

PRINCE WILLIAM COUNTY TEAM

● Moseley Architects

● 3TP Ventures

○ Rinker Design Associates (RDA) -
Civil Engineering

● Institute for Building
Technology & Safety (IBTS)

Moseley Architects

1. Contract Manager
2. Architectural Requirements (if applicable)

3TP Ventures

3. Project Manager
4. Building Setbacks
5. Stepbacks
6. Height
7. Buffer Requirements
8. Landscaping
9. Screening
10. Tree Cover
11. Relationship to other zoning districts
12. Zoning Provisions/Special Use Permit Conditions Analysis
13. State Statutory Analysis
14. Sustainability Standards

Rinker Design Associates

15. E & S
16. Grading
17. Stormwater
18. Utilities
19. Traffic Analysis
20. Transportation

DCSM & Z.O. UPDATE

DCOAG KICKOFF MEETING 8.14.2024



Today's Agenda



1. Meeting Facilitation Approach

Attendees Introductions

Overview of Facilitation Approach

2. Goals Discussion

What are your top goals for this project and what does success look like?

3. Consultant Presentation

Project Team & Roles

Project Scope & Schedule

Research Approach

Fitzgerald's Tire Co.
*Welcomes
you to*
HISTORIC DOWNTOWN
BELMONT

Monticello Rd

BE JUST

FACILITATION

INTRODUCTIONS & MEETING
FACILITATION APPROACH

Introductions

- » Name
- » Any affiliation or background you wish to share

Facilitation Approach

Who we are:

Experts in land use, civil engineering, building code, and zoning.

Experienced facilitators with expertise in designing and conducting community engagement.

Represent the County's interest and do not take an advocacy position.



Facilitation Approach

Use of DCOAG Team Charter.

Meeting flow:

- » Presentation of research or recommendations.
- » Facilitated discussion questions.



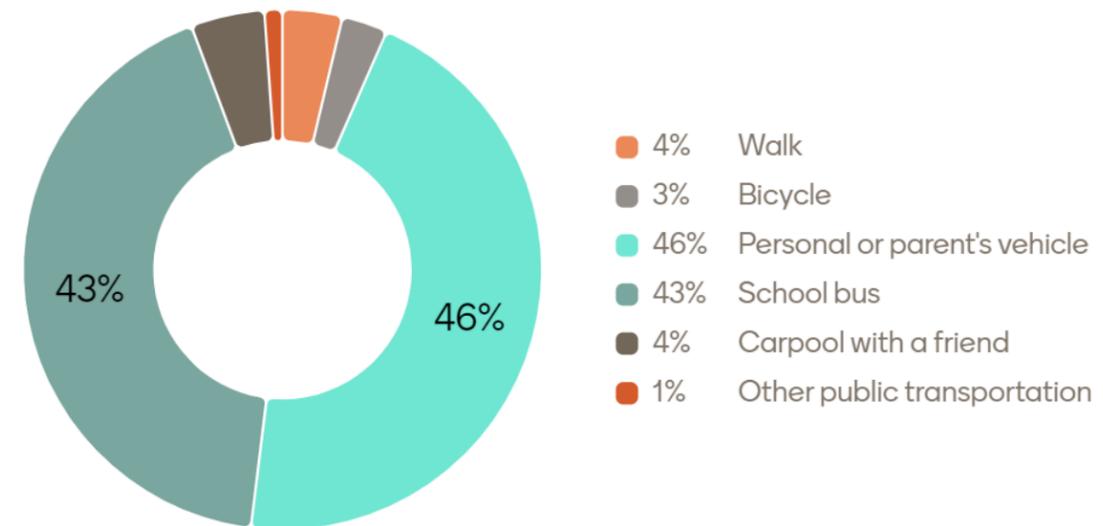
Facilitation Approach

Getting everyone a chance to share through:

- » Round robin feedback.
- » Polling tools and technology.

TRANSPORTATION

What mode of transportation do you most often use to get to work, school, or recreational activities?



Facilitation Outcomes

- » Learning from each other.
- » Focusing feedback on issues that can be addressed by the Z.O. and DCISM.
- » Addressing concerns in real time.
- » Using results to help others understand the group's proceedings and outcomes.



Goals Discussion

<https://www.menti.com/albc1f3rvh7q>





TEAM

PROJECT TEAM AND ROLES

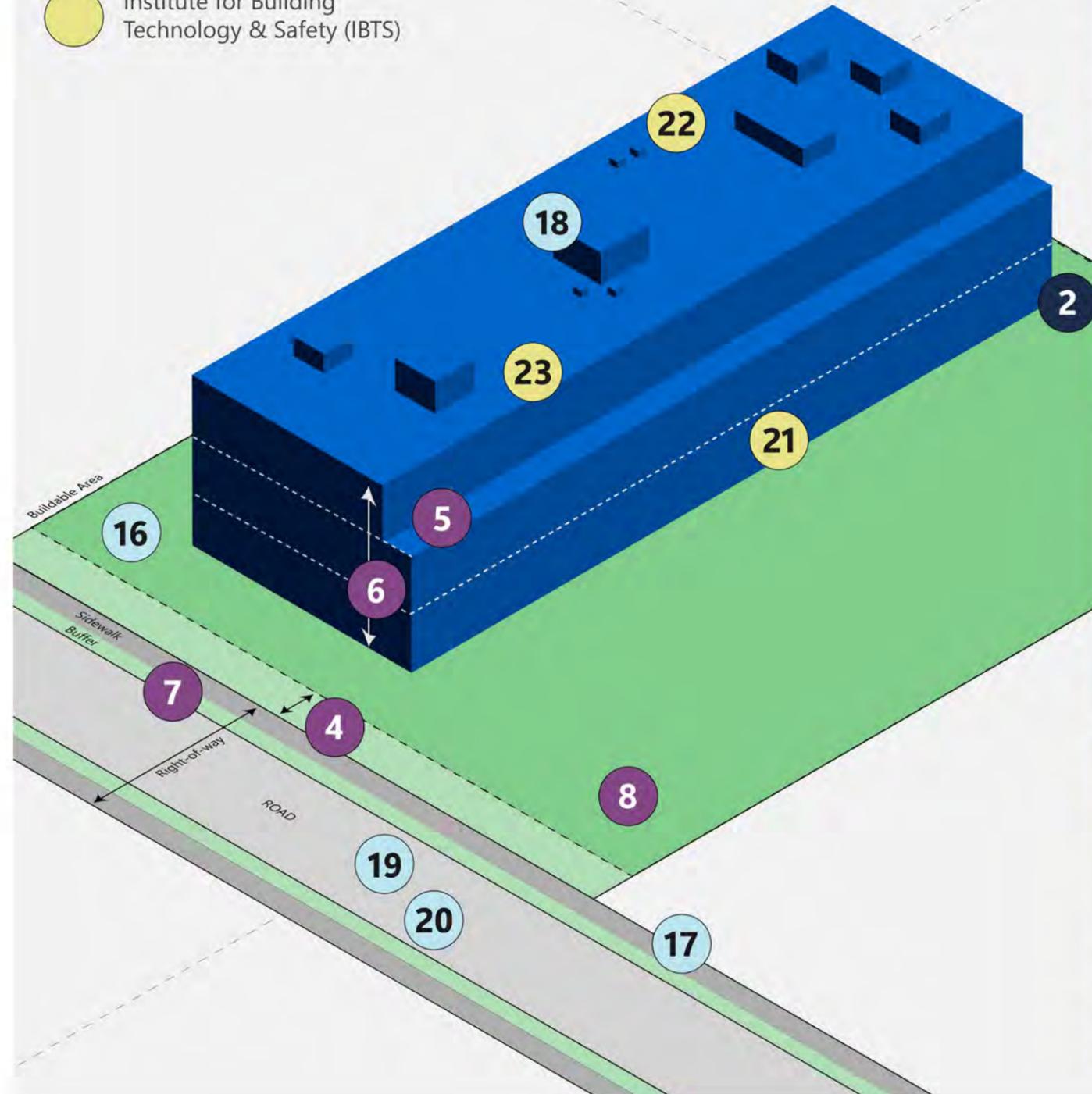
MOSELEYARCHITECTS

3TP VENTURES
Think ▶ Plan ▶ Do



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- Moseley Architects**
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- Rinker Design Associates**
15. E & S
 16. Grading
 17. Stormwater
 18. Utilities
 19. Traffic Analysis
 20. Transportation Systems

- Institute for Building Technology & Safety**
21. Building Code and Building Standards
 22. Fire Safety Systems
 23. Electrical and Plumbing (if applicable)
 24. Green Building Standards

MOSELEYARCHITECTS

Overview | Moseley Architects is a full-service consulting firm currently serving Prince William County through an on-call term contract offering more than 350 architectural and engineering professionals and support staff dedicated to meeting the County's needs.

Over our 55-year history we have served local governments and state agencies including a 25-year history of nearly 100 projects with Prince William County including the Central District Police Station, Colgan High School, and the Judicial Center Complex Master Plan Update.

Our services include:

- Architectural services
- Engineering services
- Interior design services



Tony Bell, AIA, LEED | Vice President
Project Executive Services & Quality Control Review



Michael Gibson, AIA, LEED | Project Executive / Associate
Project Executive Services & Quality Control Review

3TP VENTURES

Think ► Plan ► Do

Overview | 3TP is a community planning firm with offices in Charlottesville, VA and Chapel Hill, NC. We serve clients throughout the south-eastern United States.

Our services include:

- Land Use Analysis
- Spatial Analysis/GIS
- Market & Economic Analysis
- Forecasting
- Comprehensive Planning
- Area Planning
- Visioning and Strategic Planning
- Development Review
- Zoning Compliance
- Code Development
- Project and Program Management
- On-Call Planning Support



Alan Steinbeck, AICP | Vice President
Facilitator & Community Engagement Lead



Lauren Witt, AICP | Project Manager
Research Lead & Internal Team Coordinator



Rachel Falkenstein, AICP | Project Manager
Content Design & Engagement Coordinator



Overview | The Institute for Building Technology and Safety is a 501(c)(3) nonprofit organization established to provide unbiased professional services, while enhancing the communities in which we work.

Mission | At IBTS, our mission is to deliver quality services to meet the challenges of governance at all levels while enhancing public safety, economic development, and the general welfare of the community.



Chris Miller, AICP | Director of Local Government Services

IBTS Team Lead and Building Standards review



David Wei, Lu, RA, CBO, MCPch | Manager of Plan Review Services

Building Standards and Site Plan Review



Matthew Rea, AICP, CZO | Planner II

Building Standards and Site Plan Review



RINKER DESIGN ASSOCIATES

Overview | RDA is a civil engineering firm with over 40 years of experience. RDA has six offices in Virginia and has served Prince William County for over two decades.

Our Services include:

- Site-civil engineering
- SWM design
- Survey
- Transportation engineering
- Traffic engineering
- Land planning, zoning evaluation, and entitlements
- Structural / bridge engineering
- Master planning
- Geotechnical engineering
- Drainage and hydrologic design
- Construction engineering / inspection



Charles T. Henegar, P.E. | Vice President of Land Development

RDA Team Lead, Civil Engineering Review



Jeremy Karls, P.E. | Project Manager/Associate

Civil Engineering Review

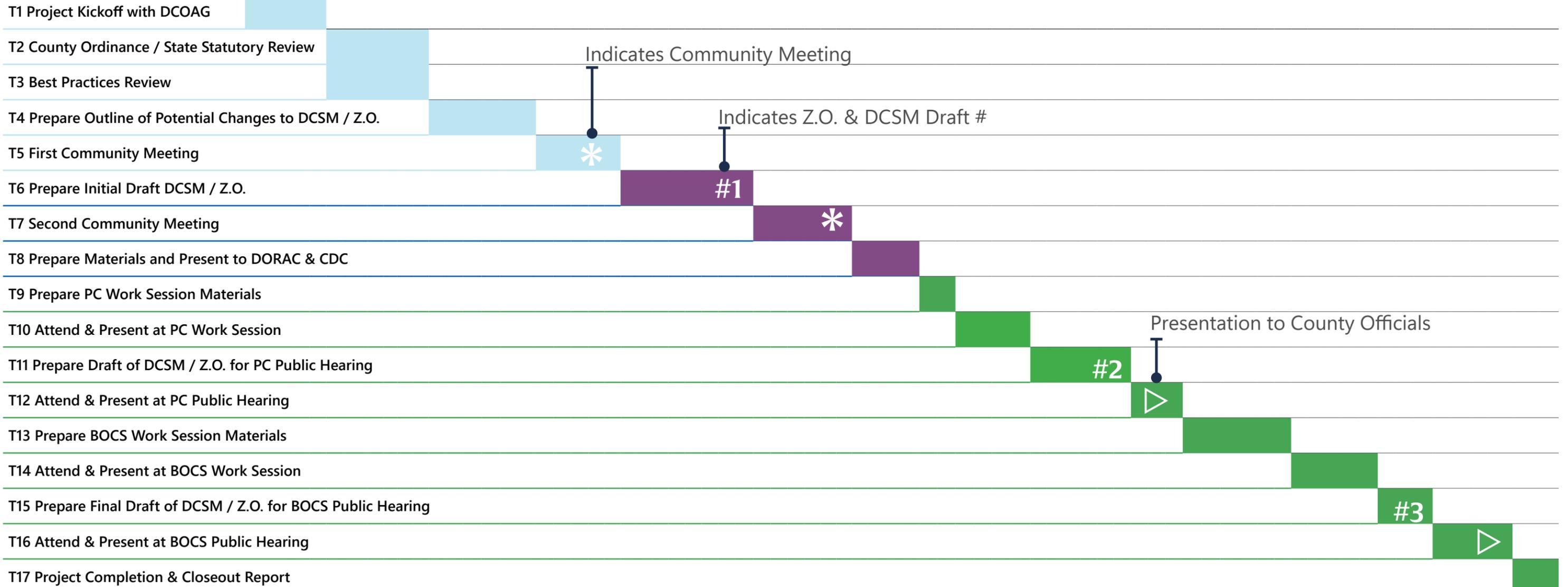


SCOPE

PROJECT SCHEDULE & PHASING

PROJECT SCOPE & SCHEDULE

Jul 24 Aug 2024 Sept 2024 Oct 2024 Nov 2024 Dec 2024 Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sept 2025 Oct 2025 Nov 2025 Dec 2025



Listen & Learn

Initial Recommendations

County Officials & Final Documents

Project Phasing

Listen & Learn

Jul 2024 - Nov 2024

- T1. Project Kick-off with Advisory Group
- T2. County Ordinance and State Statutory Framework Review
- T3. Best Practices Review
- T4. Prepare Outline of Potential Additions or Changes to DCSM/ZO
- T5. First Community Engagement Meeting

Initial Recommendations

March 2025 - Dec 2025

- T6. Initial Draft DCSM and Zoning Ordinance
- T7. Second Community Engagement Meeting(s)
- T8. Prepare Staff Materials and present to DORAC and CDC

County Officials & Final Documents

Mar 2025 - Dec 2025

- T9. Prepare Staff Materials for the Planning Commission Work Session
- T10. Planning Commission Work Session
- T11. Prepare for Planning Commission Public Hearing for Final DCSM/Zoning Ordinance
- T12. Planning Commission Public Hearing for Final DCSM/Zoning Ordinance
- T13. Prepare Staff Materials for the Board of County Supervisors Work Session
- T14. Board of County Supervisors Work Session
- T15. Final Recommendation for the Board of County Supervisors and Public Hearing Preparation
- T16. Board of County Supervisors Public Hearing for Final DCSM/Zoning Ordinance
- T17. Project Completion

Ongoing Project Management & Quality Assurance:
Staff check in-calls, meeting agendas and minutes, progress reports, website materials, etc.



APPROACH

PEER COMMUNITIES, POLICY REVIEW,
AND IMPACTS ANALYSIS

Draft International Communities

Sunnyvale, CA

Atlanta, GA

Phoenix, AZ

Chandler, AZ

Rockland County, NY

Elk Grove Village, IL

Hillsboro, OR

Quincy, WA

Salt Lake County, UT

Irving, TX

Essex County NJ

Denver, CO

Middlesex County, NJ

St. Louis, MO

London, UK

Slough, UK

Frankfurt, Germany

Dietzenbach, Germany

Amsterdam, Netherlands

Diemen, Netherlands

Others?

International communities were selected based on:

- Proximity to a data center “hub”
- Data center quantity
- Population density
- Land use makeup

Best Practices Research Methodology

- 1 Finalize communities list and review literature
- 2 Peer & International Community Research
- 3 Peer Interviews + International follow-up (as needed)
- 4 Identification of best practices, drafting, and revising.
- 5 Best Practices Report

Peer Communities

- » Research codes for development requirements re: data centers and/or industrial development.
- » Contact development departments to inquire about specific data center projects, lessons learned, successes, failures, etc.

International Communities

- » Communities selected based on similar density, land use makeup, and data center locations.
- » Research codes for development requirements re: data centers and/or industrial development.
- » Contact ONLY if additional information is needed based on initial review.

Deliverable | Report outlining regulation research for all peer and international communities, as well as summaries of discussions with peer community staff.

Policy Framework Research

1 County Policy & Regulatory Research

2 State Statutory Research

3 Identification of Opportunities

4 Interviewing staff, drafting, and revising

5 Statutory Framework Review memo

Each team will review documents in their area of expertise.

The following documents and regulations will be reviewed:

- » Zoning Ordinance (ZO)
- » Design and Construction Standards Manual (DCSM)
- » Proposed Changes to County Noise Ordinance
- » County provided rezoning proffers and/or special use permit conditions
- » Applicable Virginia Statutory Framework

Deliverable | Memo outlining regulations relating to data centers, industrial uses and utilities and early considerations related to those regulations.

Impacts Analysis

Type of Impact	Can the impact be addressed through DCSM/ZO update?			Development Application Considerations
	YES	NO	Partially	
HEALTH				
Volume, frequency, and duration of noise from equipment, generators, & other industrial activities			X	
Dust generated from construction activity	X			
Air pollution from generators		X		
Drinking water – heavy metal, fuel, other toxic spills, pathogens going into reservoir		X		
Electromagnetic radiation from power lines/infrastructure		X		
Vulnerable populations (children, elderly, low-income)			X	
Light pollution	X			
REAL ESTATE VALUE				
Residential property (noise, aesthetics, viewshed, etc.)			X	
Residential damage (vibration, dust)			X	
Noise-sensitive uses (e.g., shopping centers, movie theaters)			X	

Impacts Analysis

Type of Impact	Can the impact be addressed through DCSM/ZO update?			Development Application Considerations
	YES	NO	Partially	
COMPOUNDING FROM CONCENTRATION				X
PUBLIC FACILITIES				
Schools	X			
Churches	X			
Fire stations	X			
Parks and recreation facilities	X			
Hospitals	X			
Police stations	X			
COUNTY TAX REVENUE AND EXPENDITURES				
Methodology to arrive at the equation		X		
Residential tax burden		X		

Impacts Analysis

Type of Impact	Can the impact be addressed through DCSM/ZO update?			Development Application Considerations
	YES	NO	Partially	
TRAFFIC AND COMPARISON TO OTHER USES				
Construction	X			
New roads	X			
Concentration	X			
Relative vehicle trips per day	X			
PLANT AND WILDLIFE SPECIES				
Survivability				X
Economic component				X
Develop an assessment methodology on threatened/endangered species at Federal and State level		X		
WATER AVAILABILITY AND QUALITY				
Usage of water for cooling		X		
Usage of groundwater vs public potable water				X
Stormwater runoff		X		X
ECONOMIC GROWTH				
Ancillary businesses			X	
Supply chain		X		
Jobs (construction and operation)			X	
Tourism		X		

Impacts Analysis

Type of Impact	Can the impact be addressed through DCSM/ZO update?			Development Application Considerations
	YES	NO	Partially	
COUNTY GOVERNMENT SERVICES				
Fire and rescue	X			X
Police	X			X
Health department	X			X
County administration	X			X
Public schools	X			X
LOCAL POWER				
Reliability		X		
Availability		X		
DECOMMISSIONING / RECOMMISSIONING				
Storage tanks	X			
Clean up	X			
Site stabilization	X			
Refurbishment	X			
Adaptive reuse	X			
CULTURAL RESOURCES				
Cemeteries / graves	X			X
Historic structures	X			X
Historic landscapes	X			X

Questions?