

# Commercial Development Committee

Quarterly Meeting



PRESENTED BY MIKE GARCIA & WADE A. HUGH

OCTOBER 20, 2021



**PRINCE WILLIAM**  
Development Services

Welcome  
&  
Introductions

● Commercial Development Committee

Mike Garcia, Chair  
Gary Gardner, Vice Chair  
Jonathan Barbour  
Barry Braden  
Jonelle Cameron  
William Daffan  
Sharon Dusza  
John F. Heltzel  
Gary L. Jones  
Wayne Klotz  
Eric Mays  
Matt Smolsky  
Wade Hugh

● Guest Speakers

**Madan Mohan**

Department of Public Works

**Elizabeth Scullin**

Department of Transportation

**Joyce Fadeley**

Department of Development Services -  
Land Development Division

**Alex Stanley**

Planning Office

● Guest Audience

Around the room introductions



**PRINCE WILLIAM**  
Development Services

[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS



Chesapeake Bay's watershed stretches from New York State to Virginia and encompasses one-sixth of the Eastern Seaboard. The Bay accounts for almost half the fresh water entering estuaries in the Middle Atlantic Region.

Five major tributary systems--the Potomac River, Susquehanna, Rappahannock, York, and James Rivers--as well as dozens of smaller rivers supply fresh water to Chesapeake Bay. This freshwater inflow (85,800 cubic feet per second) significantly affects estuarine circulation and combines with tides to create complex circulation patterns that contribute to Chesapeake Bay's vitality.

Atlantic Coastal Plain estuaries such as the Chesapeake Bay create ideal conditions for biological productivity. About 25 percent of all approved shellfish waters for oysters and clams in the United States are found in Chesapeake Bay.



Site Inspection  
Process for  
Recommending  
Temporary  
/Partial  
Occupancy

**Temporary / Partial Occupancy  
Environmental & Transportation Site Inspections**

Date: \_\_\_\_\_ Project Name: \_\_\_\_\_

Site Plan Number: \_\_\_\_\_ LND Number: \_\_\_\_\_

BLD Number: \_\_\_\_\_ VSMP Number: \_\_\_\_\_

Site Address: \_\_\_\_\_ Section/Phase: \_\_\_\_\_

Temporary Occupancy     Partial Occupancy

Approved                       Rejected

Environmental Services Inspector: \_\_\_\_\_ Transportation Inspector: \_\_\_\_\_

❖ This Occupancy is valid for \_\_\_\_\_ days from the date note above, *given all the following conditions are met.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Note:** The undersigned understands that the work as performed will be inspected to the minimum requirements of PWC's DCSM in which the violation occurred, and if not corrected within the time limits authorized, will constitute violation(s) of the DCSM, and become subject to the penalties permitted by law. All work shall be completed in compliance with the Approved Site Plan, the Prince William County Zoning Ordinance, and the Prince William County Design and Construction Standards Manual and/or other ordinances relating to site development by the date of expiration as noted above.

Applicant Printed Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Email Address: \_\_\_\_\_

**NOTE:** The undersigned understands that the work as performed will be inspected to the minimum requirements of PWC's DCSM in which the violation occurred, and if not corrected, within the time limits authorized, will constitute violation(s) of the DCSM, and become subject to the penalties permitted by law. All work shall be completed in compliance with the Approved Site Plan, the Prince William County Zoning Ordinances, and the Prince William County Design and Construction Standards Manual and/or other ordinances relating to site development by the date of expiration, as noted.



**DATA CENTER OPPORTUNITY ZONE OVERLAY  
DISTRICT (DCOZOD)  
COMPREHENSIVE REVIEW  
DPA2021-00020**



**PRINCE WILLIAM**

Development Services

[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS

## DCOZOD Comprehensive Review **DPA2021-00020**

Background – Before the Overlay:

- Data Center Growth in the County
- Demands for new infrastructure to support use
- Significant community concerns related to power infrastructure
- Board of County Supervisors initiated the creation of the Data Center Opportunity Zone Overlay District (DCOZOD)



**PRINCE WILLIAM**

Development Services

[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS

## DCOZOD Comprehensive Review **DPA2021-00020**

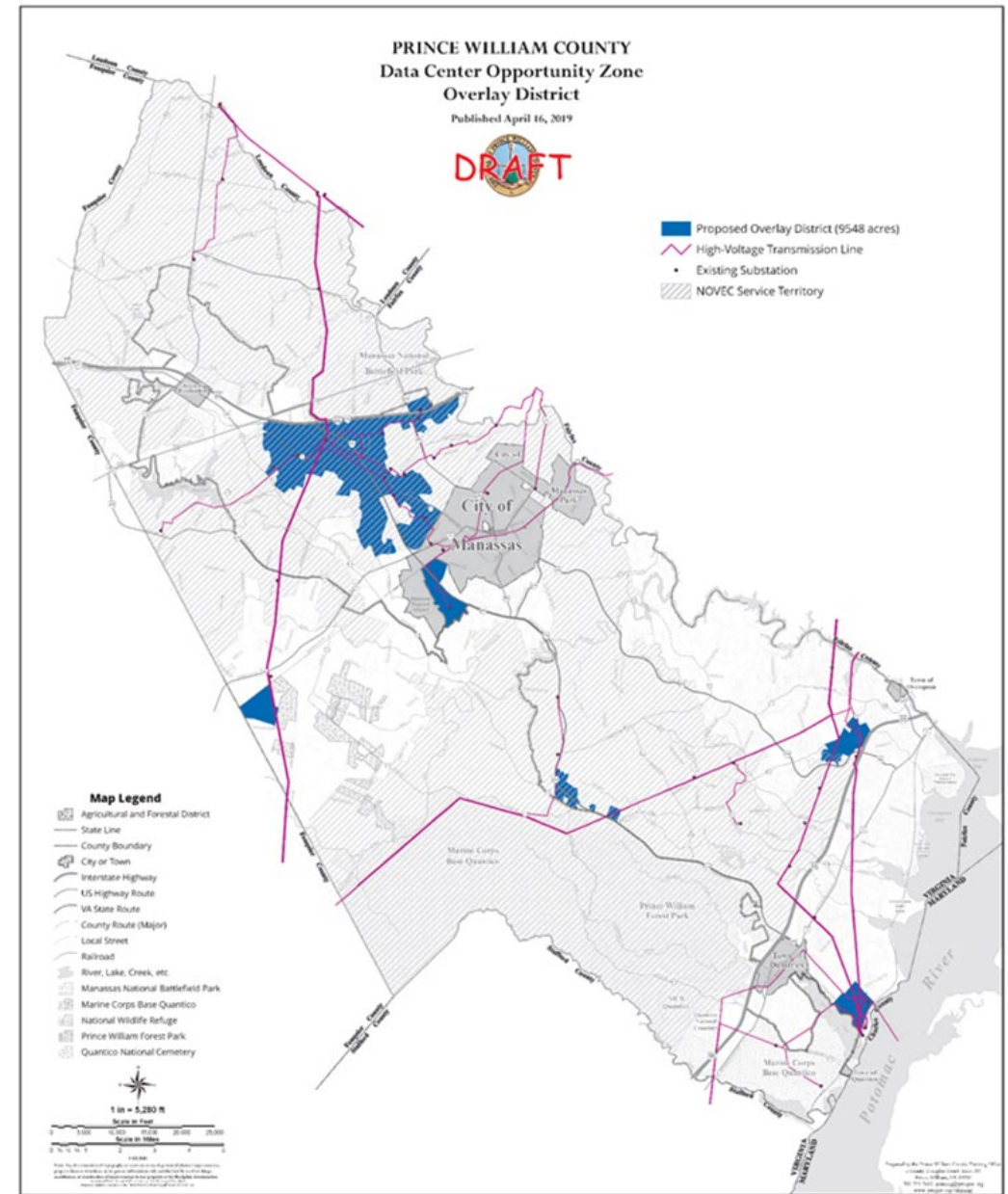
Background – 2016 Overlay:

- Focus of ZTA
  - Land use compatibility
  - Economic Development goals
  - Infrastructure needs
- Solutions implemented
  - New definitions
  - New Overlay District
  - Amended policies for substations



**PRINCE WILLIAM**  
Development Services

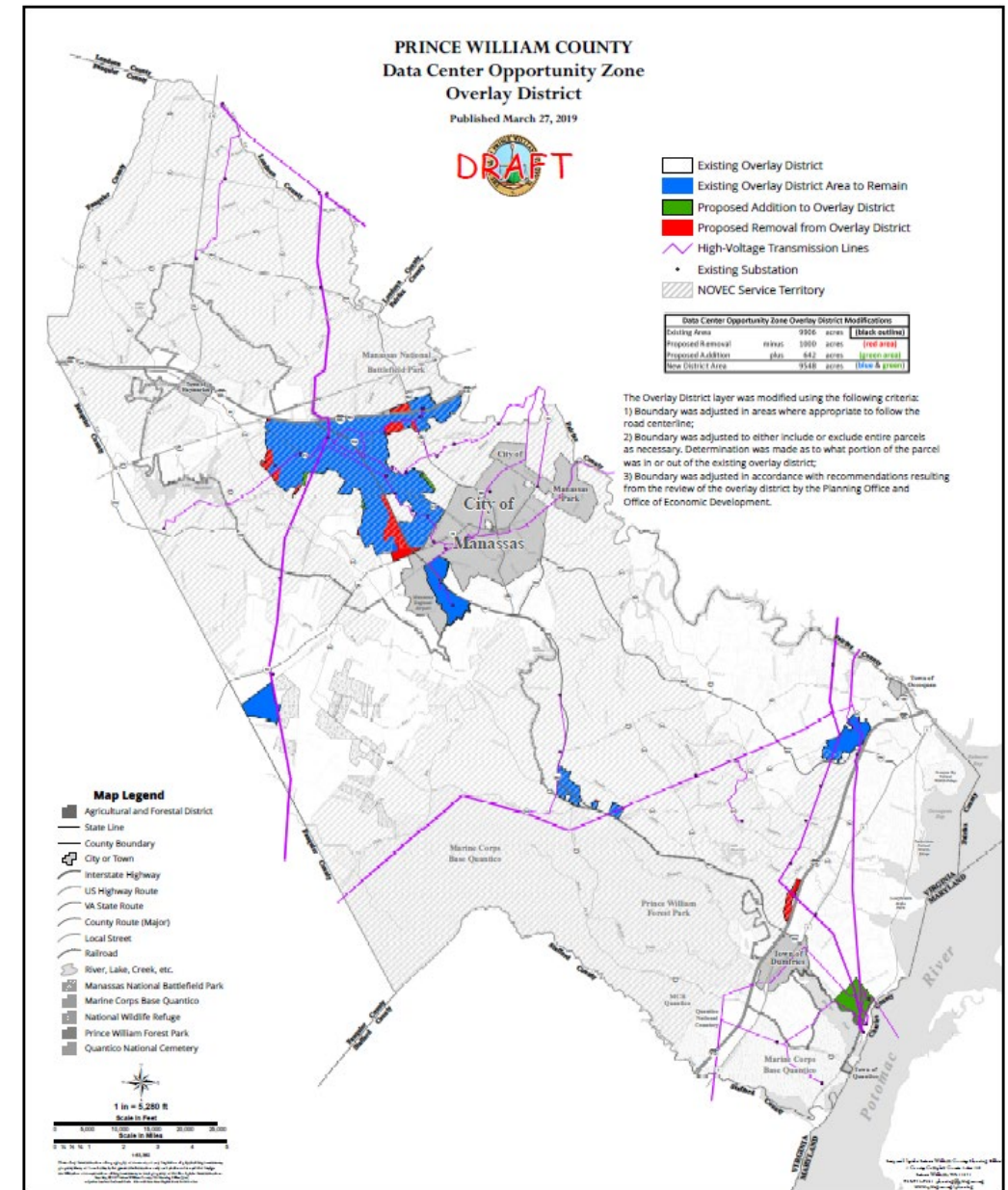
[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS



# DCOZOD Comprehensive Review DPA2021-00020

Background – 2019 Overlay:

- Focus of ZTA
  - Adjust boundaries to account for new priorities
  - Remove high visibility employment areas
  - Add areas ideal for data center development
  - Correct mapping and use inconsistencies
- Solutions implemented
  - Removed 1,000 acres
  - Added 642 acres
  - New Data Center design guidelines
  - Increase floor-area-ratio up to 1.0





## DCOZOD Comprehensive Review **DPA2021-00020**

Initiation – May 16, 2021

- Prince William Board of County Supervisors hereby initiates amendments to County policies and regulations related to data center development including the Data Center Opportunity Zone Overlay District, the Design and Construction Standards Manual, the Comprehensive Plan, the Zoning Ordinance, and other appropriate development regulations.
- The Board directed staff to include the following items in the scope of work:



## DCOZOD Comprehensive Review **DPA2021-00020**

### Approved Scope of Work

#### Community Engagement

##### Information Gathering

- Market Demand and Analysis
- Emerging Trends
- Best Economic Development Practices
- Economic Impact

##### Policy Development

- Overlay District Expansion
- Design Guidelines
- Sustainability Guidelines
- Land Use/Infrastructure Impacts

##### Legislative Approval

- Boards, Committees, and Commissions
- Planning Commission
- Board of County Supervisors

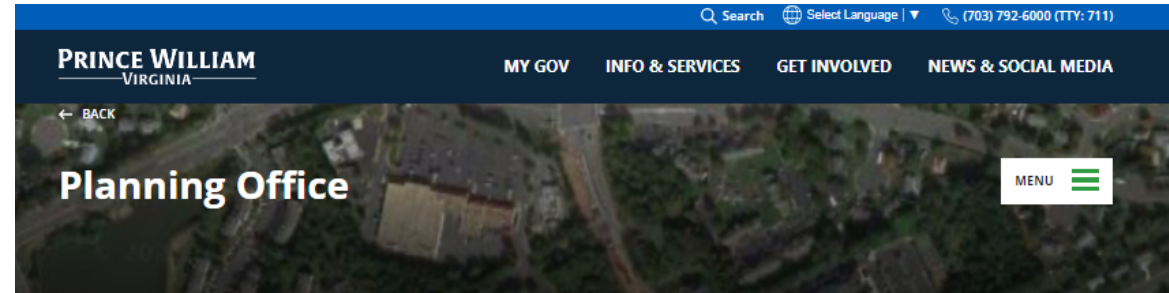


## DCOZOD Comprehensive Review **DPA2021-00020**

Website Landing Page:

Project Team:

- Planning
- Economic Development
- Stantec
- BAE



Home | Planning Office | Data Center Opportunity Zone Overlay District Comprehensive Review

### Data Center Opportunity Zone Overlay District Comprehensive Review

The Data Center Opportunity Zone Overlay District (DCOZOD) was created to promote the development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. This District continues the County's efforts to attract and advance high-tech industrial development while limiting negative impacts to communities. Data centers are on the Board's adopted List of Targeted Industries for New, and Expanding Companies revised on August 4, 2020.

#### BOARD OF COUNTY SUPERVISORS INITIATION

On May 18, 2021, through Res. No. 21-327, the Prince William Board of County Supervisors initiated amendments to County policies and regulations related to data center development including the Data Center Opportunity Zone Overlay District, the Design and Construction Standards Manual, the Comprehensive Plan, the Zoning Ordinance, and other appropriate development regulations.

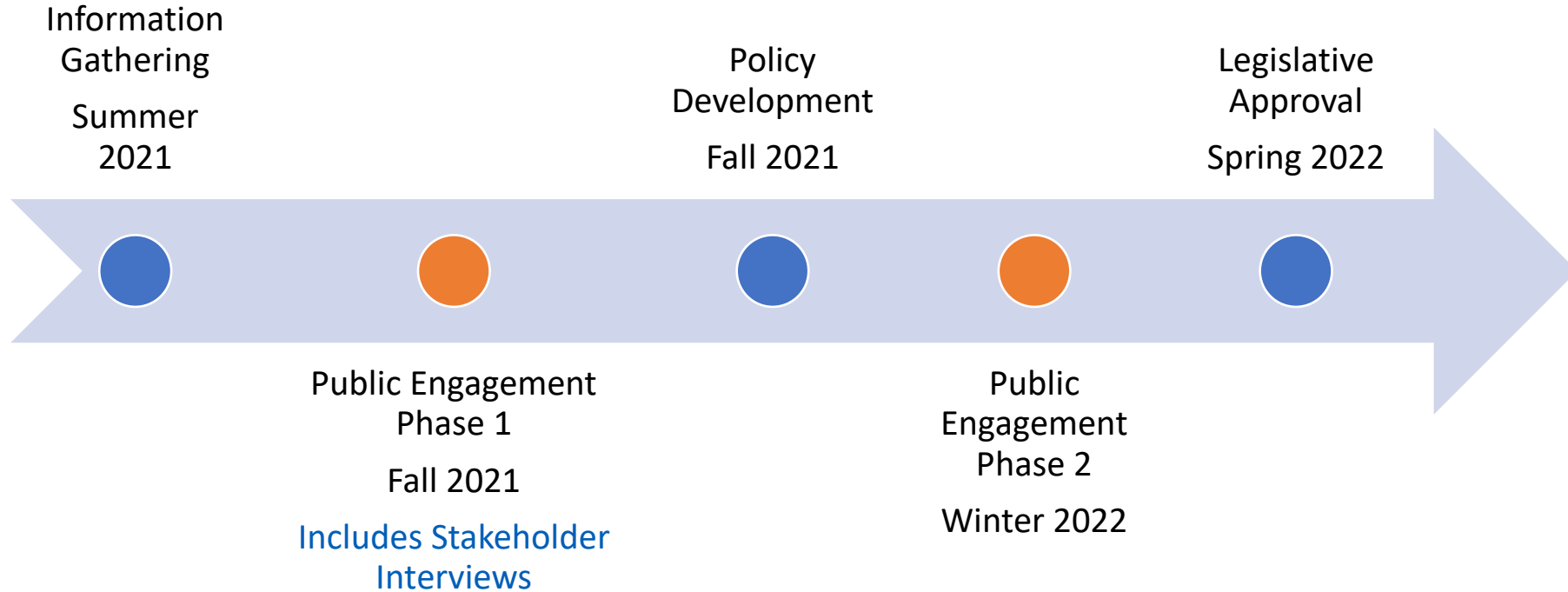
#### PROJECT TASKS

This project has been broken down in the multiple tasks. These tasks include research of the data center industry, public outreach & community engagement, policy development, and adoption of new policies through the public hearing process. These tasks build off of each other and help to inform the next steps in this project. While public outreach & community engagement is a distinct task, opportunities to provide public input are available during all tasks of this project.

<https://www.pwcva.gov/department/planning-office/data-center-overlay-district-comprehensive-review>



## DCOZOD Comprehensive Review **DPA2021-00020**



**PRINCE WILLIAM**

Development Services

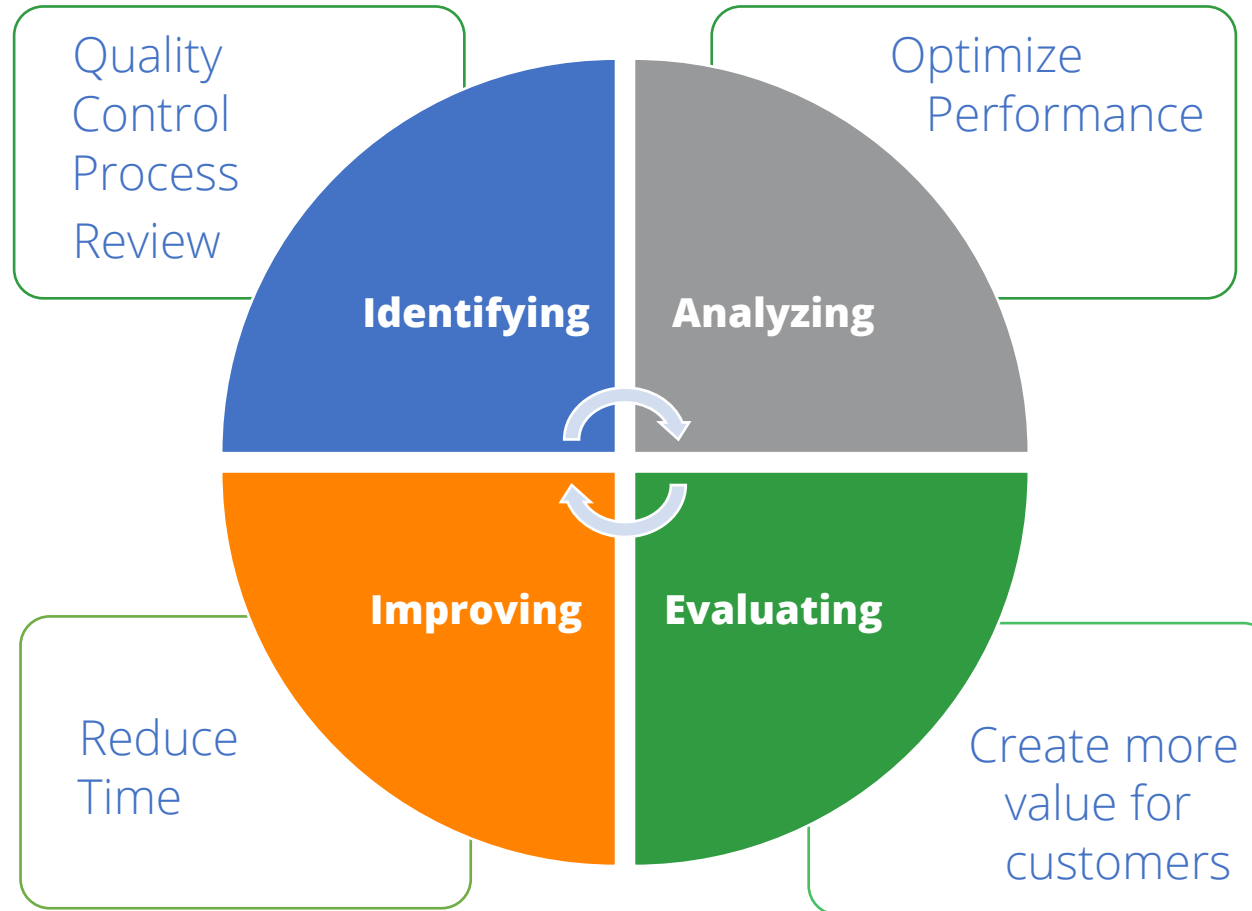
[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS

## DCOZOD Comprehensive Review **DPA2021-00020**

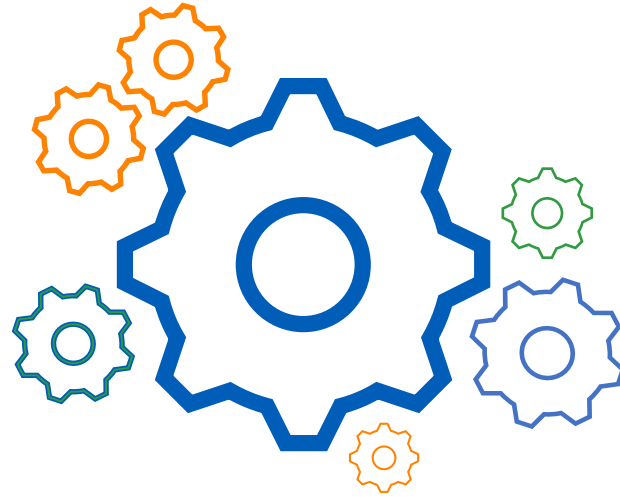
- Feedback?....
- Virtual Public Information Meeting **Tomorrow!**  
6:00 pm – 7:30 pm, Thursday, October 21, 2021  
RSVP for the event by visiting the project website page  
or email: [datacenteroverlay@pwcgov.org](mailto:datacenteroverlay@pwcgov.org) to receive the invitation link.
- For follow up questions & comments, please contact:  
[datacenteroverlay@pwcgov.org](mailto:datacenteroverlay@pwcgov.org)  
(703) 792-7359



## Site Submission Quality Control Process Improvement Update



## Land Development eReview Update



# Update...



**PRINCE WILLIAM**

Development Services

[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS

## Land Development eReview Update

Website Landing Page:

Process Action Team:

- Land Development Division
- Environmental Services
- Transportation
- Geospatial Technology Services (GTS)
- Information Technology

**PRINCE WILLIAM COUNTY** Development Services **ePortal**

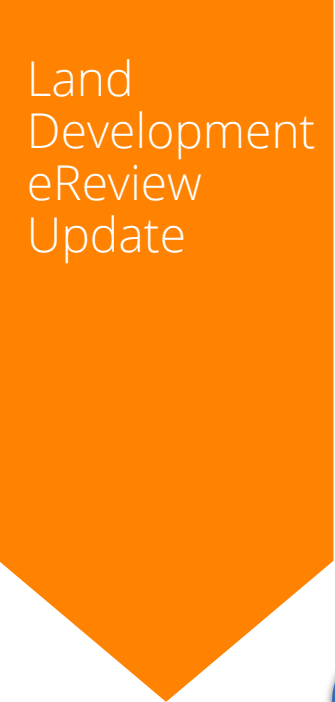
### Welcome to Prince William County, VA's ePortal

- Search Public Records**  
This tool can be used to search for existing permits, plans, inspections, code cases, and requests.
- Apply**  
This tool can be used for anyone to apply for Building/Master plans, as well as only residential trade permits (contractors only).
- Login or Register**  
Login to an existing or create a new account. You can also find help if you forgot your login information.
- Pay Invoice**  
Use this tool to pay for individual invoices.
- Map**  
Explore the map to see the activity occurring in your neighborhood.
- Calendar**  
Click here to find out about certain events like holidays and public hearings.
- Planning Pending Cases Map**  
To search for rezonings, special use permits, proffer amendments, comprehensive plan amendments and public facility reviews
- Building Development Forms Management System**  
The Building Development Forms Management System provides easy access to all forms related to the Building Development process.
- User Guides & Videos**  
User Guides and Videos on how to search, register, apply for a permit, and request an inspection

<https://egcss.pwcgov.org/SelfService#/home>







# Land Development eReview Update

Go Live

Implementation will be a phased approach:



## Land Development eReview Update

### Process Changes



## Digital submission through ePortal



Document acceptance review



Receive invoice for payment when acceptance review is completed



Fees must be paid by check or credit card  
Payments through ePortal will not be available



Once payment is processed the submission will be distributed for review



Comments will be attached in ePortal



Approved plans will need to be submitted as hardcopies



DCSM  
Section 600  
Review  
Update

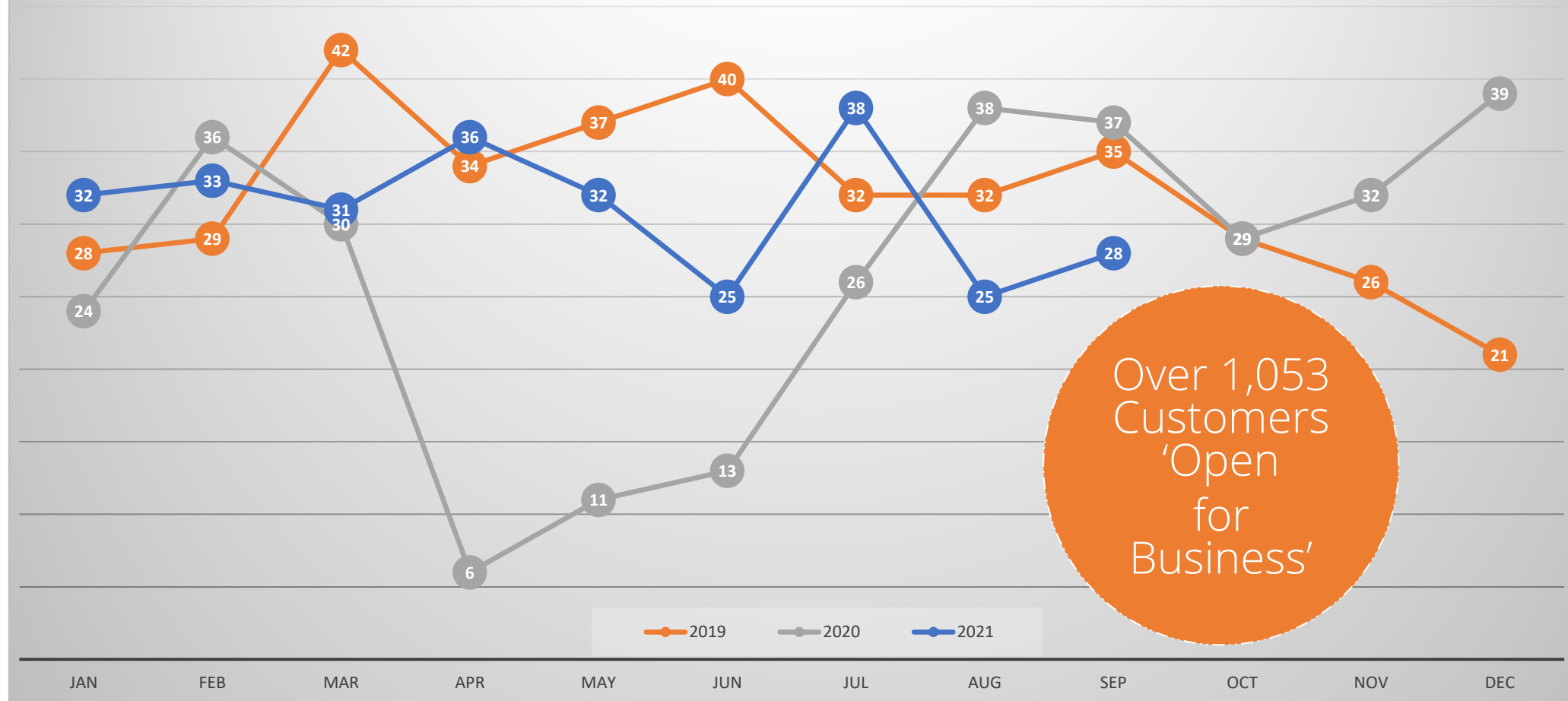
# DESIGN CONSTRUCTION STANDARDS MANUAL SECTION 600 – TRANSPORTATION REVIEW UPDATE



**PRINCE WILLIAM**  
Development Services

[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS

### Number of Small Businesses Opened January 2019 – September 2021



Over 1,053 Customers 'Open for Business'



## Small Business Projects Management Program Key Highlights

- 280 Small Businesses Opened To-date (Jan. – Sept. 2021)
  - ↑ Up 59 more small businesses opened than the same time-period in 2020
  - ↑ Tenant Layout Projects at 108,297 square feet for the year; has increased square footage more than 5xs in comparison to the same time in previous years
- 91 Small businesses opened in 3Q2021
- 28 Small Businesses opened in September 2021
- 1,000 Small Business Customers Milestone reached in August 2021

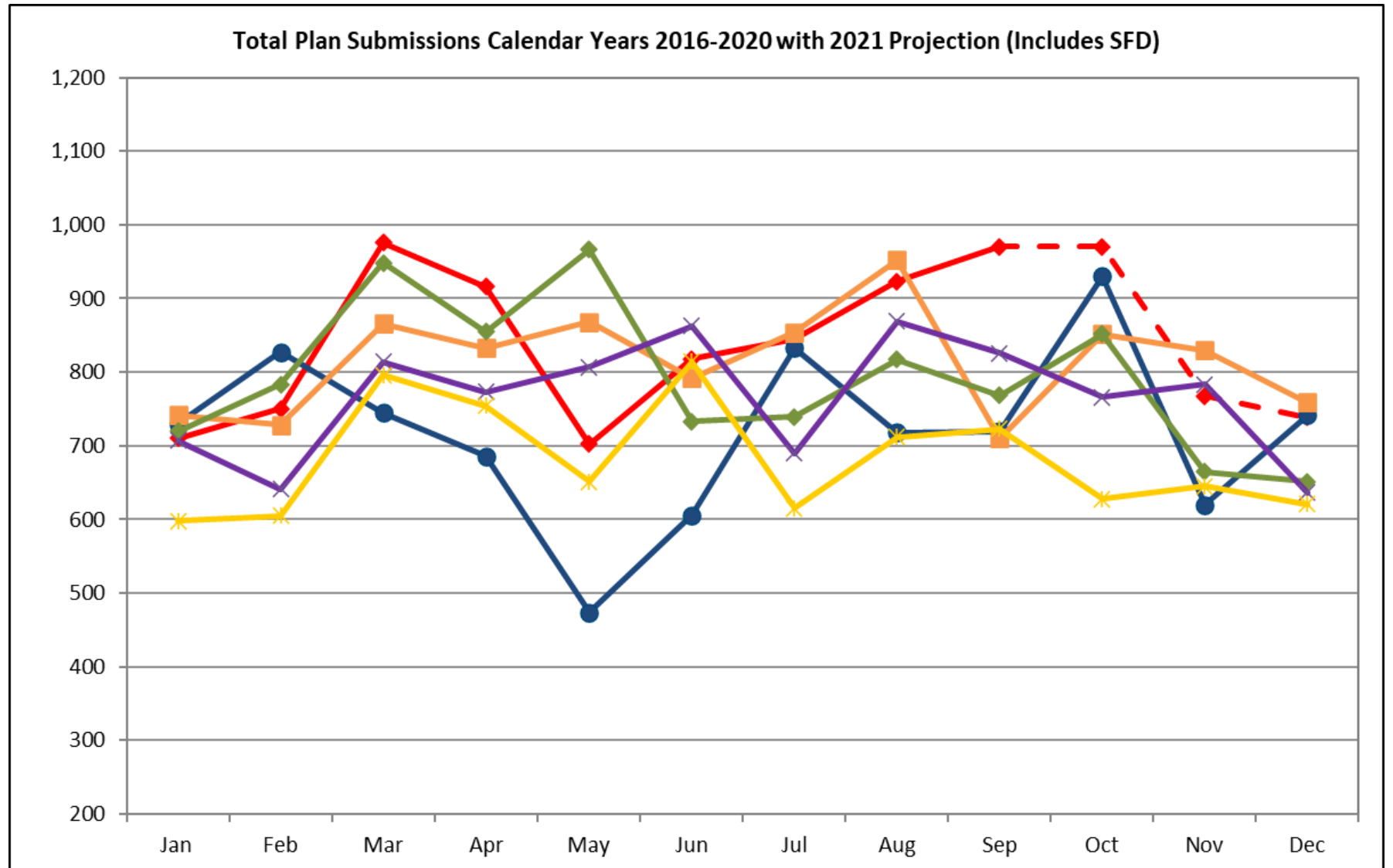
Celebrating Three Year  
Anniversary  
(October 2018 – October 2021)



**PRINCE WILLIAM**

Development Services

[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS



2021 - Projected	2020	2019	2018	2017	2016
10,086	8,631	9,786	9,497	9,175	8,162

## Key Highlights

### 1Q (Jul-Sept)

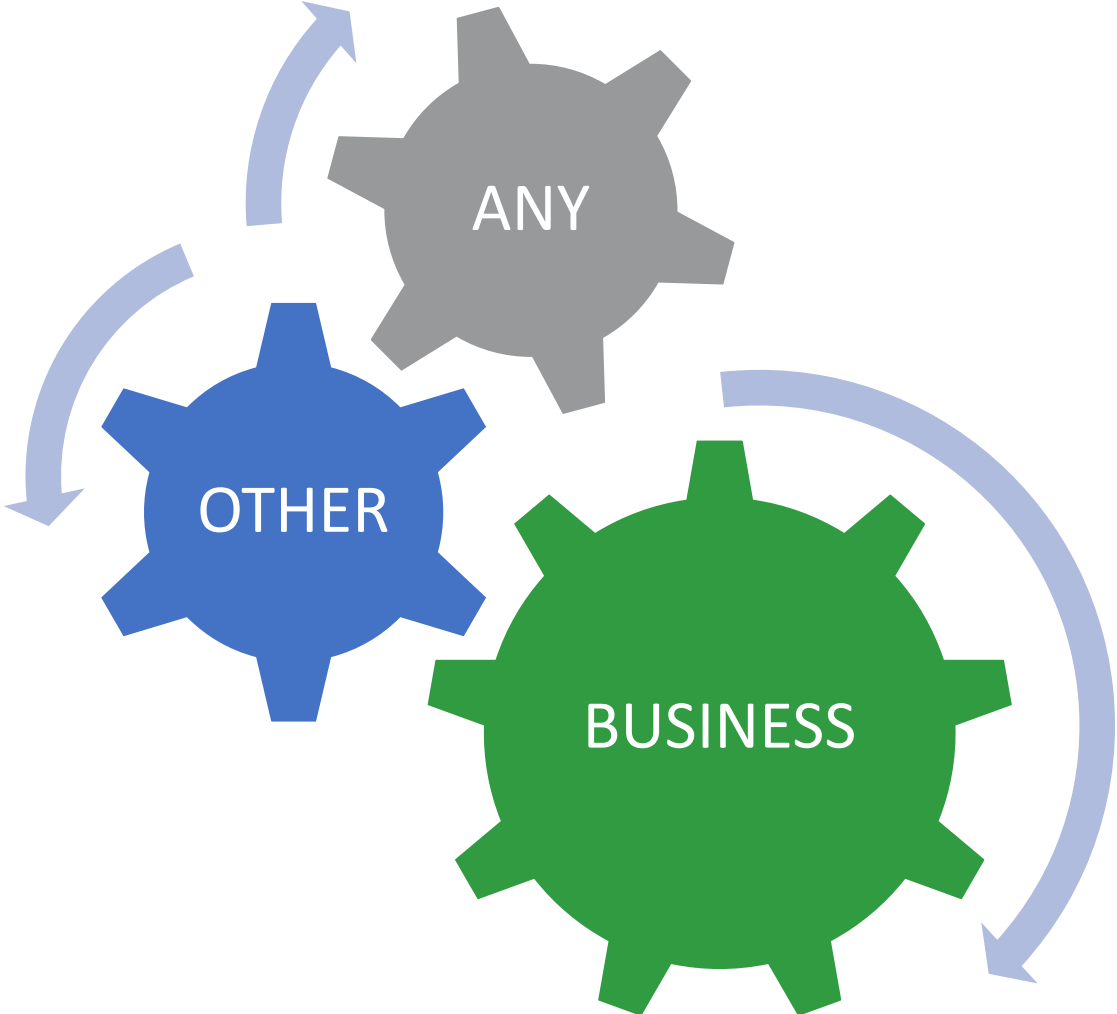
	FY19	FY20	FY21	FY22
New Structures – # of plans (first review)	2	15	11	11
Tenant Layout – # of plans (first review)	56	46	39	52
Commercial Major Plans – # of approved plans	6	3	4	5
Tenant Layout Total Plans – # of approved plans	55	51	35	33
Site Plans – # of approved plans	11	16	20	12
Site Permits Issued	42	48	42	42

10,086 Building plan submissions projected in Calendar Year 2021





Any  
Other  
Business



**PRINCE WILLIAM**  
Development Services

[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS



# Mark Your Calendar

Commercial Development Committee  
2:30pm – 4:00pm, Wednesday, January 19, 2022  
Via Webex

A large, modern building with a glass facade and brick columns. The building has a long, low profile with a series of tall, cylindrical brick columns supporting a white, perforated metal canopy. The windows are large and reflect the sky. In the foreground, there are several parking signs, including one with a wheelchair icon. The sky is overcast and grey.

THANK YOU FOR JOINING US TODAY!