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November 14, 2019

VIA EMAIL

Ms. Elena Schlossberg
Coalition to Protect PWC

Members of the Prince William County Planning Commission
One County Complex Court
Prince William, Virginia 22192

Re: Gainesville Crossing – REZ #PLN2018-00008

Dear Ms. Schlossberg and Planning Commissioners:

On behalf of my client, I would like to provide you with information about the Gainesville Crossing project that addresses the concerns we have heard. The first concern relates to process. The question is whether a separate special use permit is required in this case. With regard to that concern, the answer is provided by Section 32-404.05 of the Zoning Ordinance. That section addresses waivers and modifications within a Planned Business District and provides that the Board of Supervisors, not the staff, may waive or modify any provision, including permitted uses pursuant to an approved rezoning as part of a rezoning application. Approval of the waiver for the data center has the same effect as approval of a special use permit for the data center. I believe this section was adopted by the Board of Supervisors in order to eliminate the need for multiple applications to be processed at the same time for uses in a Planned Business District (“PBD”).

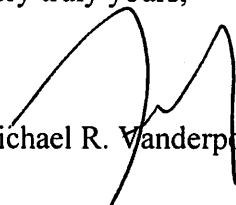
The key here is that the process for approval of the PBD is the same as that for a special use permit, including the submission of an application, review by the staff, public notices, a public hearing before the Planning Commission and a public hearing before the Board of Supervisors. Thus, the same analysis and opportunity for review and comment occurs without the need for multiple applications for a single mixed-use project. It has the added benefit of permitting a review of the project in its entirety rather than in pieces. This process is the same process that has been used repeatedly for other PBD districts as it provides the same level of review and approval by the Board of Supervisors that would occur if a separate special use permit was processed in tandem with the rezoning. In this specific case, the Applicant has proffered the standards that are applicable to Data Centers within the Data Center Overlay District

With regard to the concern about electric service to the proposed project, it is important to note that there are existing high-power lines adjacent to the property and that the new transmission line that has been approved will run across the property frontage. Attached is a letter from

Dominion Energy explaining how they will serve the property using existing infrastructure as well as the planned infrastructure upgrade.

Please do not hesitate to contact me with any additional questions you may have.

Very truly yours,



Michael R. Vanderpool

Attachment

cc: Supervisor Pete Candland
Supervisor Jeanine Lawson
Rebecca Horner
Meika Daus
Russ Gestl
Jonelle Cameron
Jimmy Roembke



November 14, 2019

12551 LEE HIGHWAY LLC
12551 Lee Hwy
Gainesville, VA 20155

Subject: Request for Preliminary Study for Electrical Service- 127 Acre Parcel located at 12551 Lee Hwy Gainesville, VA 20155
GPIN 7497-67-8141

Gentlemen,

Pursuant to your request, Dominion Energy Virginia has performed a preliminary power study to deliver utility electric service to the subject parcel located at 12551 Lee Hwy Gainesville, VA 20155, with up to 300 MVA of utility service at this location. As a public utility, we are obligated to serve all customer power requests and have proudly done so throughout the history of our company.

Our preliminary study indicates Dominion Energy Virginia will be able to serve the first 75 MVA capacity needs from a combination of both existing and planned infrastructure. The delivery of the requested load to the site would be accomplished by using existing infrastructure adjacent to the site and extending facilities onto the site where they would terminate in a new switch and primary meter. The timeline for the first 30 MVA delivery would be 9-12 months (Q1 '21). The next 30 MVA block could be available in an additional 12 months (Q1 '22). The final 15 MVA could be available in an additional 9 months (Q4 '22). Based on current capacity and timelines, this first 75 MVA would likely be sourced out of nearby Gainesville substation. Additionally, Dominion Energy Virginia will be able to serve the future site needs from the planned infrastructure upgrade of the Haymarket transmission extension that will run across this parcel and is currently under construction. The delivery of the additional requested load to the site would be accomplished by the construction of an onsite substation that would be capable of serving 250+ MVA of capacity and fed directly off of the new transmission line where it crosses this parcel. All capacity deliveries are based on all prerequisite documents being executed and payment for associated work being received by Dominion Energy.

Please keep in mind that these timelines are based on very preliminary information, and Dominion Energy will strive to reduce the durations as much as possible as more project information becomes available. It is important to note that this information is based on the existing conditions in what is a very dynamic load area. Therefore, it is subject to change over time. The details of the delivery of service, including specific timing and costs, are based on the receipt of a completed load letter and supporting necessary documentation from the customer.

Dominion Energy is committed to delivering service to the site to support the customer's business objectives and will ensure appropriate resources are available to make this very important project successful.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Blair Pritchard, Jr." with a stylized flourish at the end.

J. Blair Pritchard, Jr.
Dominion Energy Virginia
Economic Development Market Specialist