

January 20, 2022

Mr. Bryce Barrett, Senior Planner
Prince William County Planning Office
5 County Complex Court, Suite 210
Prince William, VA 22192

RE: Comprehensive Plan Amendment #CPA2021-00004, PW Digital Gateway

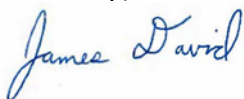
Dear Mr. Barrett:

Thank you for the opportunity to comment on the proposed Comprehensive Plan Amendment (CPA) to change the Long-Range Land Use designation of approximately 2,123 acres currently planned for Agricultural or Estate (AE) and Environmental Resource (ER) uses to Technology/Flex (T/F) to allow for the development of data center uses. The area subject to the CPA is located less than one mile from the Loudoun County border. The *Loudoun County 2019 General Plan (2019 GP)* designates the area of Loudoun County closest to the area that would be subject to the CPA as the Lower Bull Run Subarea of the Transition Policy Area (TPA) (*2019 GP, Chapter 2, Transition Policy Area Place Types Map*). The 2019 GP designates this area of the County as the Transition Industrial/Mineral Extraction and the Transition Large Lot Neighborhood Place Types (*2019 GP, Chapter 2, Transition Policy Area Place Types Map*). The Bull Run Quarry is located within the area designated as Transition Industrial/Mineral Extraction Place Type. The surrounding area is designated Transition Large Lot Neighborhood, which anticipates single-family detached homes with substantial open space in low-density communities. Agriculture and agriculture-supported uses are also appropriate within this place type (*2019 GP, Chapter 2, Transition Large Lot Neighborhood Place Type*). While the Bull Run and its associated floodplain will help to provide a buffer between the proposed T/F Land Use (limited to data centers) and Loudoun County's Transition Large Lot Neighborhood Place Type, potential visual impacts on the TPA associated with the proposed data center uses should be considered.

The *Written Analysis Narrative and Suggested Plan Policies* for the CPA identifies surrounding uses including the South Riding development and high-density development along with the Bull Run Quarry adjacent to Prince William County along Gum Spring Road. Please note, the South Riding development is located north of Braddock Road, approximately 4.5 miles from the CPA area. As stated above, the area adjacent to Prince William County along Gum Springs Road is planned for extractive industry (quarry) uses, low-density residential development, and small-scale non-residential uses with 70% of the site retained as open space.

We request that these comments be considered during the formal public comment period for the CPA. If you have any questions, please contact Marie Genovese, Planner in the Department of Planning and Zoning, at (703) 777-0246.

Sincerely,



James David
Acting Director, Loudoun County Department of Planning and Zoning

cc: Randall Farren, AICP, Community Planning Program Manager (via email)
Marie Genovese, AICP, Planner III, Community Planning (via email)