



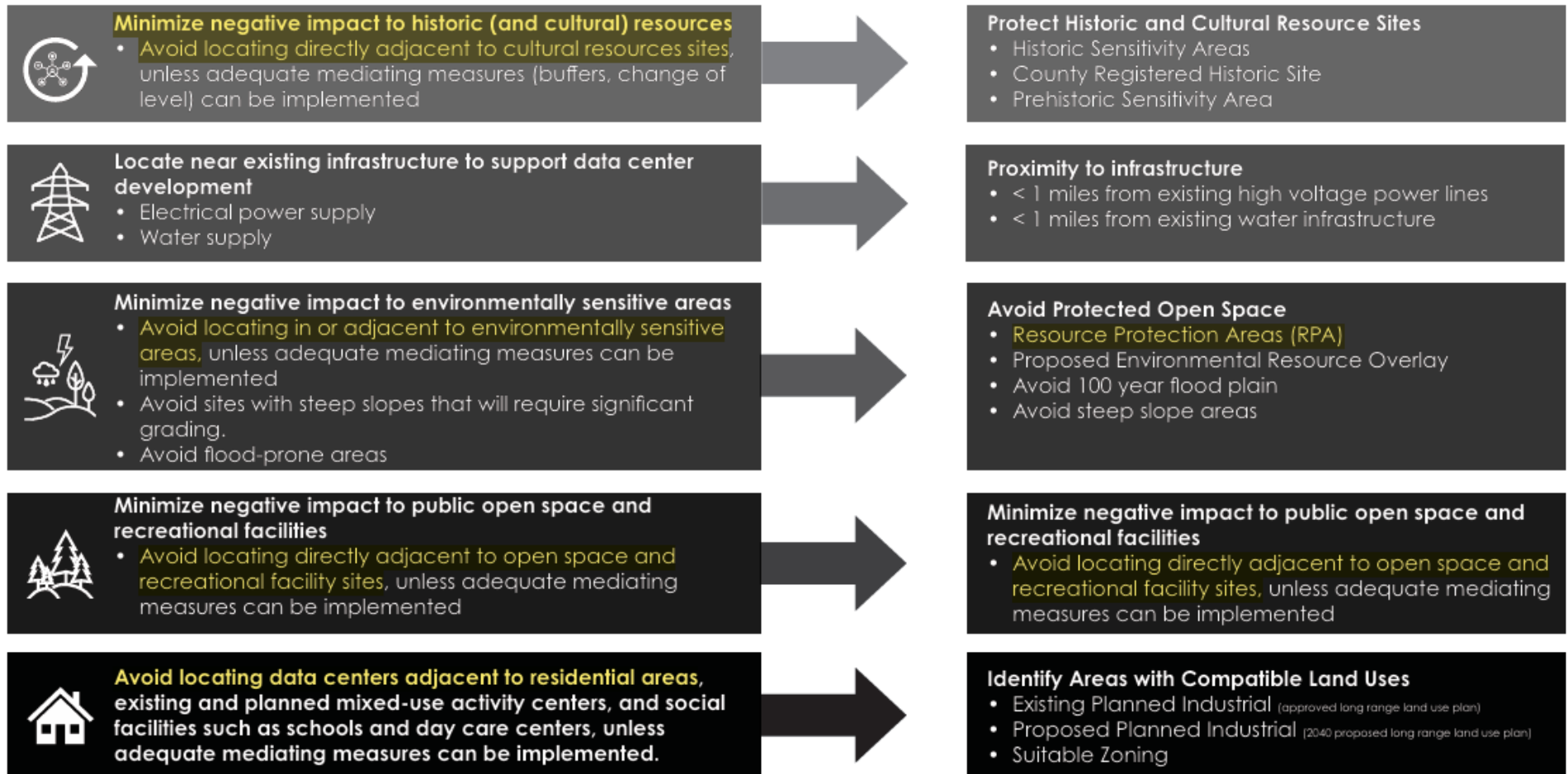
PWC - DCOZOD

Prince William County - Data Center Opportunity Zone Overlay District

October 24 , 2022

Site Selection Principles

Subsequent to collecting feedback from the community and stakeholders, the project team prepared the below site selection principles which guided the team in refining what characteristics make a site favorable or unfavorable for inclusion in the data center overlay.



Site Suitability Characteristics

The site selection principles were then translated to physical site characteristics that could be mapped throughout the County for further evaluation by the project team. The translation of the Site Selection Principles are shown below.

Site Suitability Characteristics

The site suitability characteristics were then separated into two categories; suitable site characteristics and unsuitable site characteristics. The suitable site characteristics were assigned a weight based on the desirability of that criteria for data center uses and then mapped into a heat map format to demonstrate which areas of the County could be most suitable for inclusion with the data center opportunity overlay district.

Suitability Characteristic		Measurement	Opacity (%)
Suitable Site Characteristics	Electric Utility Access		
		Distance from HV power lines	
		- < .25 mile	25
		- 0.25 - 0.5 mile	20
		- .05 - .75 mile	15
		- .75 - 1.0 mile	10
		- > 1 mile	0
Water Access			
	Distance from water infrastructure		
	- < .25 mile	15	
	- 0.25 - 0.5 mile	12	
	- .05 - .75 mile	9	
	- .75 - 1.0 mile	6	
	- >1 mile	0	
Existing Planned Industrial (Land Use Plan)			
	- FEC, Flexible Use Employment Center	15	
	- EI, Industrial Employment		
	- TF, Technology / Flex		
Proposed Planned Industrial (Long-Range Land Use Plan)			
	- I-3 Industrial	15	
	- I-4 Industrial		
Suitable Zoning			
	- M-1, Heavy Industrial	10	
	- M-2, Light Industrial		
	- M/T, Industrial Transportation		
	- PBD, Planned Business District		

In a similar manner the unsuitable site characteristics for inclusion in the data center overlay were mapped but instead of including them in the heat map they were applied in a separate layer as areas which were deemed not suitable for data center development, unless adequate mediating measures can be implemented. While some mitigation can be accomplished through updated design standards and requirements within the Overlay, depending on the level of mitigation needed, inclusion in the Overlay might not be recommended, since by-right data center development may be permitted based on the underlying zoning district. In some instances, 0.25-0.5 mile radii (or "buffers") were applied in GIS to help graphically identify cultural, historic, or open space features throughout the County so that potential impacts could be identified on a Countywide analysis.

Suitability Characteristic		Measurement
Unsuitable Site Characteristics	Avoid Flood Hazard	
		Within 100-year flood plain
	Avoid Steep Slopes	
		Slopes > 15%
	Protect Parks & Open Spaces	
		Not within .25 miles of:
		- Existing Parks and Open Space
	- Proposed Parks and Open Spaces	
	Not within:	
	- Protected Open Space	
Protected open Space		
	Not within:	
	- Resource Protection Area (RPA)	
	- Propose Environmental Resource Overlay	
Protect Historic and Cultural Resources		
	Not within .25 mi of:	
	- Historic Sensitivity Areas	
	- County Registered Historic Site	
	- Prehistoric Sensitivity Area	
	Not within .5 miles of:	
	- Manassas Battlefield	
	- Bristow/Kettle Run Historic Area	