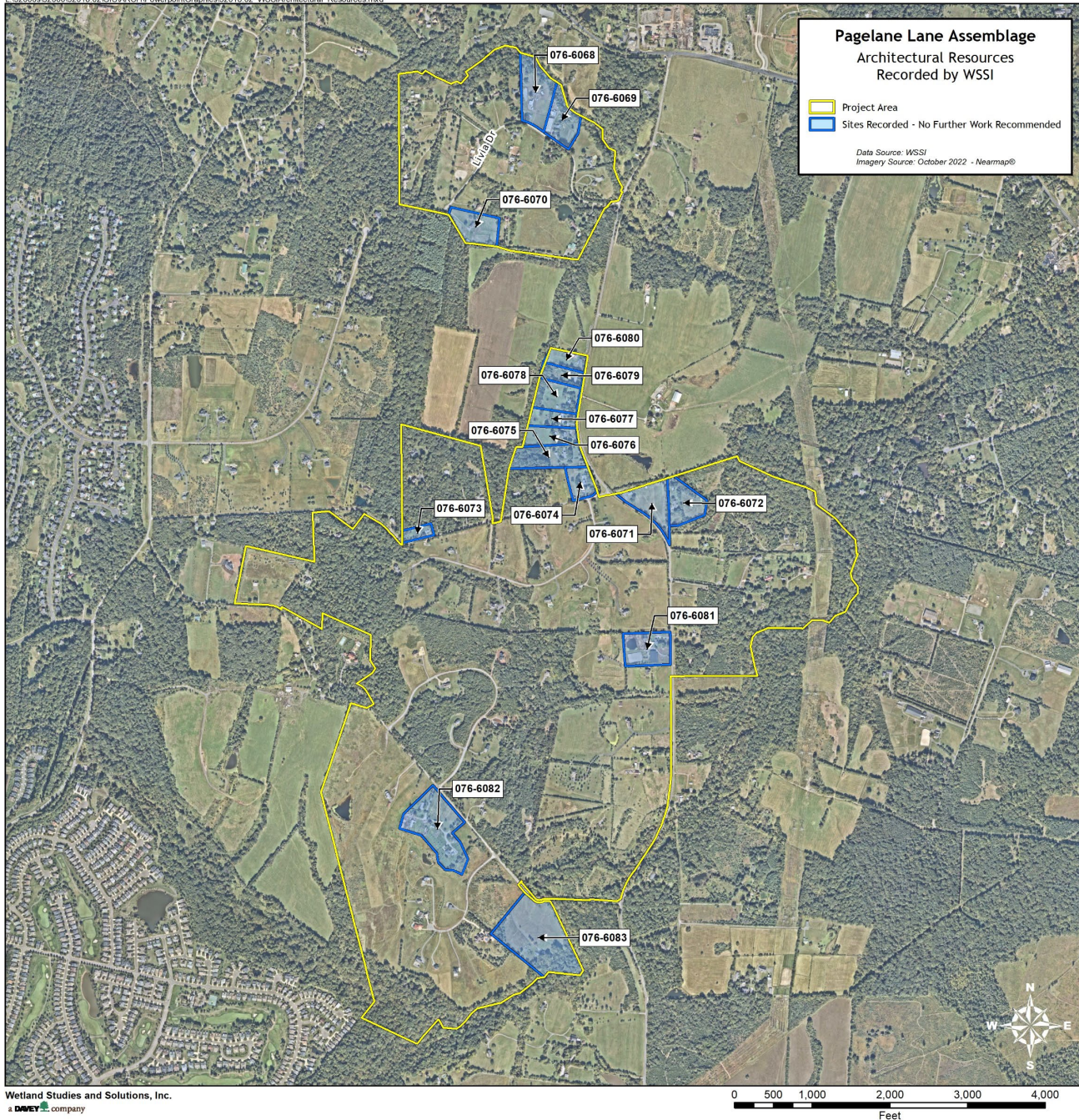
## Architectural/Historical Investigations\*

- Architectural Investigations essentially completed
- Property history research ongoing

## Cemetery Investigations\*

- Pattie Cemetery has been archeologically delineated and NO graves were located outside the copse of trees surrounding the cemetery.

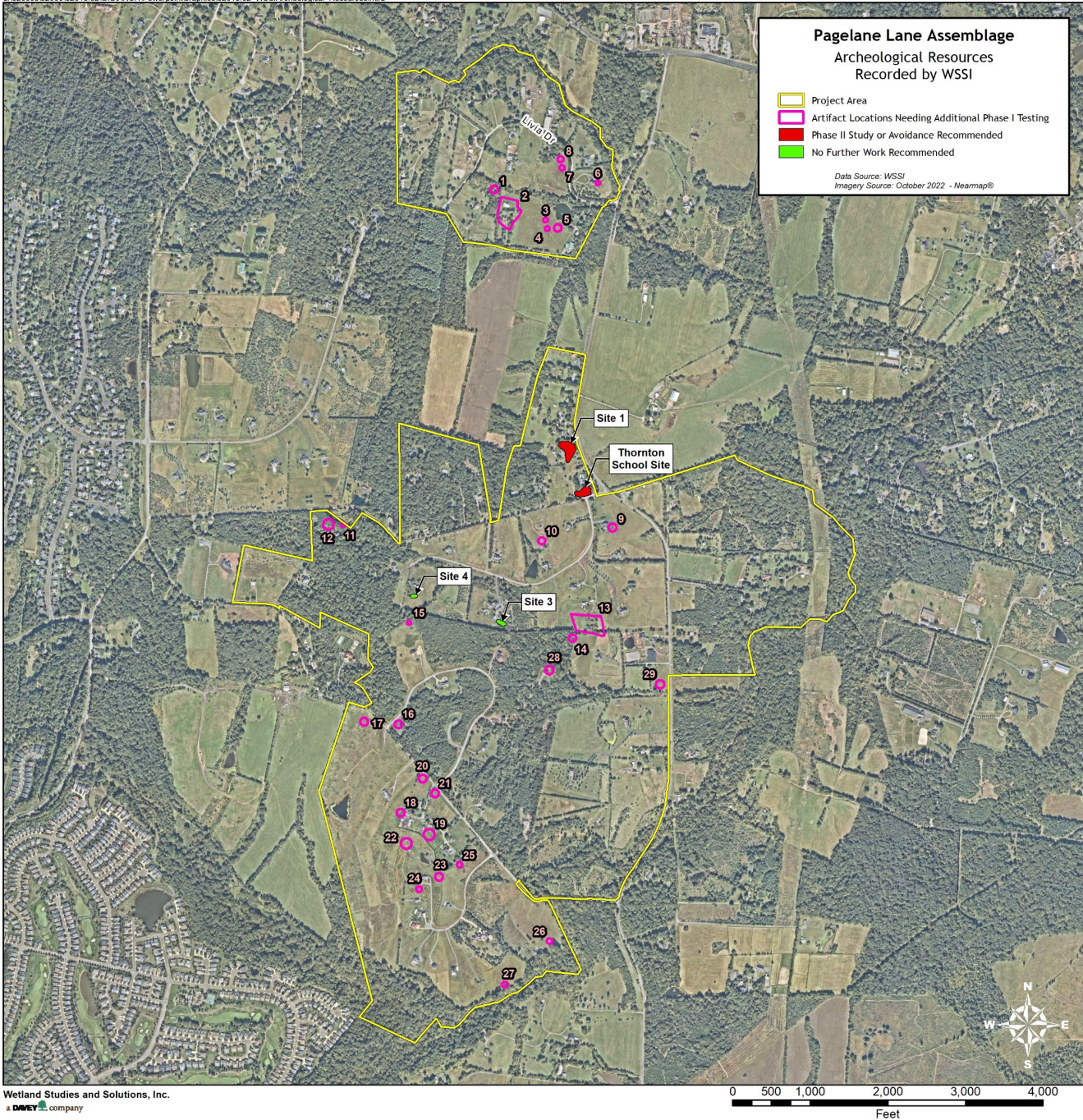
\*As of February 6, 2023



## Architectural Resources Documented in Current Survey

Sixteen (16) architectural resources are being recorded with the DHR as result of the current Phase I cultural resources investigation

- All common examples of mid-20th-century suburban domestic architecture and are not eligible for listing in the NRHP under state and federal Guidelines



# Archeological Resources Documented in Current Survey

## Archeological Sites

- **Site 1** - Single dwelling and occupation dating to the second half of the 19th century/early 20th century
  - Recommended for Phase II archeological evaluation or avoidance, property history research ongoing
  - **TO BE AVOIDED DURING DEVELOPMENT**
- **Site 2 (Thornton School Site)** - Associated with the Thornton School and likely later re-use of the property for domestic occupation
  - Recommended for Phase II archeological evaluation or avoidance, property history research ongoing
  - **TO BE AVOIDED DURING DEVELOPMENT**
- **Site 3** - Ephemeral pre-Contact lithic scatter/workshop in plowed contexts
  - Lacks research potential due to plowed contexts; no further work will be recommended
  - **NO AVOIDANCE NECESSARY**
- **Site 4** - Ephemeral pre-Contact lithic scatter/workshop in plowed contexts
  - Lacks research potential due to plowed contexts; no further work will be recommended
  - **NO AVOIDANCE NECESSARY**

## Archeological Sites

- Twenty-nine (29) artifact locations require additional Phase I investigative methods (close interval shovel testing, metal detecting, etc.) to assess the need for recordation as sites and eligibility.
  - 17/29 locations are single test pits
  - 10/29 locations are 2-3 shovel test puts
  - Locations 2 and 13 need additional testing
- **Locations Most Likely to Require Avoidance or Phase II Evaluation Pending Additional Investigations:**
  - **Location 1** - possible 20<sup>th</sup> c. occupation
    - **FURTHER RESEARCH ONGOING**
  - **Location 2** - 19<sup>th</sup>-20<sup>th</sup> c. occupation associated with circa 1850 Mount Pleasant
    - **FURTHER RESEARCH ONGOING**
  - **Location 9** - 19<sup>th</sup>-20<sup>th</sup> c. occupation associated with demolished dwelling
    - **FURTHER RESEARCH ONGOING**
  - **Location 10** - 19<sup>th</sup>-20<sup>th</sup> c. occupation associated with demolished dwelling
    - **FURTHER RESEARCH ONGOING**
  - **Location 11** - Likely 19<sup>th</sup>-20<sup>th</sup> c. occupation
    - **ALREADY IN AREA TO BE AVOIDED REGARDLESS OF RESEARCH CONCLUSION**
  - **Location 13** - 19<sup>th</sup>-20<sup>th</sup> c. occupation associated with demolished dwelling
    - **FURTHER RESEARCH ONGOING**
  - **Location 14** - Possible 18<sup>th</sup> c. occupation
    - **FURTHER RESEARCH ONGOING**
  - **Location 17** - Possible 18<sup>th</sup>-19<sup>th</sup> c. activity area, very ephemeral
    - **FURTHER RESEARCH ONGOING**
  - **Location 26** - Likely 19<sup>th</sup>-20<sup>th</sup> c. field scatter
    - **FURTHER RESEARCH ONGOING**



# Compass Datacenters Prince William Campus I

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