



PRINCE WILLIAM DIGITAL GATEWAY

MASTER CORRIDOR PLAN | JANUARY 2023
QTS REALTY TRUST, INC. REVISED APRIL 2023
COMPASS DATACENTERS, LLC

LandDesign
CREATING PLACES
THAT MATTER.

PRINCE WILLIAM DIGITAL GATEWAY

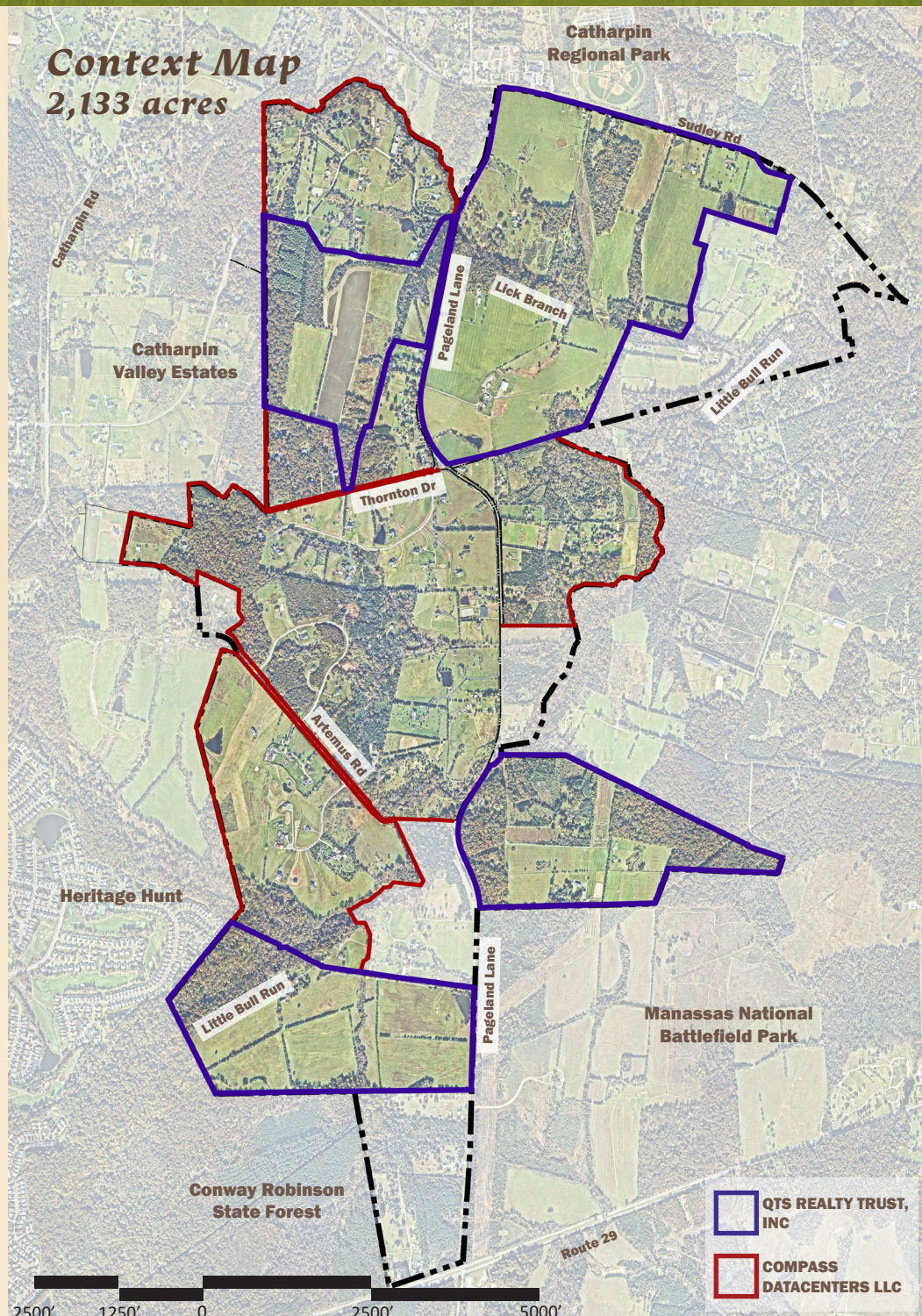


Table of Contents

| | |
|--|-----------|
| Site Considerations + Regional Inventory | 4 |
| Open Space Program | 8 |
| Trail Network | 10 |
| Equestrian Trailhead | 12 |
| Unfinished Railroad Interpretive Site | 14 |
| Settlement and Thornton School Interpretive Site | 16 |
| Boundary Tree | 18 |
| Pageland Lane Greenway | 20 |
| Landscape Framework | 22 |
| Multimodal Network | 32 |
| Building Elevations | 34 |
| Typical Landbay Enlargements | 40 |

All images contained within this booklet are for illustrative purposes only.



This Prince William Digital Gateway Master Corridor Plan was developed to guide implementation of the Comprehensive Plan Amendment adopted by the Prince William County Board of County Supervisors for the Digital Gateway. The concepts set forth herein are for illustrative purposes only and depict the intended design quality and examples of potential program elements to be provided in connection with development of the PW Digital Corridor. Final design details and selections will be provided as part of final site plan and/or building permit approval, as appropriate.

SITE CONSIDERATIONS

Capitalize on site assets and adjacencies

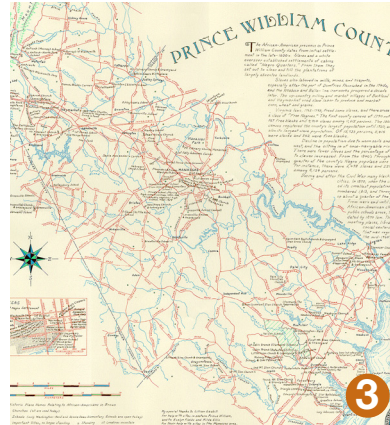
By performing an inventory of the elements that currently exist on and immediately adjacent to the property, we can begin to assess existing site conditions, connections, and opportunities.



Catharpin Regional Park



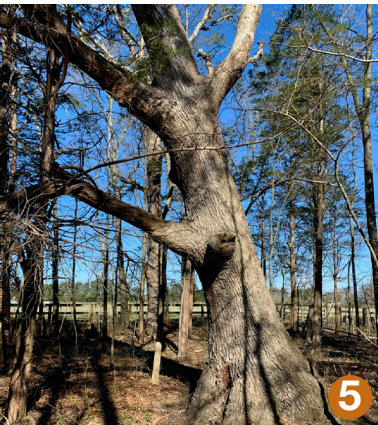
Power Line Corridor



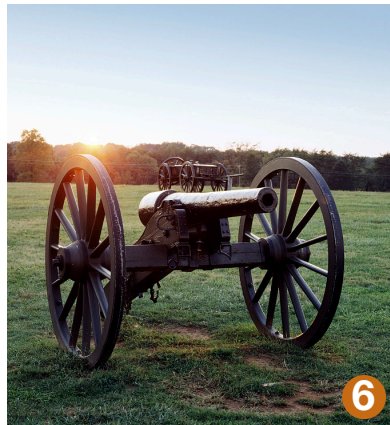
Thornton School Archaeology Site



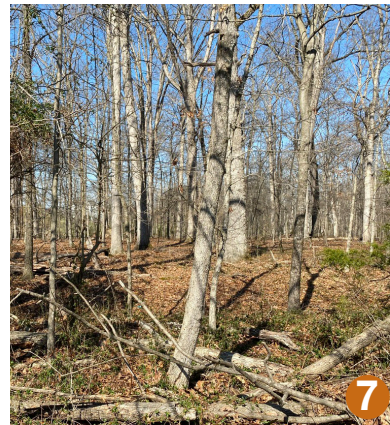
Pageland Lane



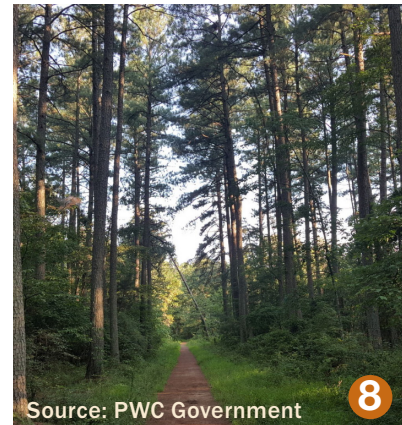
Boundary Tree



Manassas National Battlefield Park



Existing Ridgeline



Unfinished Railroad



Conway Robinson State Forest

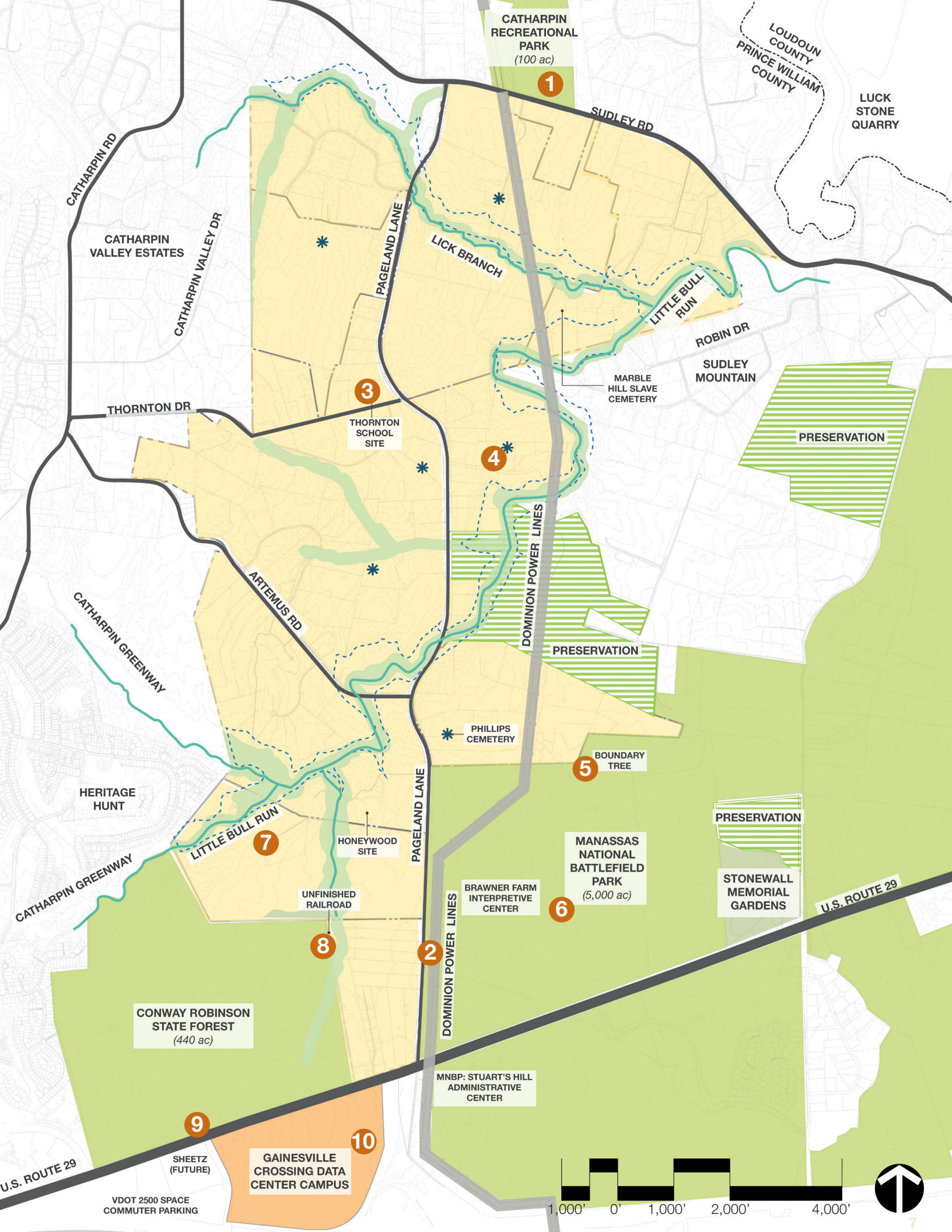


Gainesville Crossing Data Center Campus

KEY

EXISTING/PLANNED COUNTY LAND USE

- PW Digital Gateway
- Approved Data Center Development (by others)
- Civil War Trust Preserved Land
- Surrounding Parks
- Resource Protection Area
- 100-yr Floodplain
- Cemetery



CATHARPIN RECREATIONAL PARK
(100 ac)

1

LOUDOUN COUNTY
PRINCE WILLIAM COUNTY

LUCK STONE QUARRY

SUDLEY RD

CATHARPIN RD

CATHARPIN VALLEY ESTATES

CATHARPIN VALLEY DR

PAGELAND LANE

LICK BRANCH

LITTLE BULL RUN

ROBIN DR

SUDLEY MOUNTAIN

MARBLE HILL SLAVE CEMETERY

PRESERVATION

THORNTON DR

3

THORNTON SCHOOL SITE

4

DOMINION POWER LINES

PRESERVATION

CATHARPIN GREENWAY

ARTEMUS RD

PHILLIPS CEMETERY

5

BOUNDARY TREE

HERITAGE HUNT

CATHARPIN GREENWAY

LITTLE BULL RUN

7

HONEYWOOD SITE

UNFINISHED RAILROAD

8

PAGELAND LANE

2

DOMINION POWER LINES

BRAWNER FARM INTERPRETIVE CENTER

6

MANASSAS NATIONAL BATTLEFIELD PARK
(5,000 ac)

PRESERVATION

STONEWALL MEMORIAL GARDENS

U.S. ROUTE 29

CONWAY ROBINSON STATE FOREST
(440 ac)

9

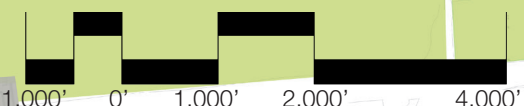
SHEETZ (FUTURE)

GAINESVILLE CROSSING DATA CENTER CAMPUS

10

VDOT 2500 SPACE COMMUTER PARKING

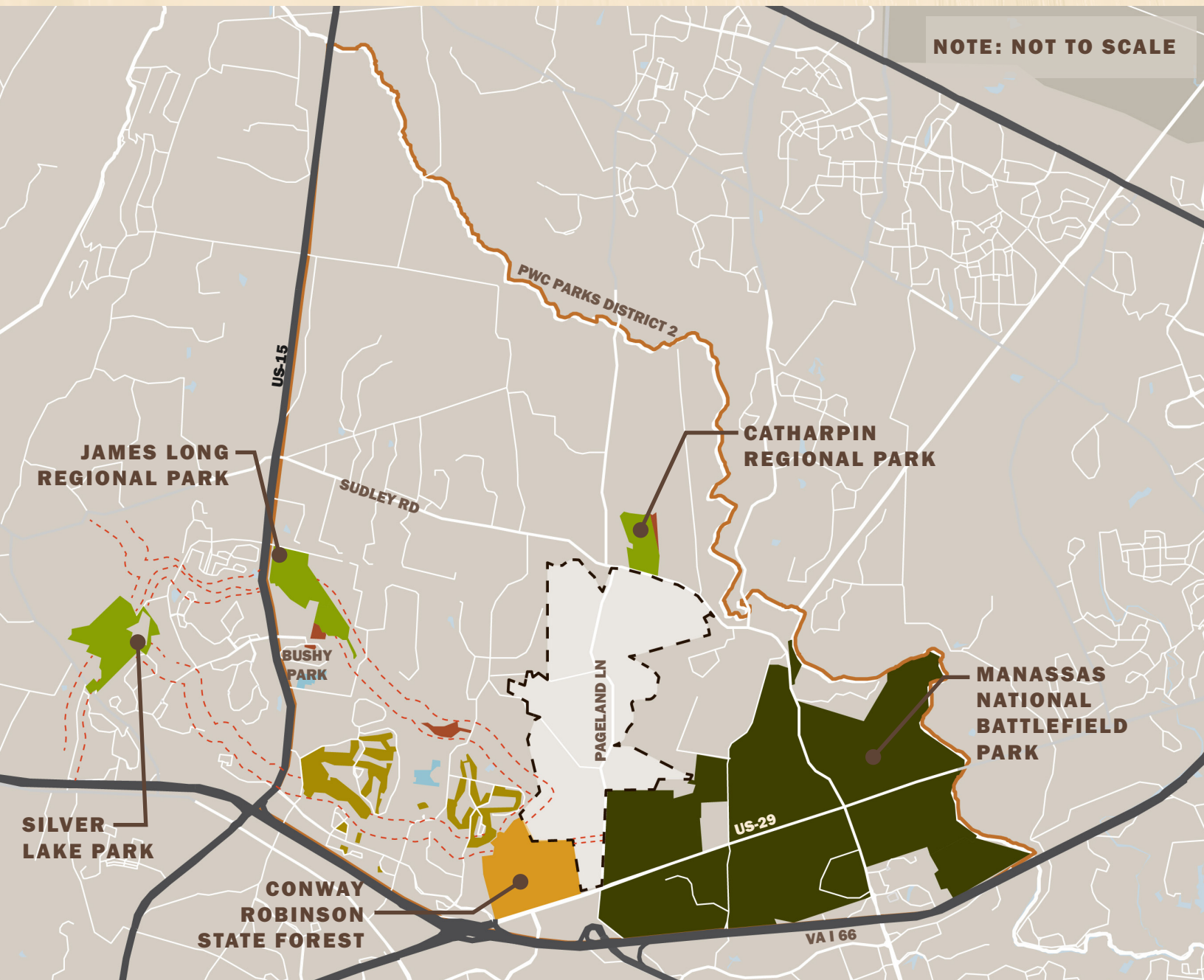
MNBP: STUART'S HILL ADMINISTRATIVE CENTER



REGIONAL INVENTORY

Seek opportunities for regional connections

Understanding the site as it relates to the greater region is a critical step in the design process. Through an initial inventory of Prince William County's parks and open space assets, we have identified opportunities to complement and expand parks, recreation, and open space resources.





Source: PWC Government

CATHARPIN REGIONAL PARK

100 acres
Athletic Fields
Playground
Shaded Seating Areas
Concessions + Restrooms



Source: PWC Government

JAMES S. LONG REGIONAL PARK

230 acres
Athletic Fields
Equestrian Ring
Playground
Trails
Shaded Seating Areas
Restrooms



Source: PWC Government

SILVER LAKE REGIONAL PARK

230 acres
Fishing Lake
Trails
Shaded Seating Areas
Grills
Restrooms



Digital Gateway Open Space System

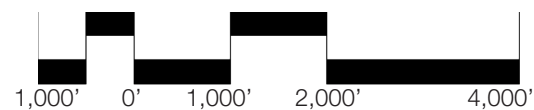
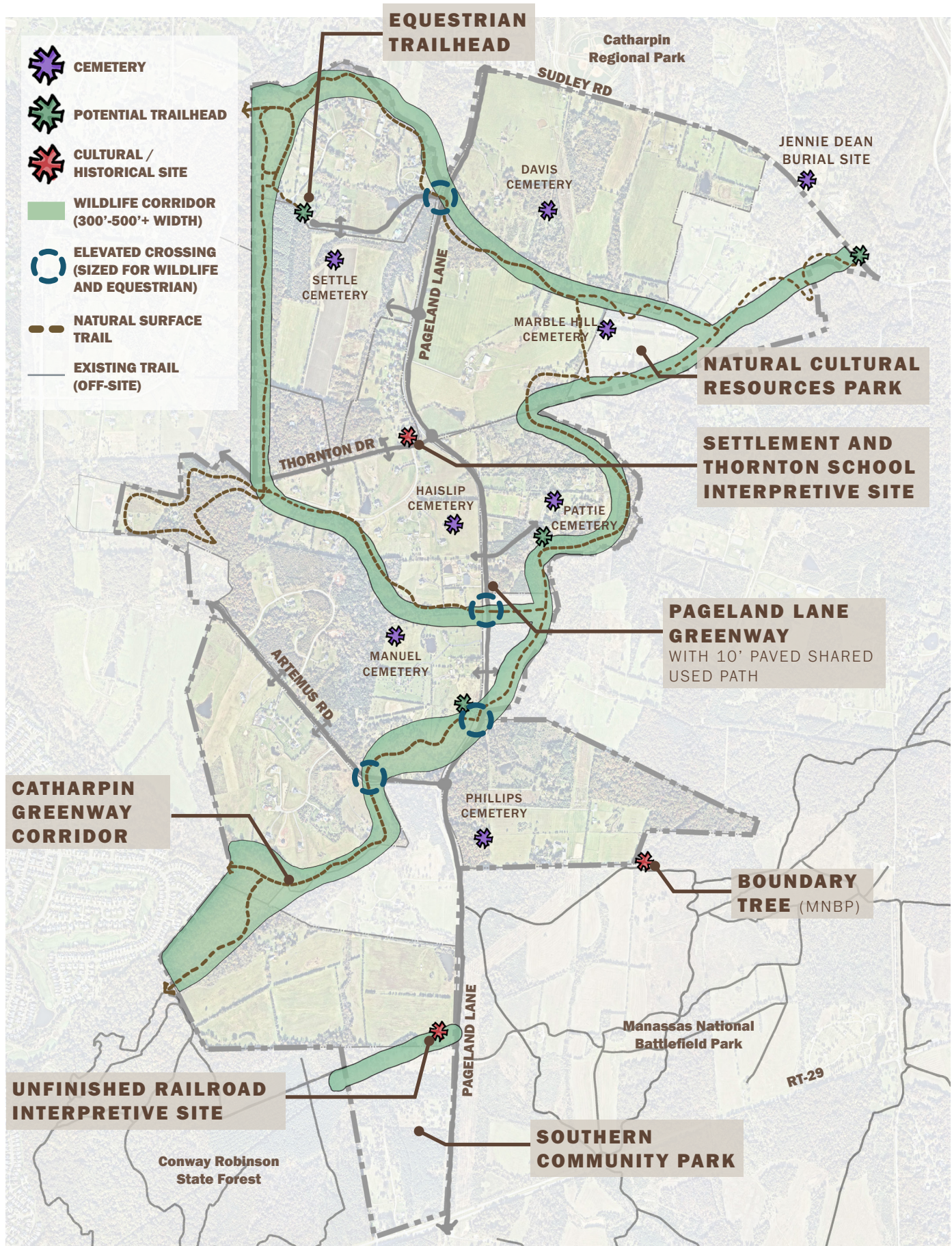
The Digital Gateway is well positioned to fill in existing gaps in amenities and activities, allowing the site to become a destination for new and exciting opportunities.

OPEN SPACE PROGRAM

Open the site for all to explore

A coordinated system of greenways, parks, trails and protected open space will preserve and enhance the site's significant environmental and cultural assets while opening a once closed landscape for public enjoyment. The rich and diverse open space network can be explored by car, bike, foot, or on horseback, creating unique outdoor opportunities that are accessible, safe and interconnected to a larger greenway system. The programming opportunities have the potential to provide public amenities that fulfill unmet community needs.





TRAIL NETWORK

Embrace connections to existing resources

Established primarily for passive recreation, the extension of the County's planned Catharpin Greenway Corridor will strengthen the region's hiking, biking and equestrian trail network while preserving and enhancing existing habitat and natural features along the stream corridor.



EQUESTRIAN TRAILS



BOARDWALK



STREAM ENHANCEMENT



ORIENTING



NATURAL SURFACE TRAILS



LEARNING & EXPLORING



BIRD WATCHING



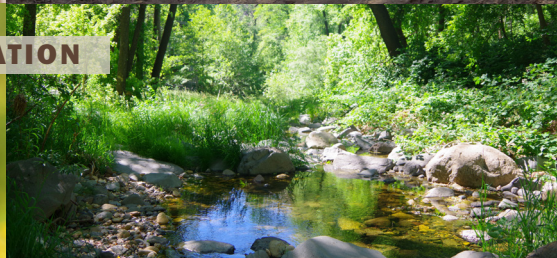
AFFORESTATION



BIKING TRAILS



HABITAT CREATION



EQUESTRIAN TRAILHEAD

Equine amenity area and trailhead parking

Equipped with trailer parking and equine amenities, the Land Bay 1 Trailhead Park is envisioned as the main equestrian trailhead area.

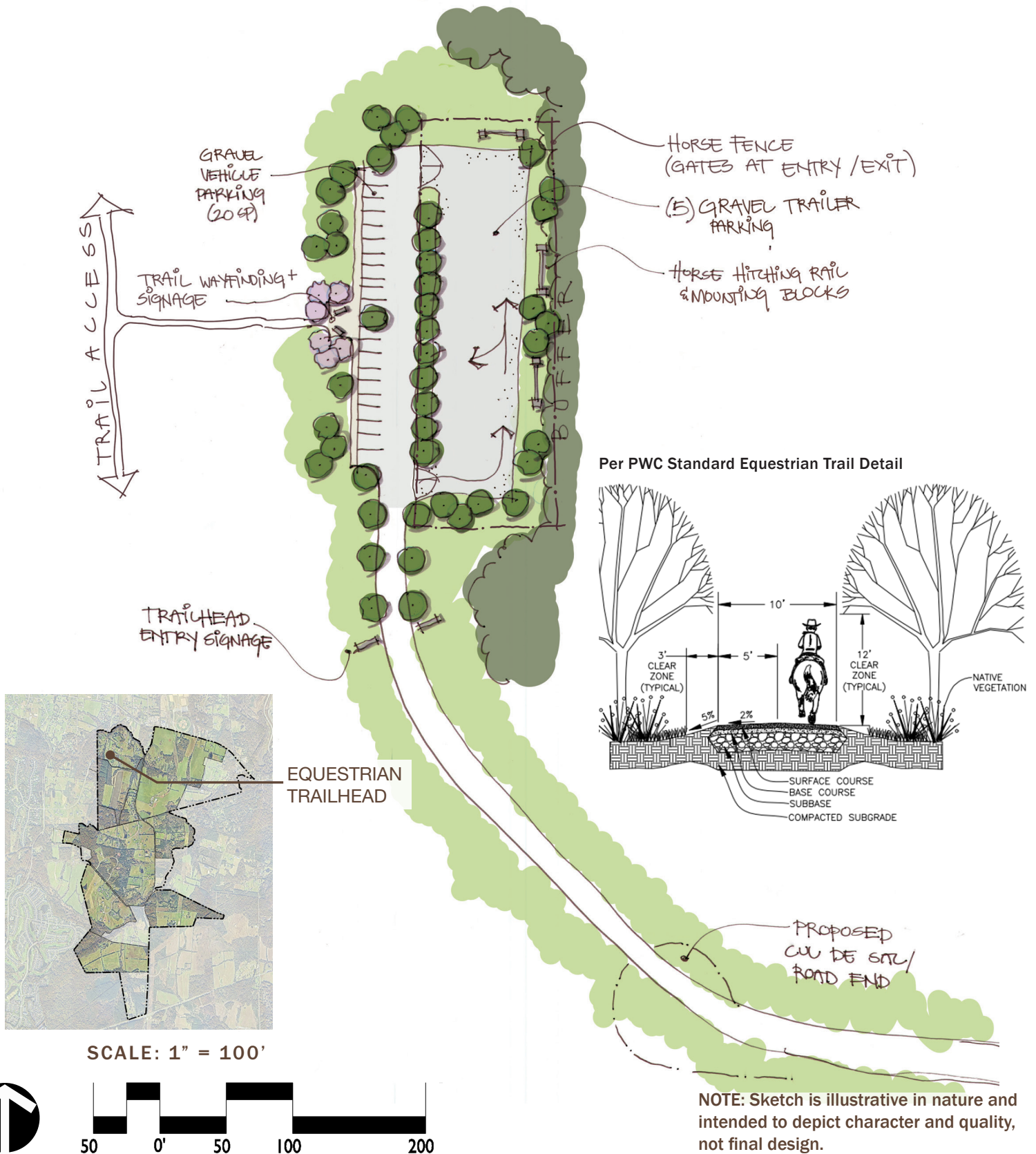


TRAIL SIGNAGE



TRAILER PARKING

CONCEPT SKETCH



UNFINISHED RAILROAD INTERPRETIVE SITE

Cultural node and interpretive site

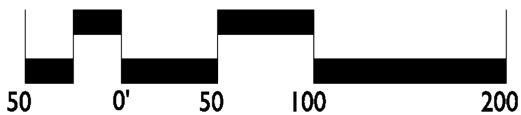
The unfinished railroad interpretive site will be a place to highlight this local asset and honor its historical significance. Specific site details that commemorate the history will be coordinated in collaboration with county staff.



CONCEPT SKETCH



SCALE: 1" = 100'



NOTE: Sketch is illustrative in nature and intended to depict character and quality, not final design.

SETTLEMENT AND THORNTON SCHOOL INTERPRETIVE SITE

Commemorative and educational landscape

To protect and recognize this important historical and community asset, the Thornton School archaeological site has been reimagined as a cultural resource park. Specific site details that commemorate the history will be based on further archaeological research in collaboration with county staff.



OUTDOOR CLASSROOM

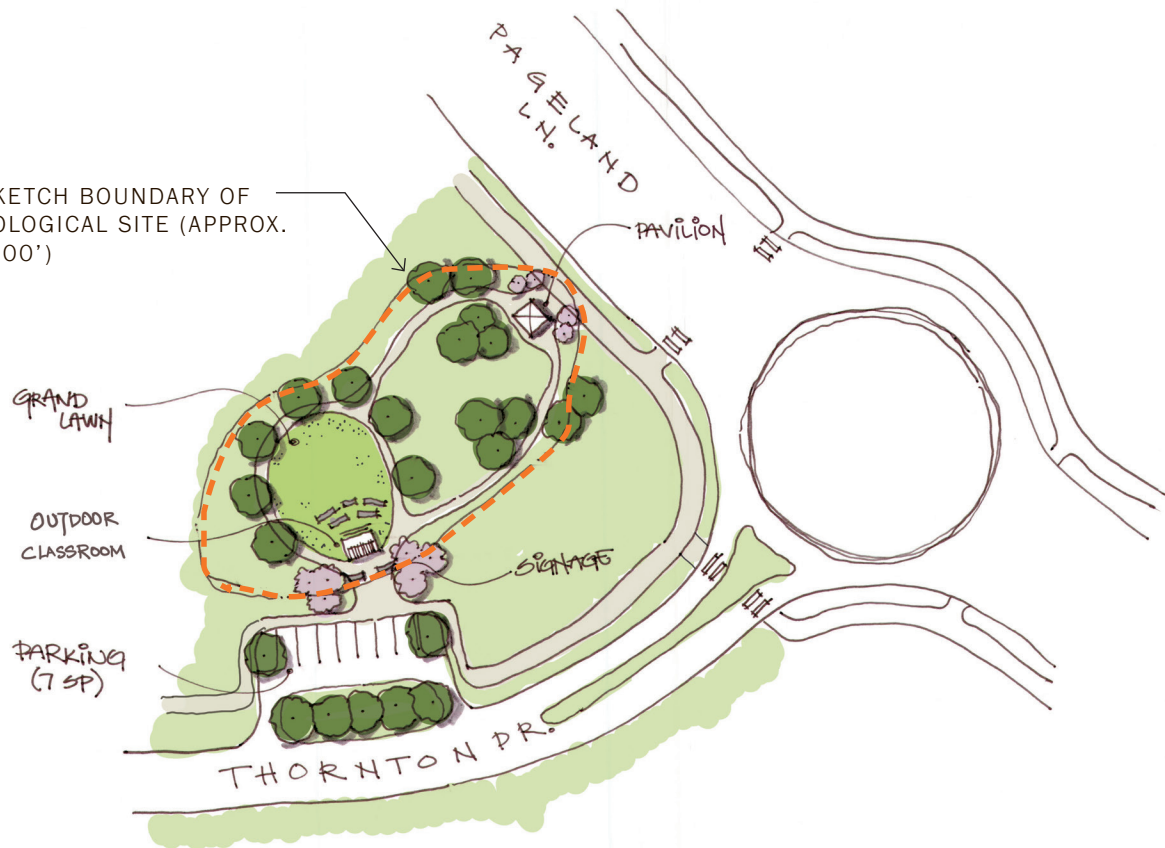


COMMEMORATIVE ELEMENT



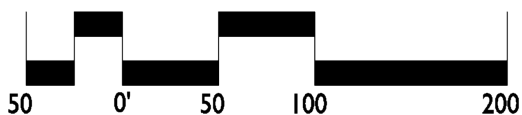
CONCEPT SKETCH

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



SETTLEMENT AND
THORNTON SCHOOL
INTERPRETIVE SITE

SCALE: 1" = 100'



NOTE: Sketch is illustrative in nature and intended to depict character and quality, not final design.

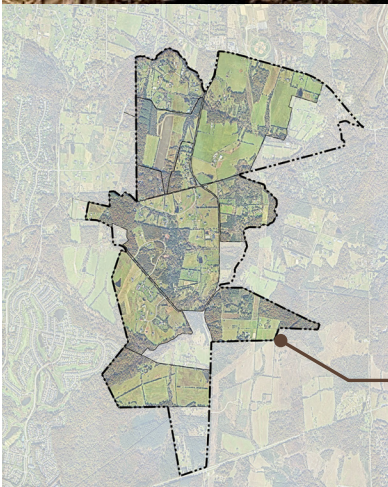
BOUNDARY TREE

Discover a piece of history in the landscape

Through signage, wayfinding, and landscape improvements, the history of the Boundary Tree can be respected, offering the opportunity to expand the historical lessons of MNBP.

IDENTIFICATION SIGNAGE





BOUNDARY TREE

PAGELAND LANE GREENWAY

Always take the scenic route

Prince William Digital Gateway has a unique opportunity to create 3.5+ mile green parkway that includes two desirable, publicly accessible, 10-foot wide north/south shared use paths along either side of Pageland Lane between Route 29 to the south and Sudley Road to the north. Digital Gateway is creating improved transportation, pedestrian and equestrian access, as well as connectivity to the existing and proposed regional open space destinations. 50' wide buffers on both sides of this re-created greenway, with generous landscaping and building setbacks, unique and attractive roundabouts throughout the Corridor and attractive stream crossings.

SHARED USE PATH



BRIDGE CROSSING



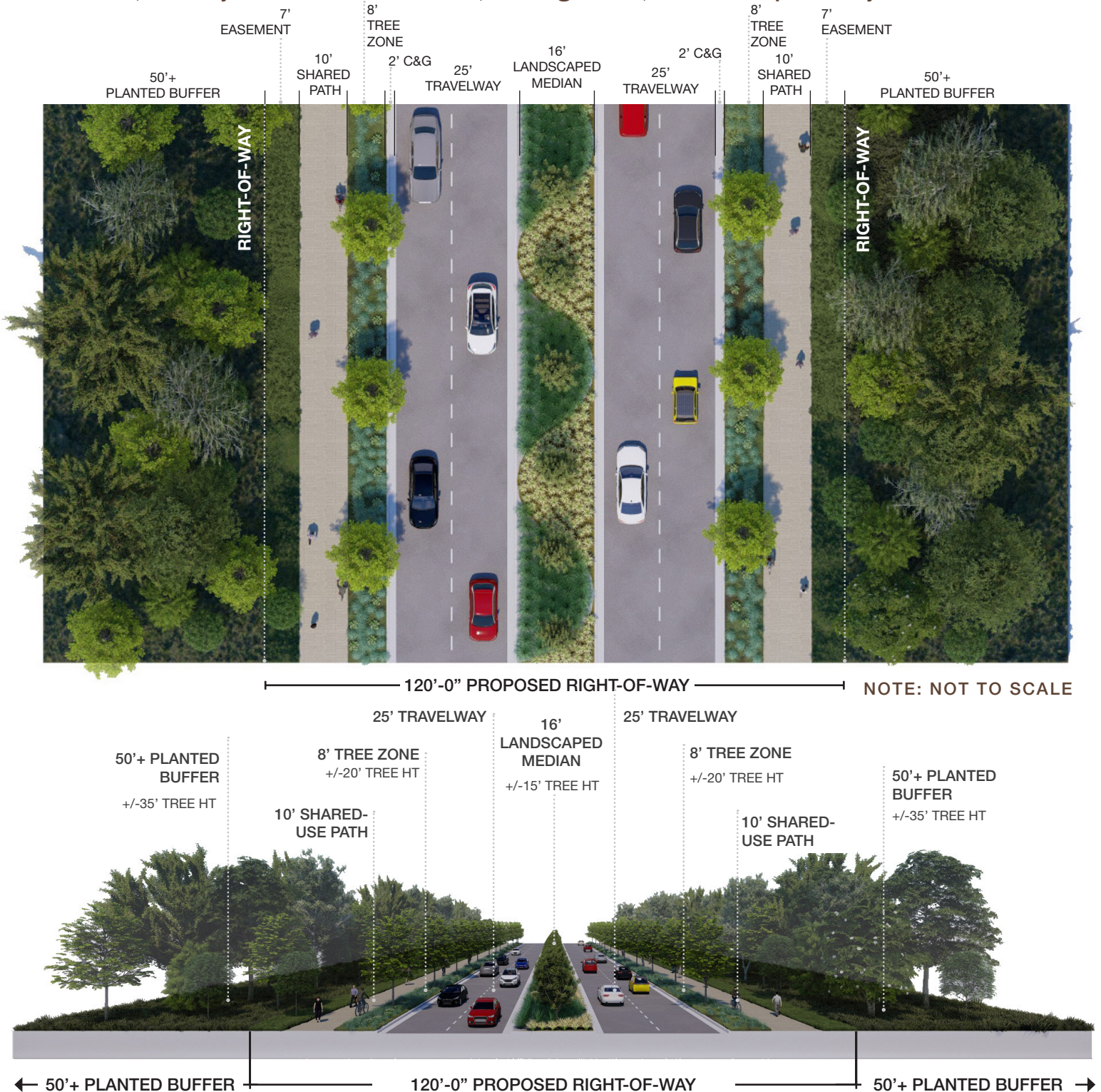
COORDINATED TRANSPORTATION LANDSCAPING



TYPICAL CROSS SECTION

Pageland Lane Streetscape Experience

This typical section graphically illustrates and dimensions the streetscape elements proposed for Pageland Lane. Master Landscape Plan to be provided to Prince William County, MNB, Conway Robinson State Forest, Heritage Hunt, and Catharpin Valley Estates.



LANDSCAPE FRAMEWORK

Celebrating the rural vernacular of Prince William County

The landscape framework for Pageland Lane will provide a sense of continuity while traversing a diverse mix of landscape conditions. The streetscape experience will sensitively stitch the site into its larger context while providing a visual buffer from the data center use. Pageland Lane will become a pastoral drive that celebrates the rural vernacular of Prince William County by incorporating a variety of landscape typologies including berming, reforestation, native meadow plantings, and forested stream crossings.



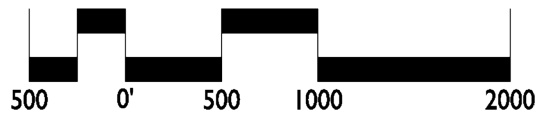
THE 5 MINUTE TRIP



1/4 MI



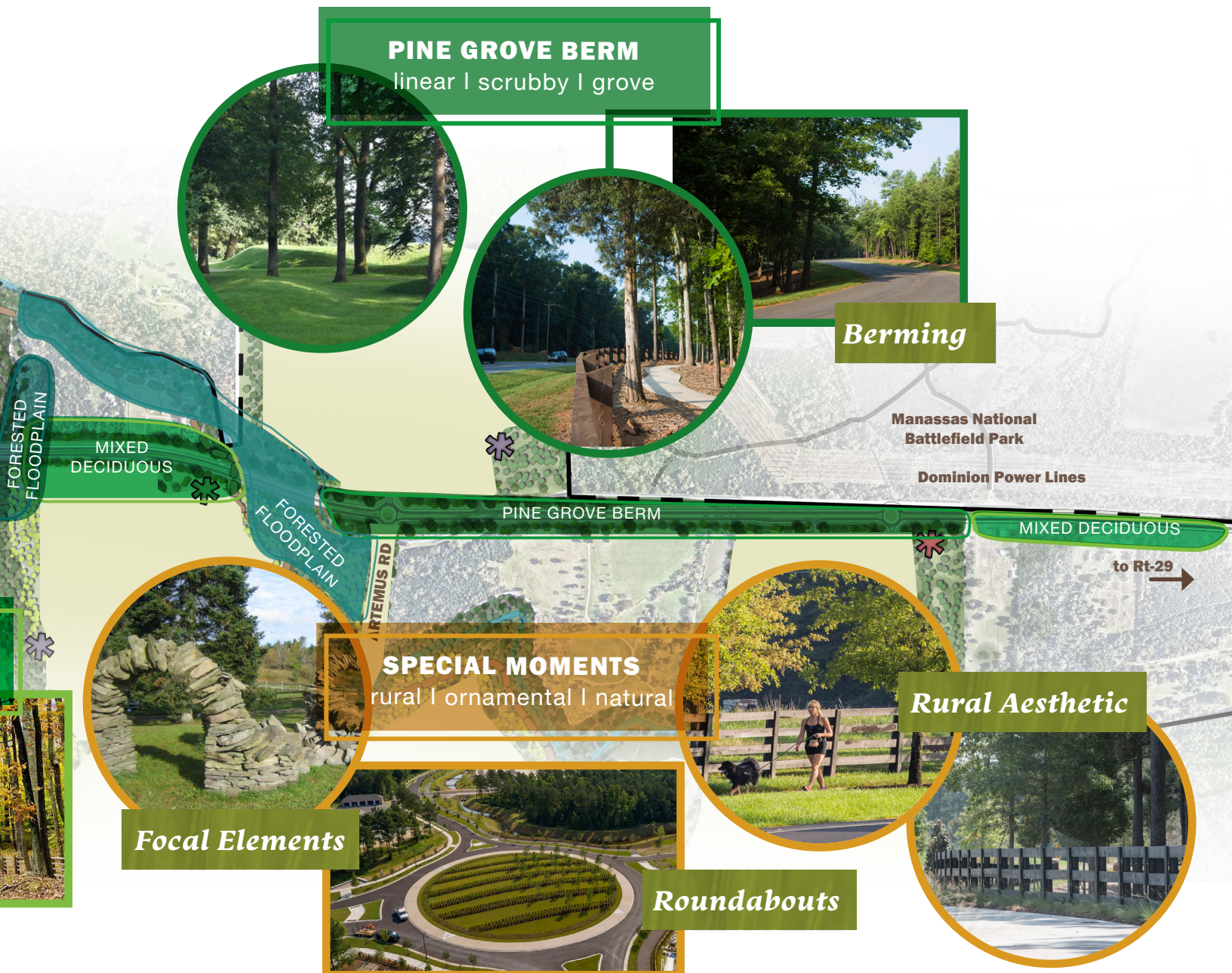
1 MI



Note: Master Landscape Plan to be provided to Prince William County, MNBP, Conway Robinson State Forest, Heritage Hunt, and Catharpin Valley Estates.

LEGEND:

-  CEMETERY
-  POTENTIAL TRAILHEAD
-  CULTURAL / HISTORICAL SITE



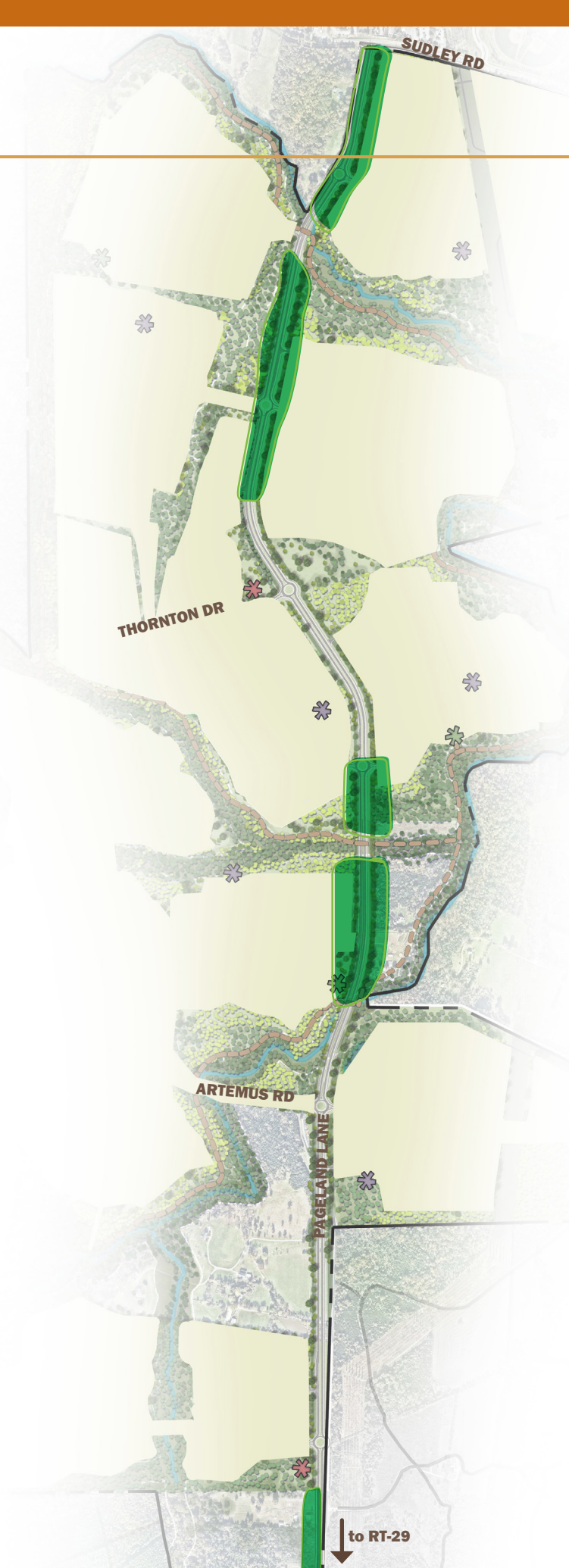
3 MI

LANDSCAPE TYPOLOGIES

Mixed Deciduous

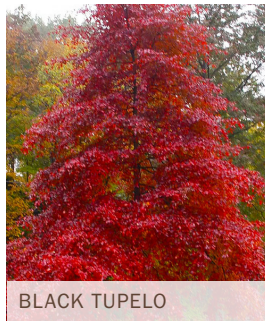
Located where large swatches of tree preserve is anticipated and near waterways, where reforestation is most valuable.



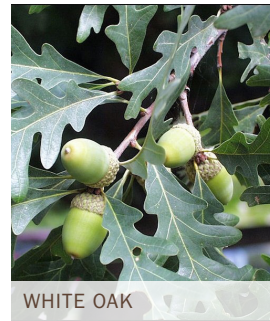


Mixed Deciduous Plant Palette

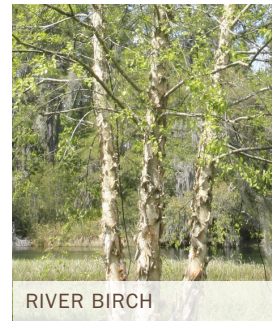
Trees



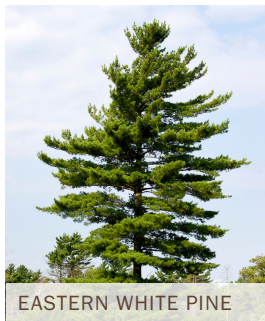
BLACK TUPELO



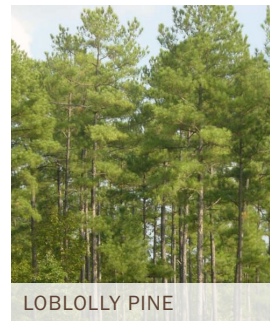
WHITE OAK



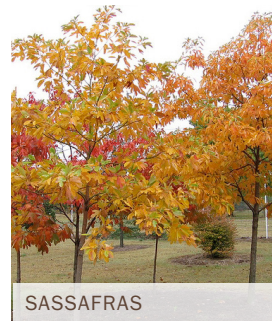
RIVER BIRCH



EASTERN WHITE PINE



LOBLOLLY PINE

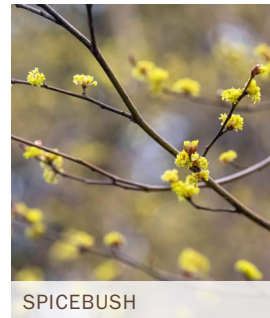


SASSAFRAS

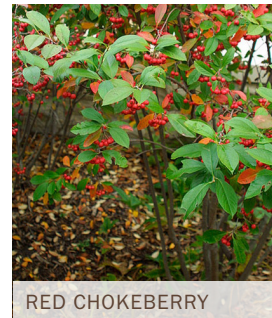
Shrubs



MAPLELEAF VIBURNUM



SPICEBUSH



RED CHOKEBERRY

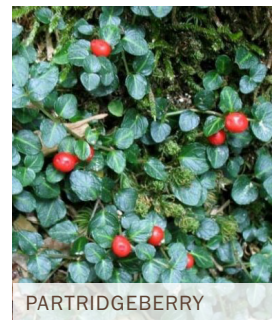
Grasses + Perennials



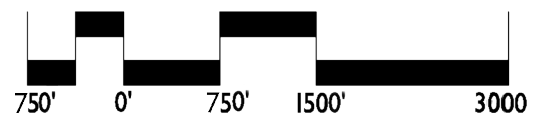
CHRISTMAS FERN



BLUE MISTFLOWER



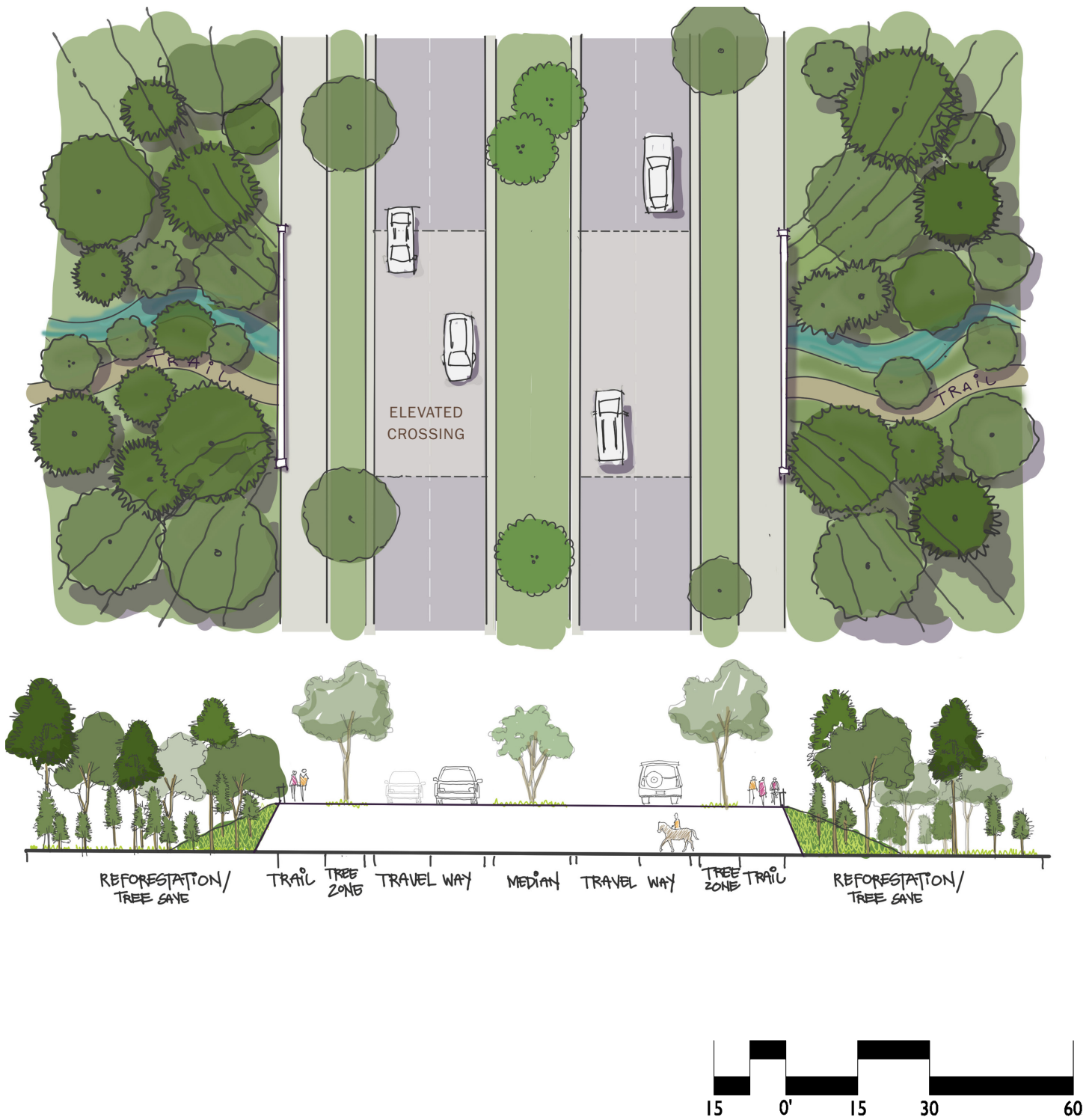
PARTRIDGEBERRY



LANDSCAPE TYPOLOGIES

Forested Floodplain at Elevated Crossings

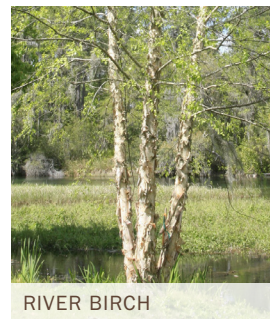
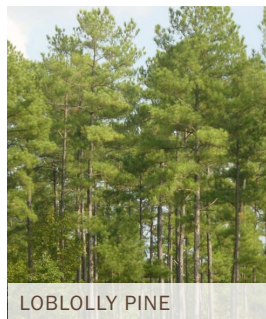
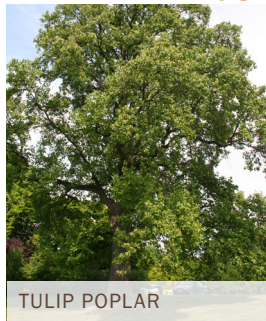
Located along elevated crossings / stream corridors and to facilitate wildlife movement.



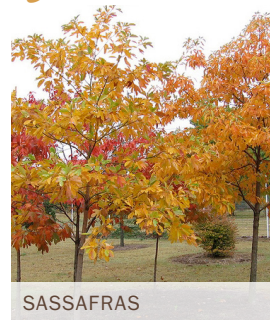
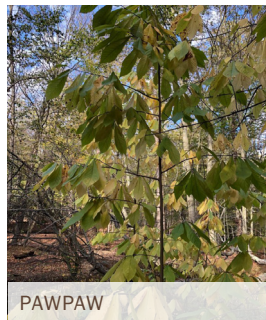


Forested Floodplain Plant Palette

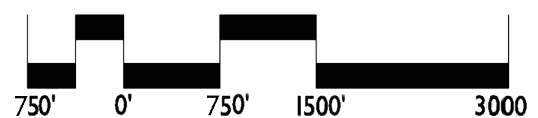
Trees (Canopy)



Trees (Understory)



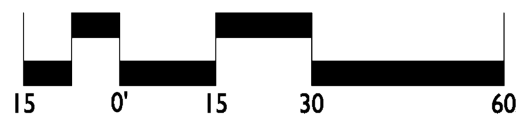
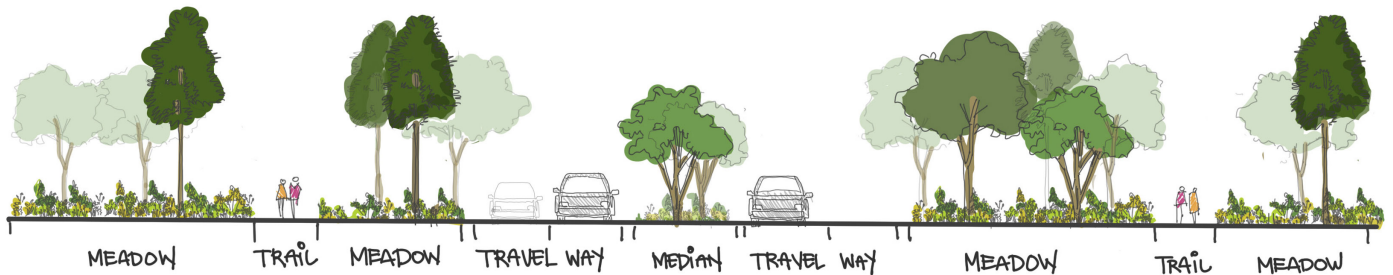
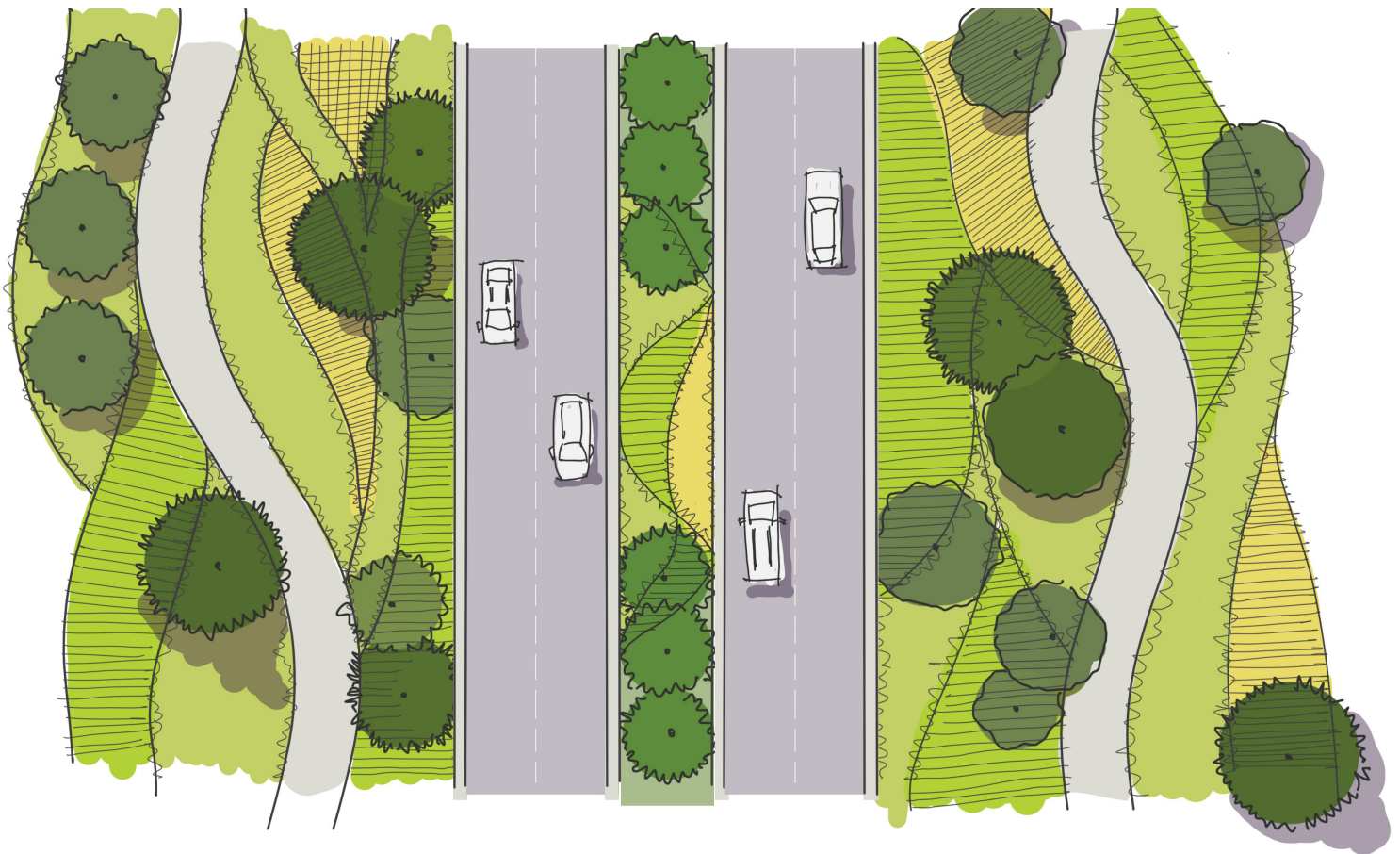
Shrubs



LANDSCAPE TYPOLOGIES

Native Grass and Wild Meadow

Located on previously cleared agricultural land where existing tree cover is limited.



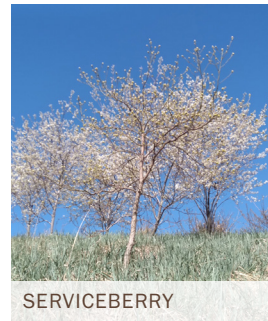


Native Grass Meadow Plant Palette

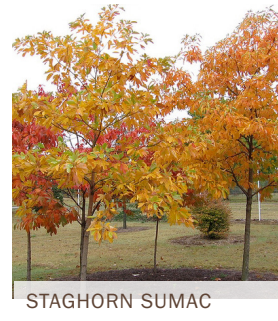
Trees



RED OAK

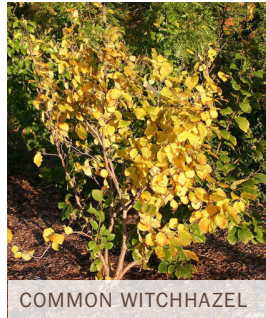


SERVICEBERRY



STAGHORN SUMAC

Shrubs



COMMON WITCHHAZEL

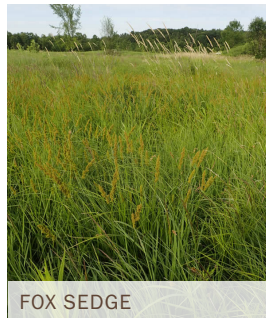


INKBERRY



WINTERBERRY HOLLY

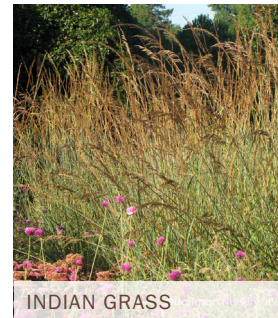
Grasses + Perennials



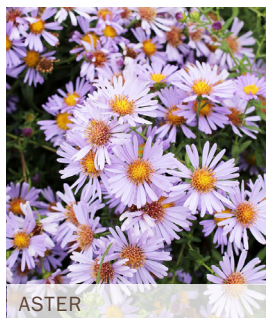
FOX SEDGE



LITTLE BLUESTEM



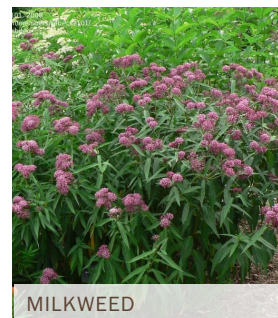
INDIAN GRASS



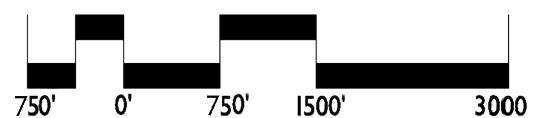
ASTER



GOLDENROD



MILKWEED



LANDSCAPE TYPOLOGIES

Pine Grove Berm

Located in areas where particular viewshed sensitivity exists and replicates existing planting typology along the Manassas National Battlefield Park property frontage.



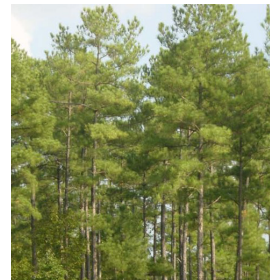


Pine Grove Berm Plant Palette

Trees



EASTERN WHITE PINE



LOBLOLLY PINE



VIRGINIA PINE

Shrubs



FRAGRANT SUMAC



SWEET FERN



WILD HYDRANGEA

Grasses + Perennials



LADY FERN



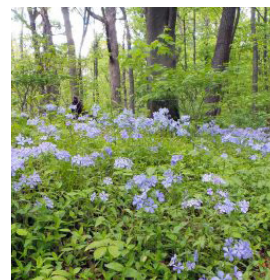
LITTLE BLUESTEM



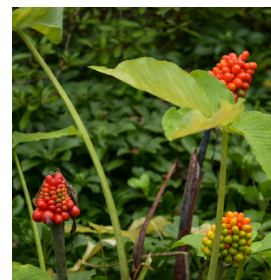
MOUNTAIN MINT



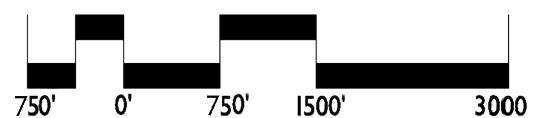
CHRISTMAS FERN



WOODLAND PHLOX



JACK-IN-THE-PULPIT



MULTIMODAL NETWORK

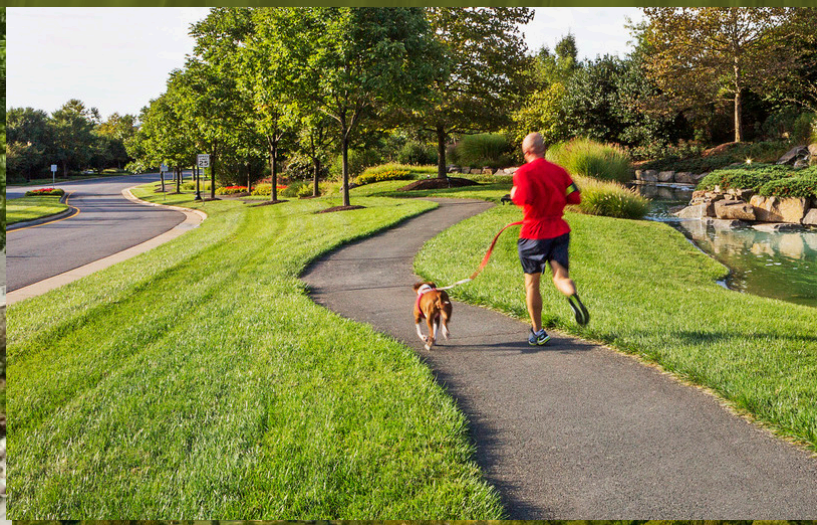
Coordinated transportation improvements

A network of multi-use trails, combined with major roadway infrastructure improvements, invites both locals and visitors to appreciate and experience this cultural landscape. Multiple crossings help promote wildlife movement through the corridor.

ENHANCED BUFFER



COORDINATED TRANSPORTATION LANDSCAPING



WILDLIFE CROSSING





MULTI-USE TRAIL SYSTEM



MEANINGFUL SETBACKS



BUILDING ELEVATIONS

Architectural facades

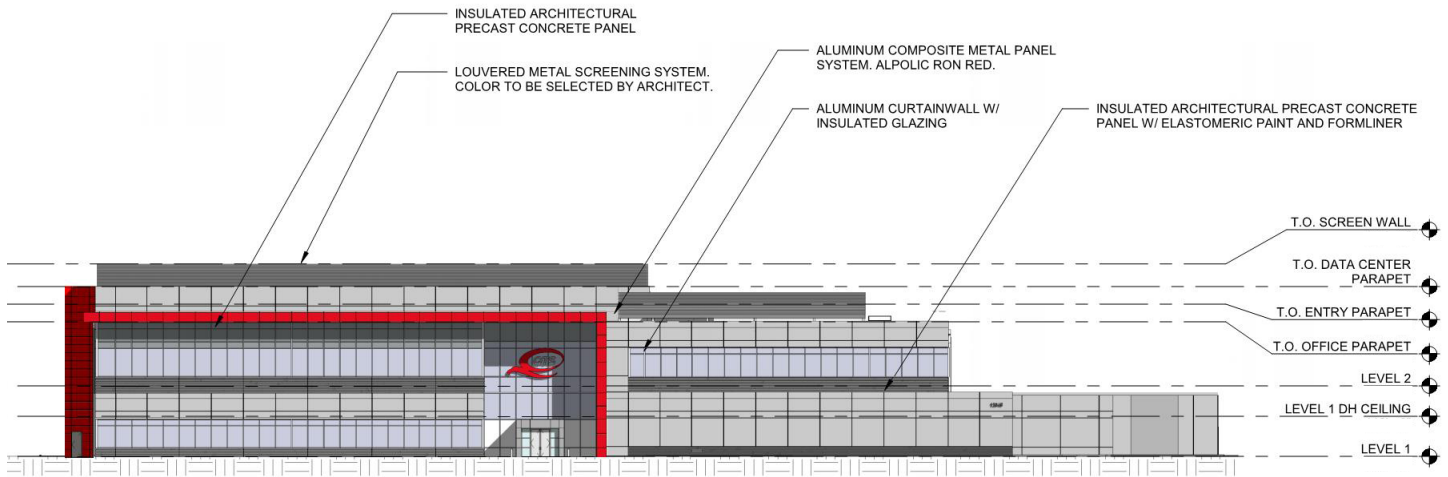
Building facades will provide visual interest through the use of appealing architectural treatments and variations in materials, patterns, and textures. Where visibility is prominent, building facades will utilize neutral tones and be non-reflective.



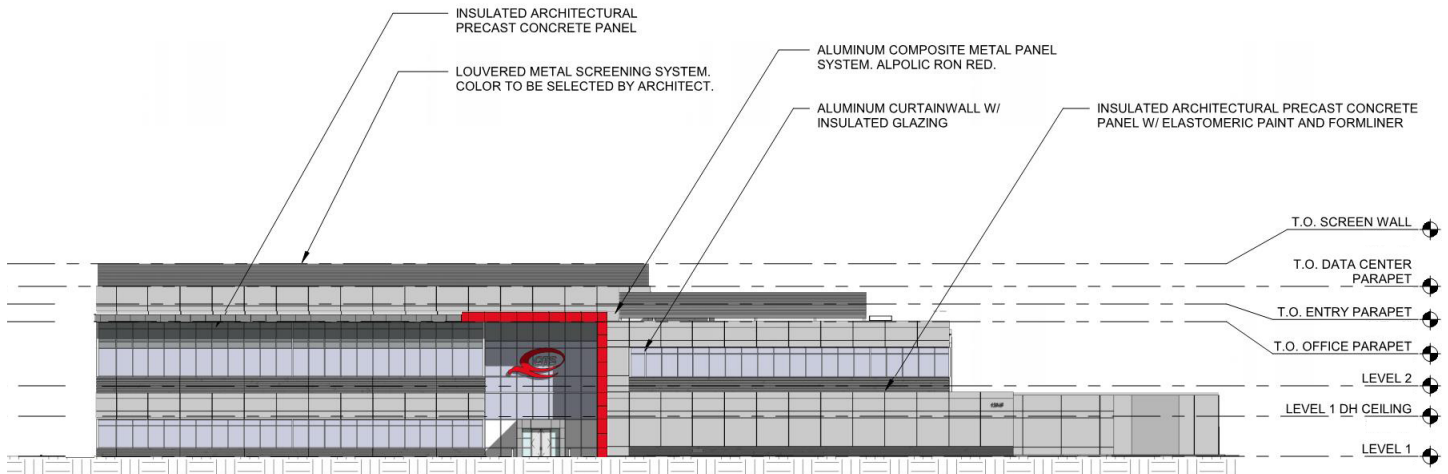
TYPICAL QTS BUILDING ELEVATIONS



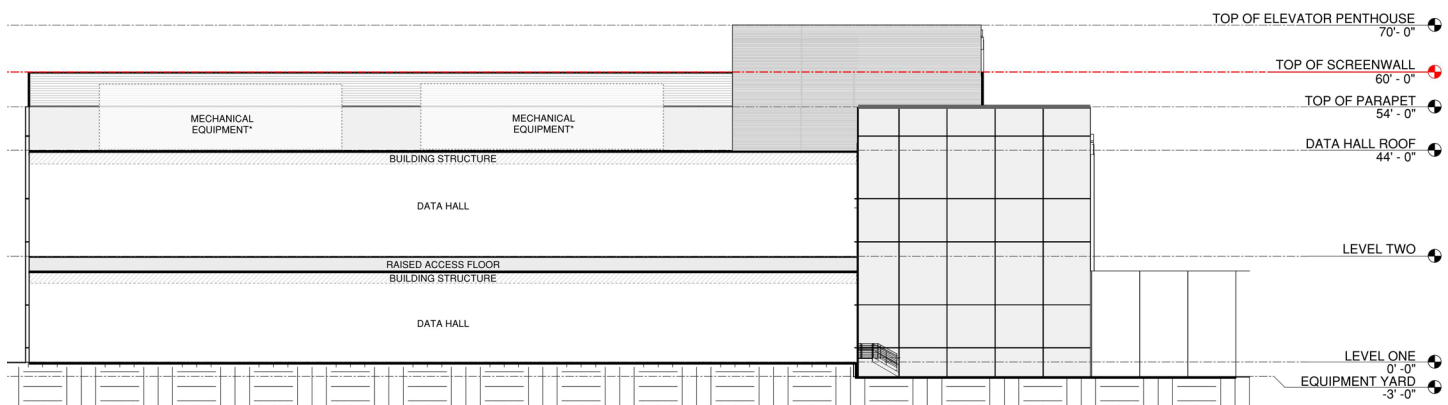
TYPICAL QTS 2-STORY BUILDING ELEVATIONS



EXTERIOR ELEVATION - OFFICE - 01



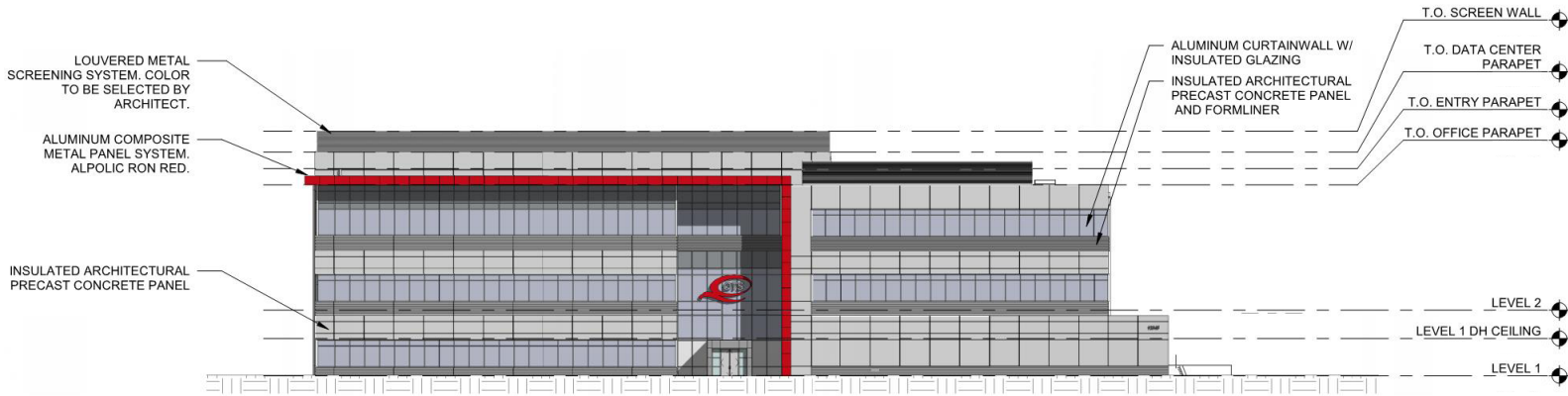
EXTERIOR ELEVATION - OFFICE - 02



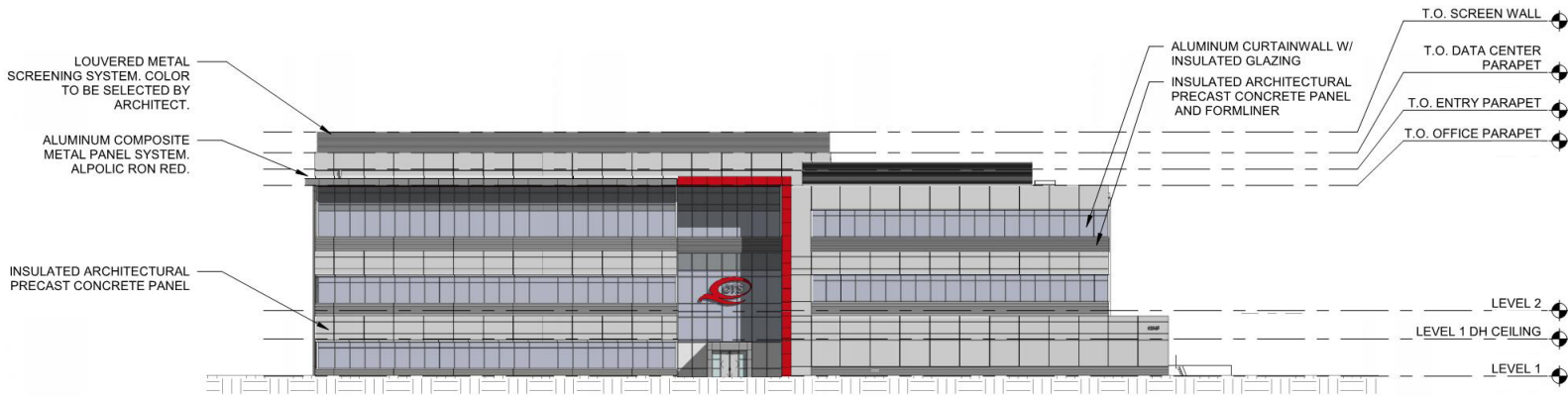
TYPICAL BUILDING SECTION

SCALE: NOT TO SCALE

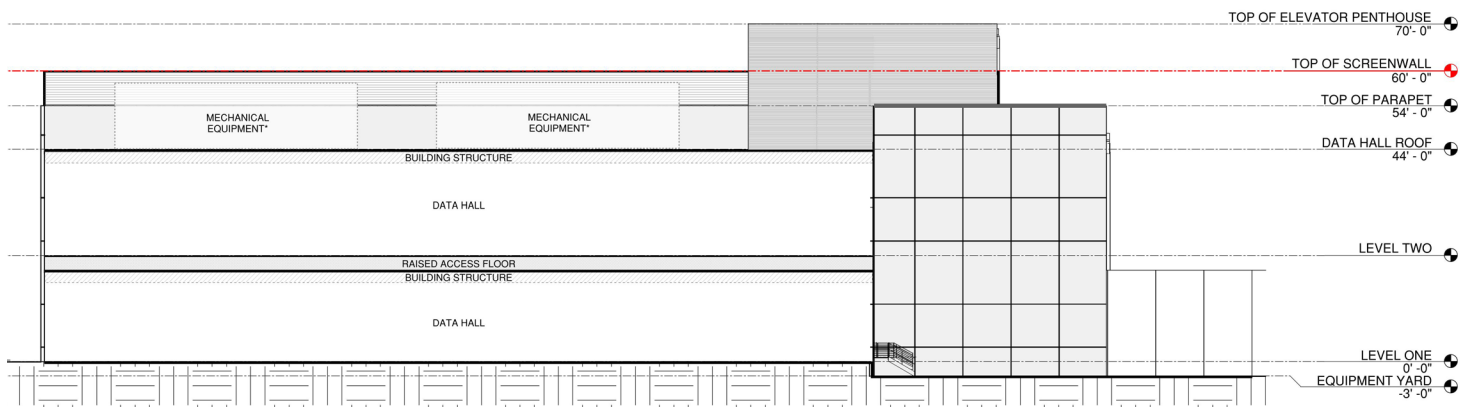
TYPICAL QTS 3- STORY BUILDING ELEVATIONS



EXTERIOR ELEVATION - OFFICE - 01



EXTERIOR ELEVATION - OFFICE - 02



TYPICAL BUILDING SECTION

SCALE: NOT TO SCALE

TYPICAL COMPASS BUILDING ELEVATIONS



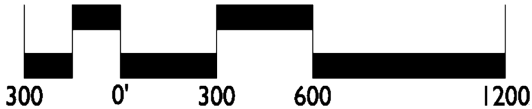


TYPICAL LANDBAY

QTS REALTY TRUST

-  NATURAL OPEN SPACE
(TREE PRESERVATION AREAS)
-  RESTORED OPEN SPACE
(REFORESTATION & BUFFER AREAS)
-  RIPARIAN PROTECTION
AREA
-  POTENTIAL STORMWATER
MANAGEMENT FACILITIES

SCALE: 1" = 600'

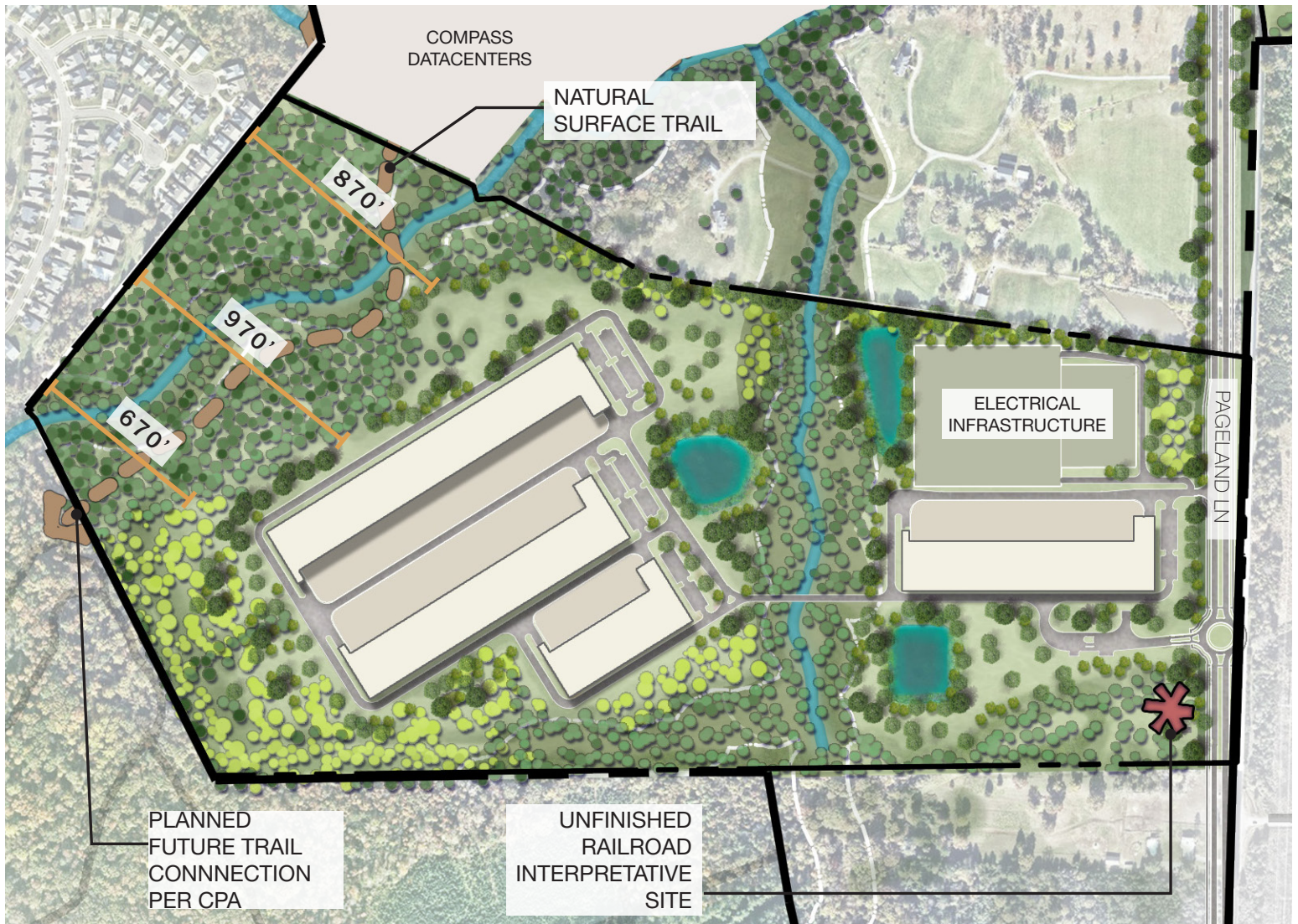


KEY MAP



LANDBAY A
SOUTH

LANDBAY B
SOUTH

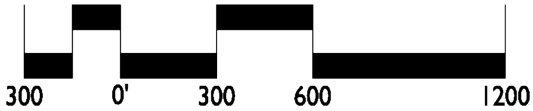


TYPICAL LANDBAY

QTS REALTY TRUST

-  NATURAL OPEN SPACE
(TREE PRESERVATION AREAS)
-  RESTORED OPEN SPACE
(REFORESTATION & BUFFER AREAS)
-  RIPARIAN PROTECTION
AREA
-  POTENTIAL STORMWATER
MANAGEMENT FACILITIES

SCALE: 1" = 600'

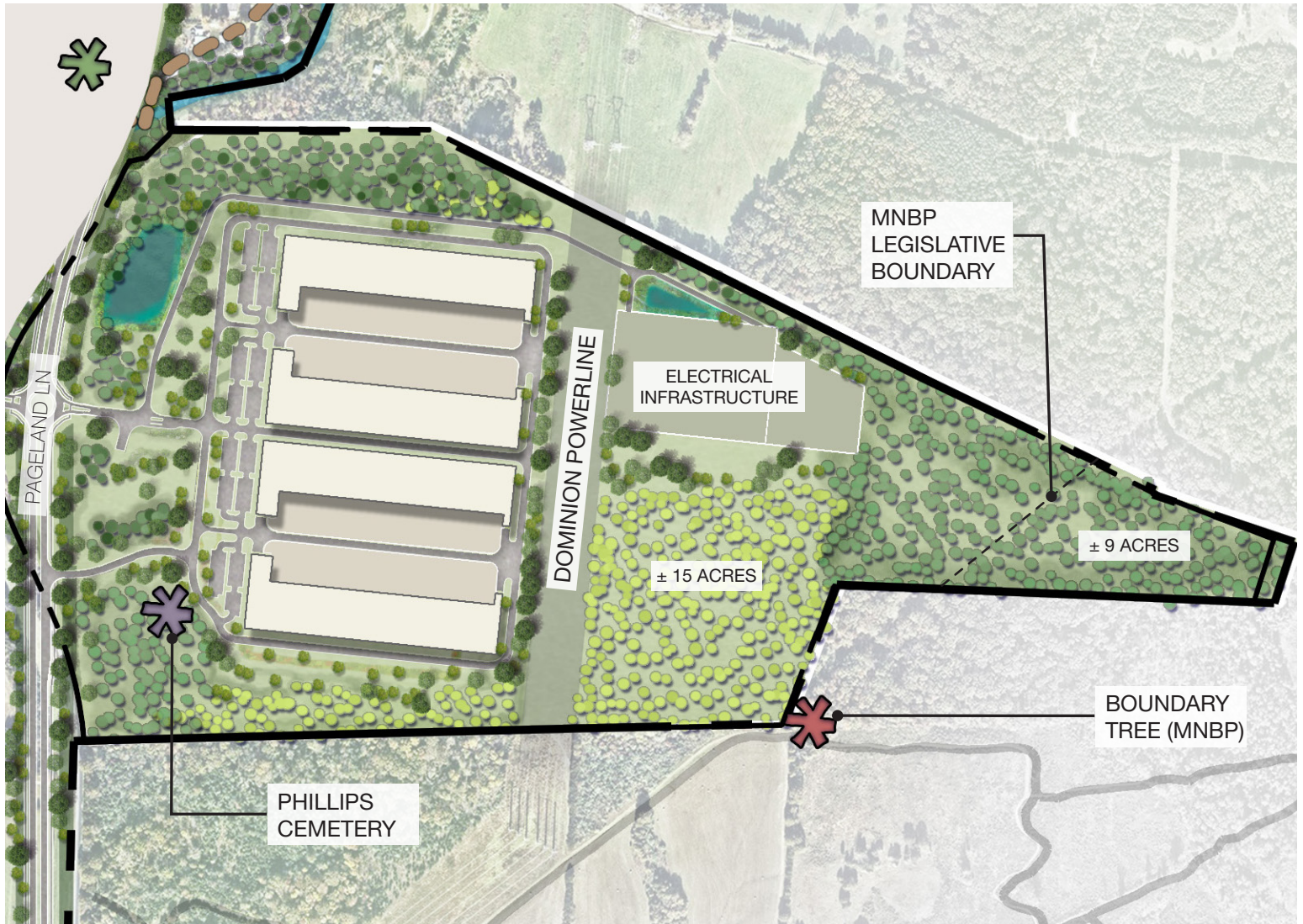


KEY MAP



LANDBAY C
SOUTH

LANDBAY D
SOUTH



TYPICAL LANDBAY QTS REALTY TRUST



NATURAL OPEN SPACE
(TREE PRESERVATION AREAS)



RESTORED OPEN SPACE
(REFORESTATION & BUFFER AREAS)

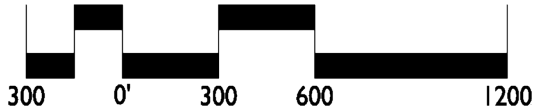


RIPARIAN PROTECTION
AREA



POTENTIAL STORMWATER
MANAGEMENT FACILITIES

SCALE: 1" = 600'



KEY MAP



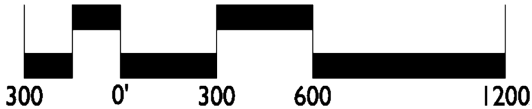
LANDBAY A
NORTH



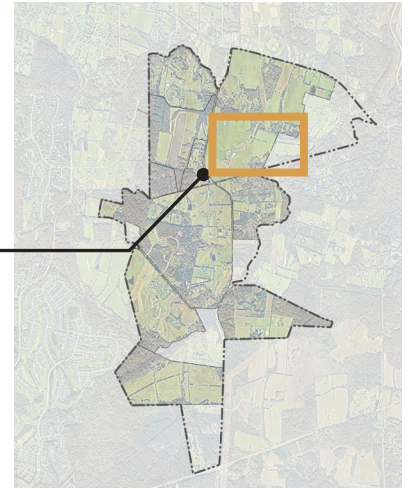
TYPICAL LANDBAY QTS REALTY TRUST

-  NATURAL OPEN SPACE
(TREE PRESERVATION AREAS)
-  RESTORED OPEN SPACE
(REFORESTATION & BUFFER AREAS)
-  RIPARIAN PROTECTION
AREA
-  POTENTIAL STORMWATER
MANAGEMENT FACILITIES

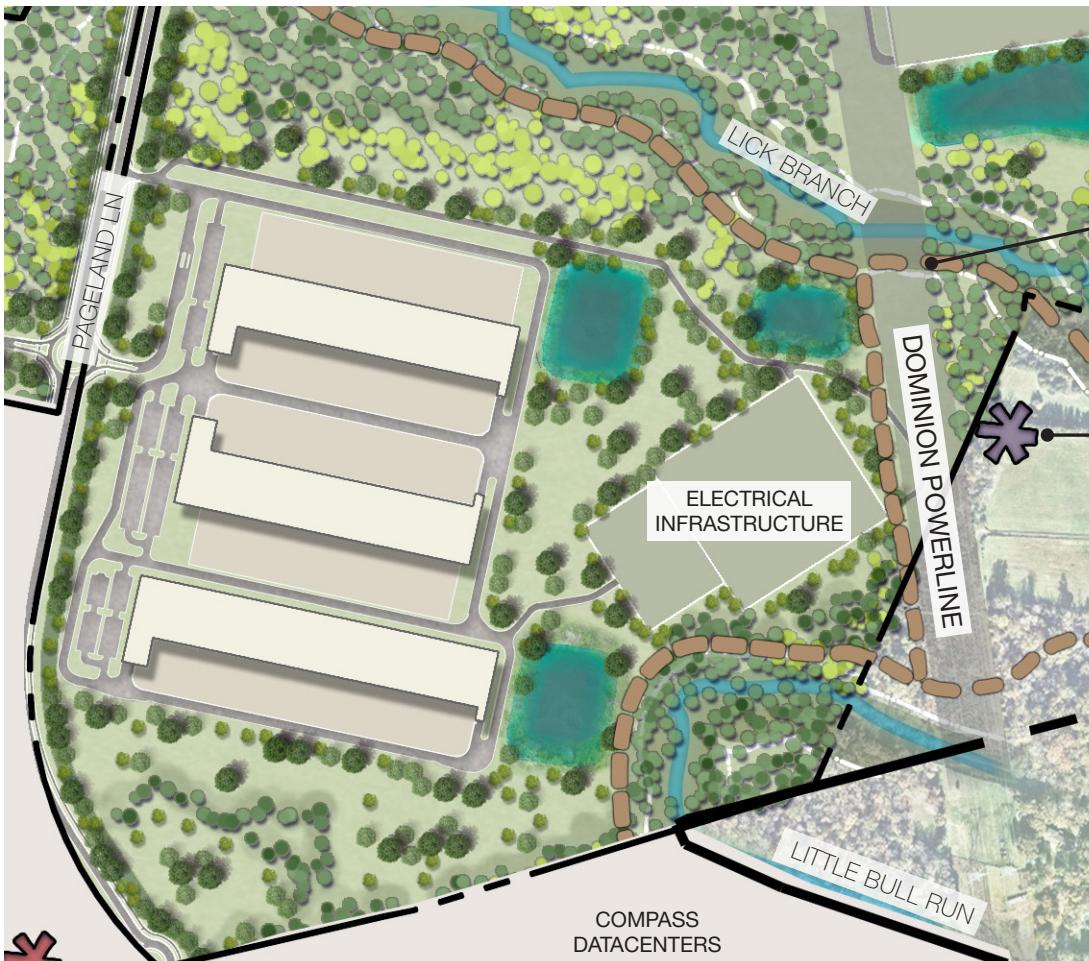
SCALE: 1" = 600'



KEY MAP



LANDBAY B
NORTH



NATURAL
SURFACE TRAIL

MARBLE HILL
CEMETERY

ELECTRICAL
INFRASTRUCTURE

DOMINION POWERLINE

COMPASS
DATACENTERS

LITTLE BULL RUN

TYPICAL LANDBAY

QTS REALTY TRUST



NATURAL OPEN SPACE
(TREE PRESERVATION AREAS)



RESTORED OPEN SPACE
(REFORESTATION & BUFFER AREAS)

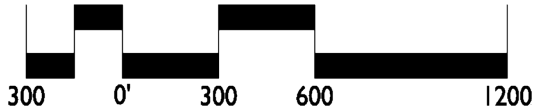


RIPARIAN PROTECTION
AREA



POTENTIAL STORMWATER
MANAGEMENT FACILITIES

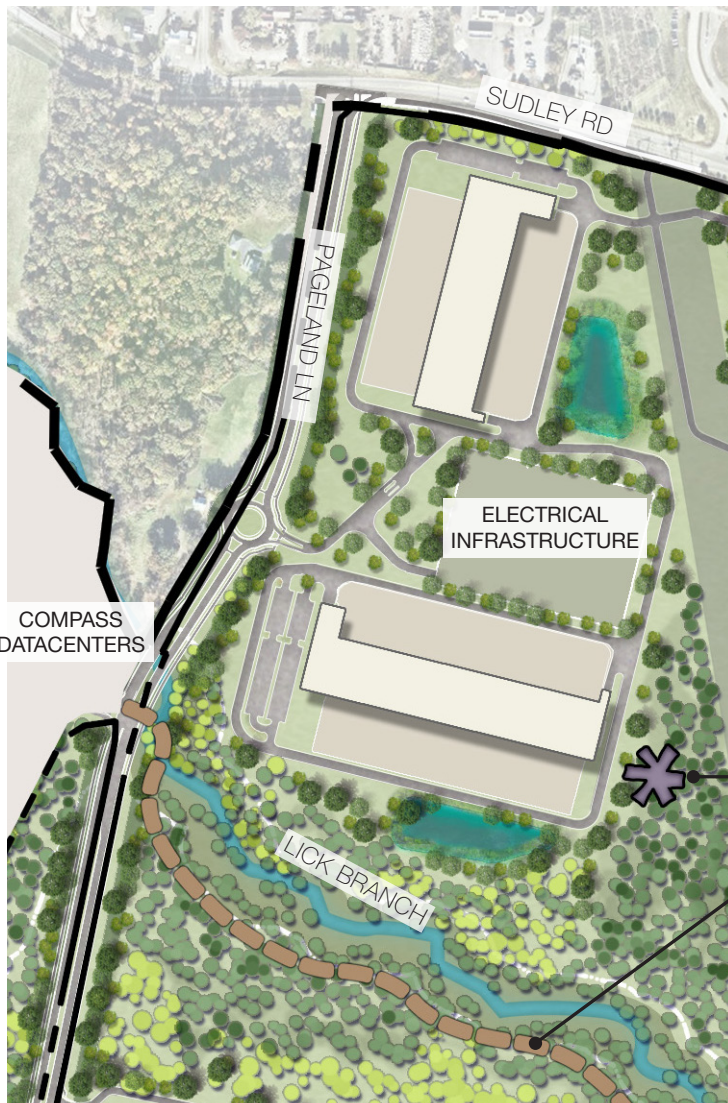
SCALE: 1" = 600'



KEY MAP



LANDBAY C
NORTH



COMPASS
DATACENTERS

ELECTRICAL
INFRASTRUCTURE

LICK BRANCH

DAVIS CEMETERY

NATURAL
SURFACE TRAIL

TYPICAL LANDBAY QTS REALTY TRUST



NATURAL OPEN SPACE
(TREE PRESERVATION AREAS)



RESTORED OPEN SPACE
(REFORESTATION & BUFFER AREAS)

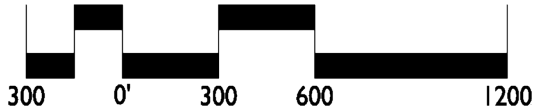


RIPARIAN PROTECTION
AREA

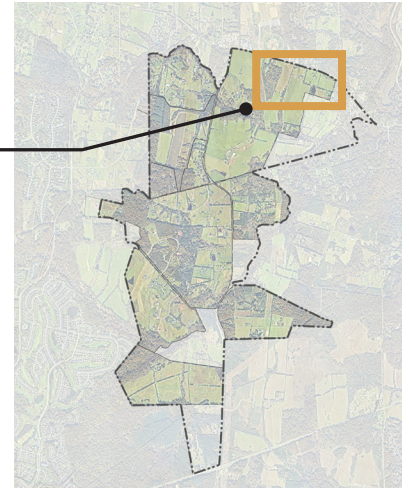


POTENTIAL STORMWATER
MANAGEMENT FACILITIES

SCALE: 1" = 600'



KEY MAP



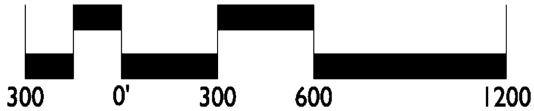
LANDBAY D
NORTH



TYPICAL LANDBAY COMPASS DATACENTERS

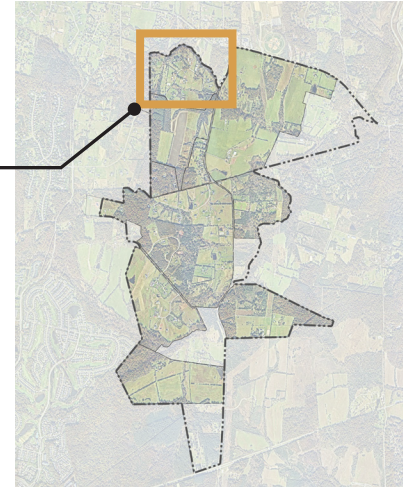
-  NATURAL OPEN SPACE
(TREE PRESERVATION AREAS)
-  RESTORED OPEN SPACE
(REFORESTATION & BUFFER AREAS)
-  RIPARIAN PROTECTION
AREA
-  POTENTIAL STORMWATER
MANAGEMENT FACILITIES

SCALE: 1" = 600'

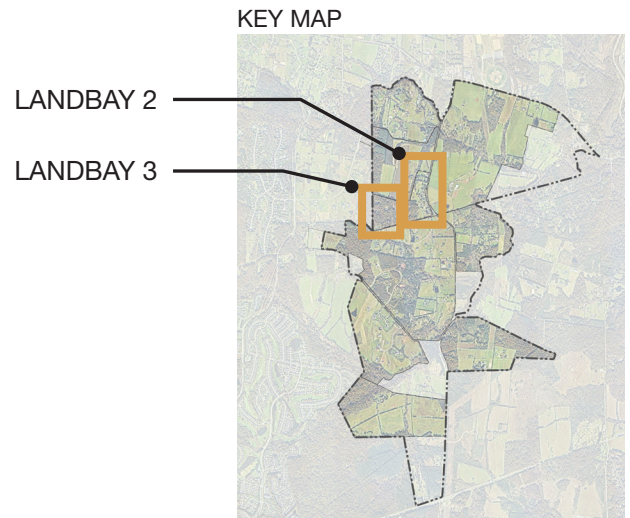
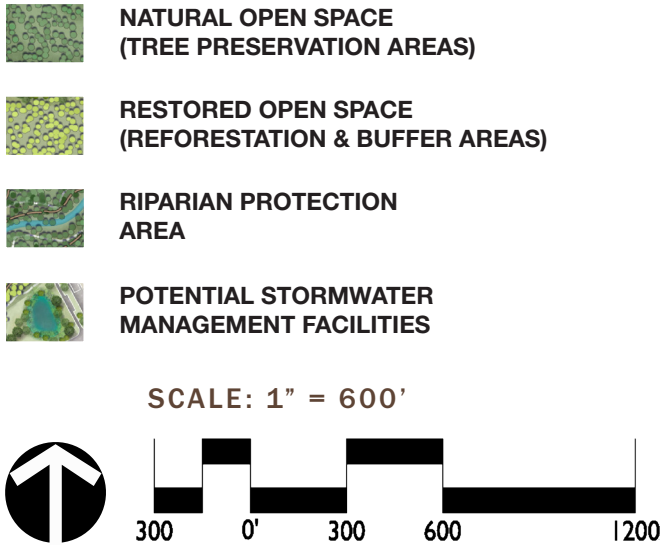


KEY MAP




LANDBAY 1



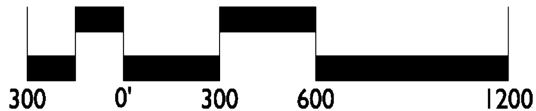
TYPICAL LANDBAY COMPASS DATACENTERS



TYPICAL LANDBAY COMPASS DATACENTERS

-  NATURAL OPEN SPACE
(TREE PRESERVATION AREAS)
-  RESTORED OPEN SPACE
(REFORESTATION & BUFFER AREAS)
-  RIPARIAN PROTECTION
AREA
-  POTENTIAL STORMWATER
MANAGEMENT FACILITIES

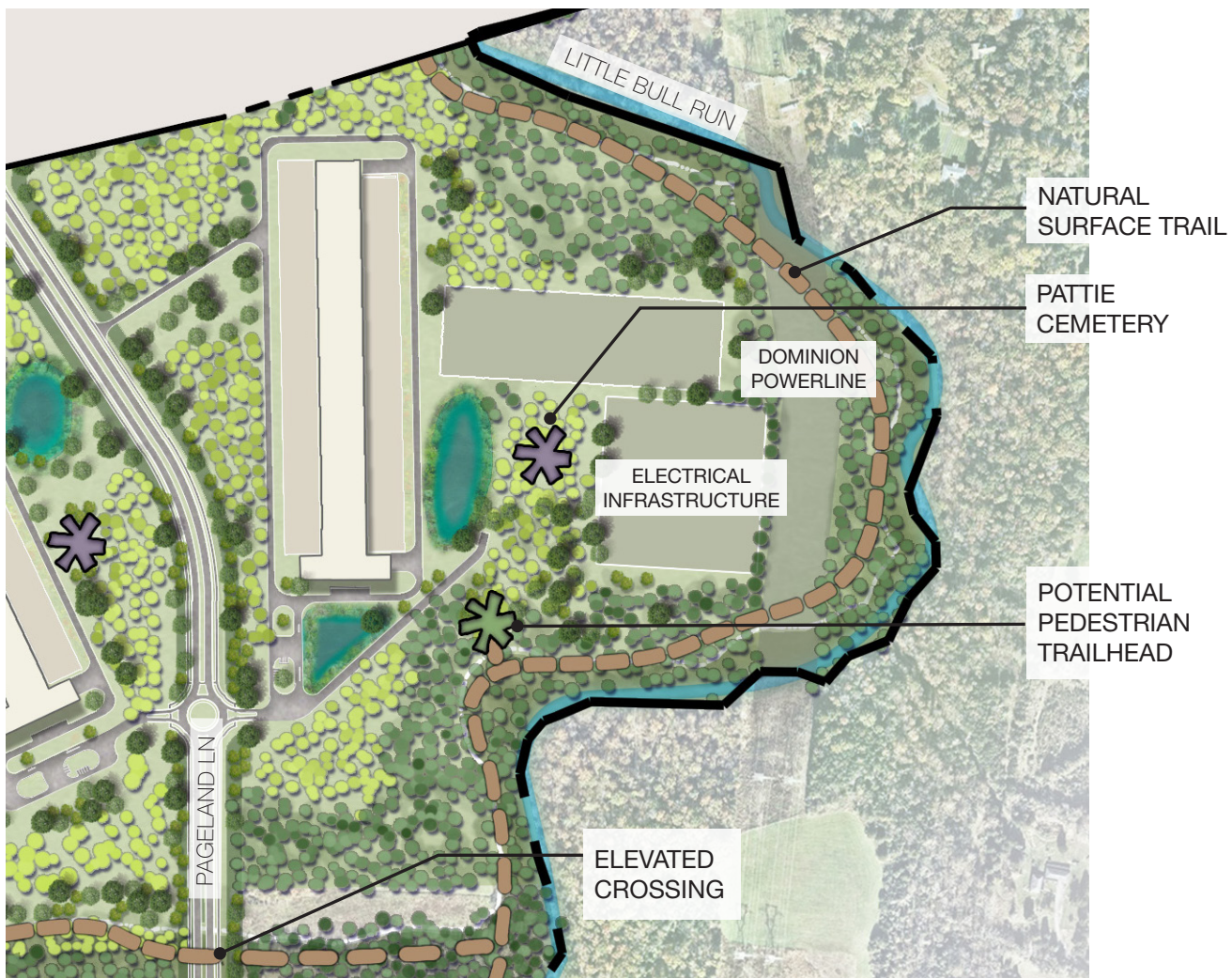
SCALE: 1" = 600'






KEY MAP



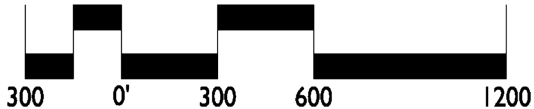
LANDBAY 4



TYPICAL LANDBAY COMPASS DATACENTERS

-  NATURAL OPEN SPACE
(TREE PRESERVATION AREAS)
-  RESTORED OPEN SPACE
(REFORESTATION & BUFFER AREAS)
-  RIPARIAN PROTECTION
AREA
-  POTENTIAL STORMWATER
MANAGEMENT FACILITIES

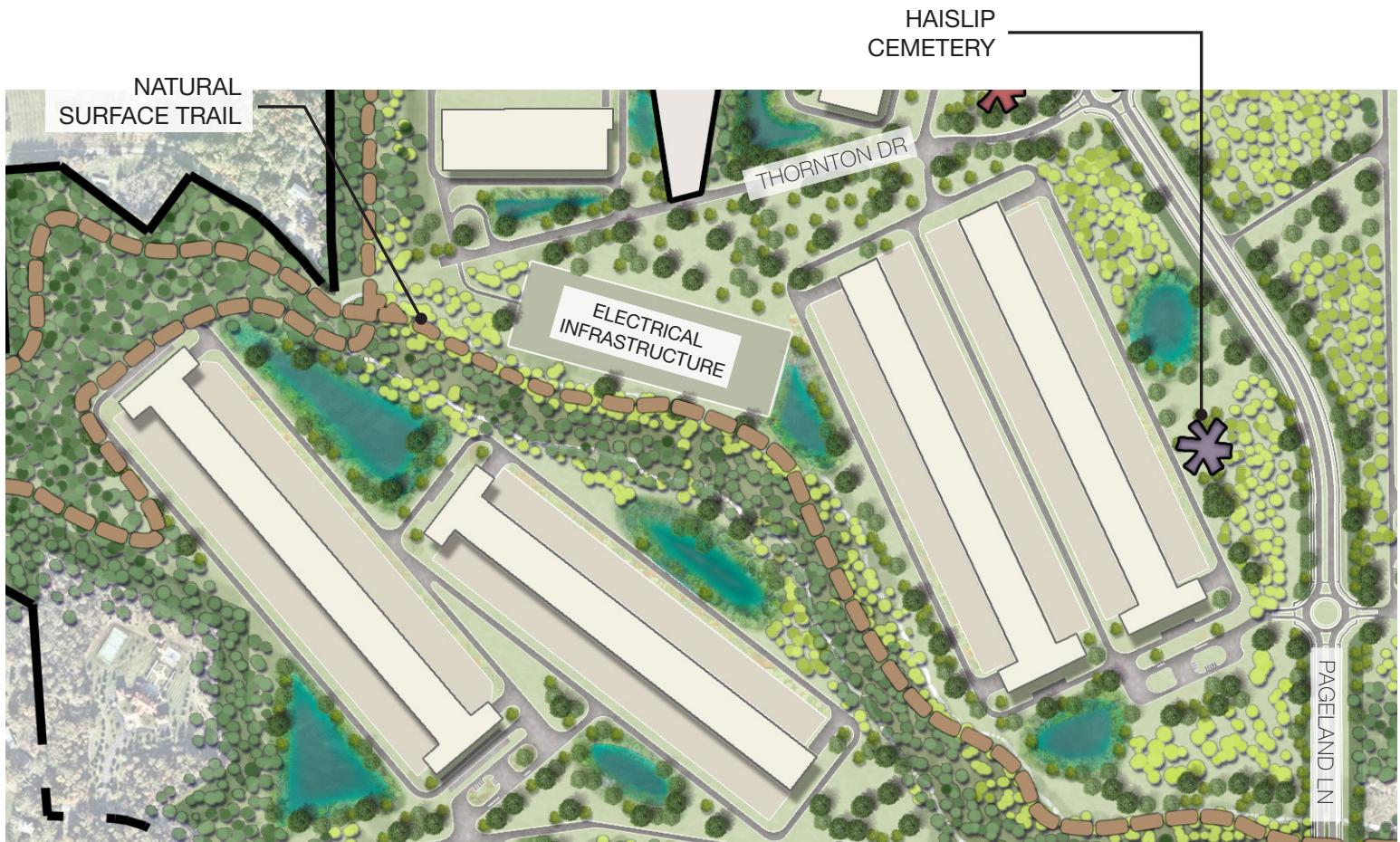
SCALE: 1" = 600'



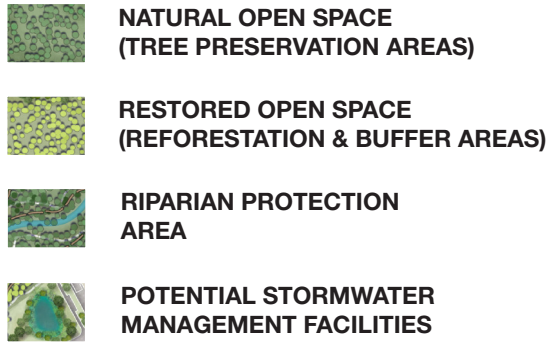
KEY MAP



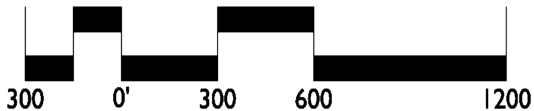
LANDBAY 5
NORTH



TYPICAL LANDBAY COMPASS DATACENTERS



SCALE: 1" = 600'

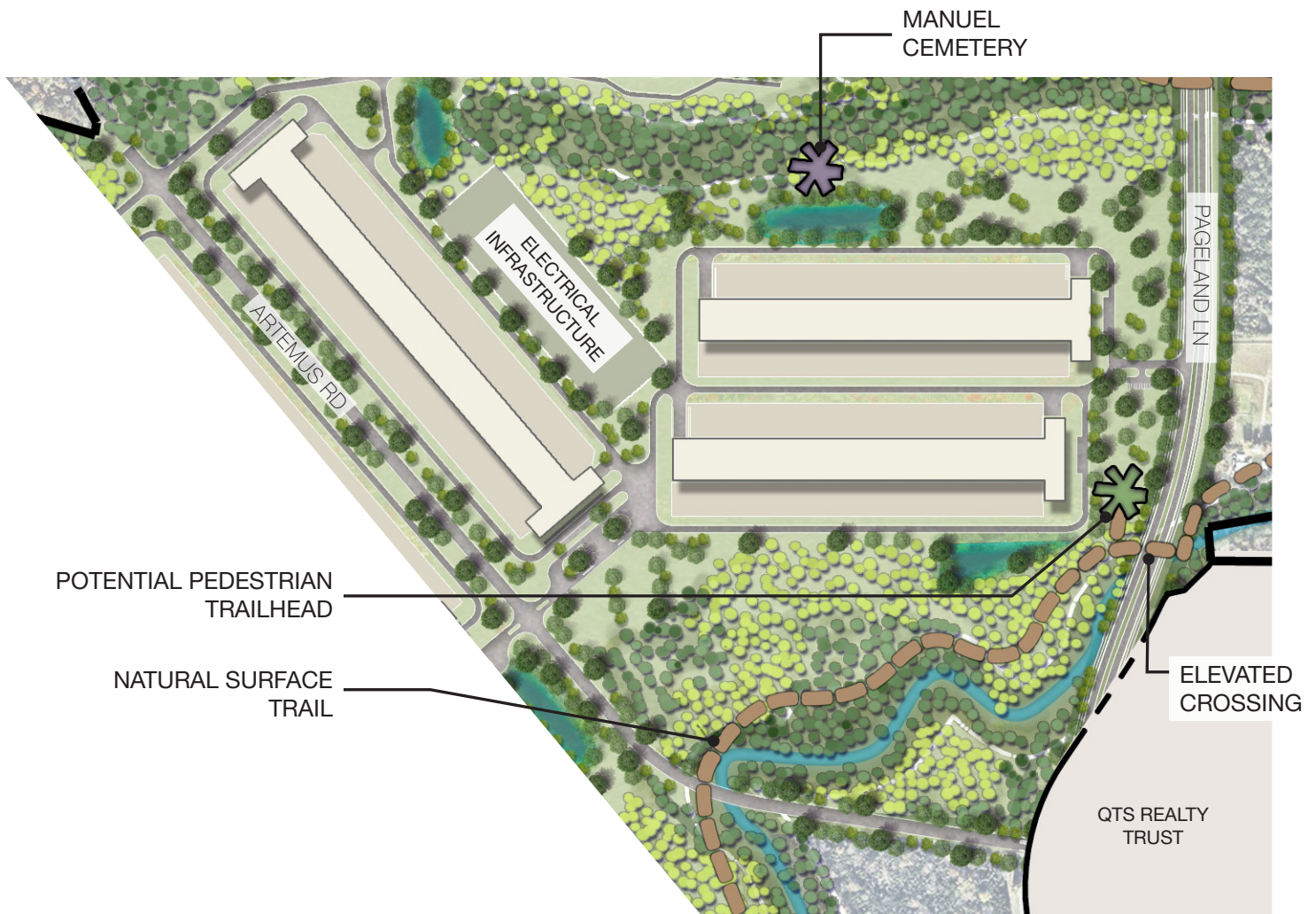


KEY MAP



LANDBAY 5
SOUTH

LANDBAY 7



TYPICAL LANDBAY COMPASS DATACENTERS



**NATURAL OPEN SPACE
(TREE PRESERVATION AREAS)**



**RESTORED OPEN SPACE
(REFORESTATION & BUFFER AREAS)**



**RIPARIAN PROTECTION
AREA**



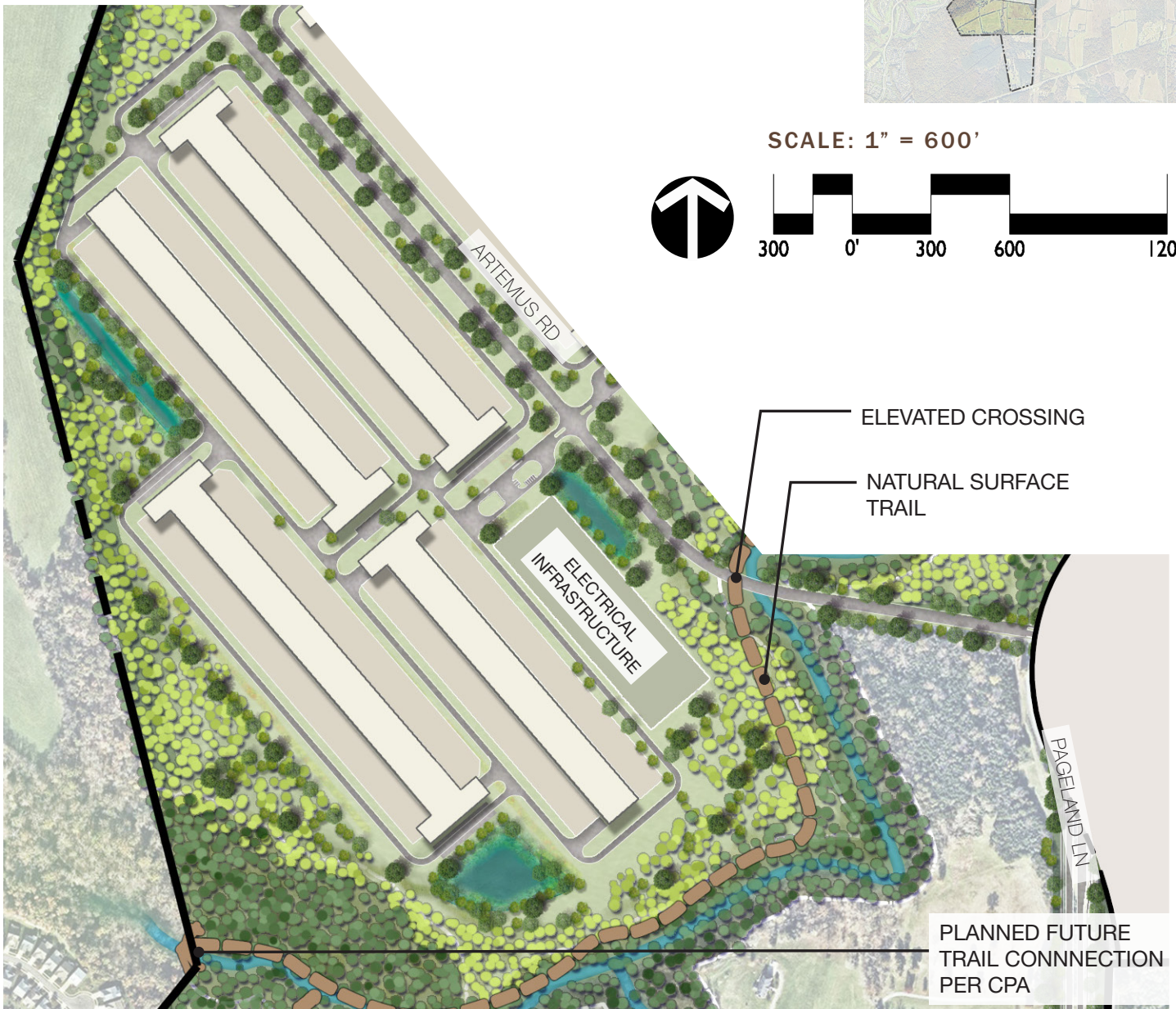
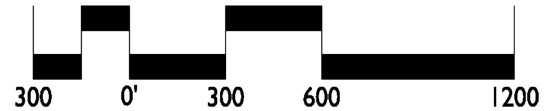
**POTENTIAL STORMWATER
MANAGEMENT FACILITIES**

KEY MAP



LANDBAY 6

SCALE: 1" = 600'



PRINCE WILLIAM DIGITAL GATEWAY

