

Bull Run Civil War Round Table (BRCWRT) Preservation Corner

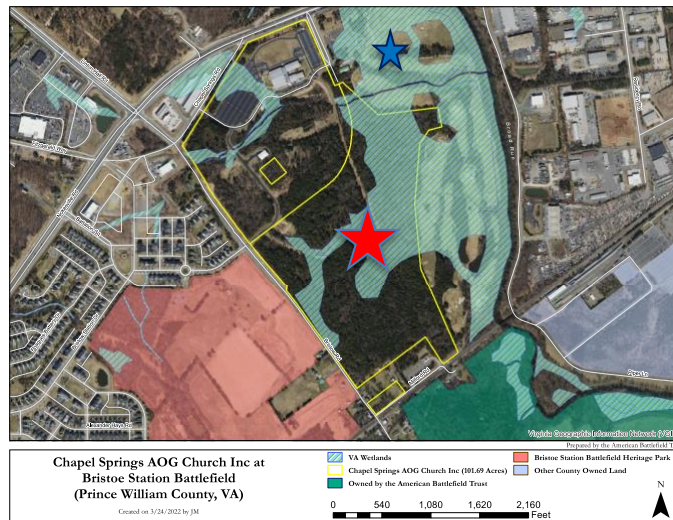
August 22, 2023



Greetings BRCWRT Members and Friends - This edition of *Preservation Corner* includes updates regarding the proposed Manassas Logistics Center development at Chapel Springs and adjacent to Bristoe Station Battlefield Heritage Park, the Prince William Digital Gateway (PWDG) Data Centers currently under consideration within the Manassas Battlefield Historic District and adjacent to Manassas National Battlefield Park (MNBP), the Conner House in Manassas Park, and the Wilderness Crossing development project adjacent to the Wilderness Battlefield in Orange County,

Manassas Logistics Center Proposed Development (Bristoe Station Battlefield Heritage Park, Bristoe Station & Kettle Run Battlefields)

Recall that this proposed project by commercial real estate developer Trammell Crow Company (TCC) and its affiliate Manassas Logistics Land Venture, LLC is located along Bristow Road and adjacent to Bristoe Station Battlefield Heritage Park and to preserved battlefield land owned by the American Battlefield Trust (ABT) (see parcel map, below).



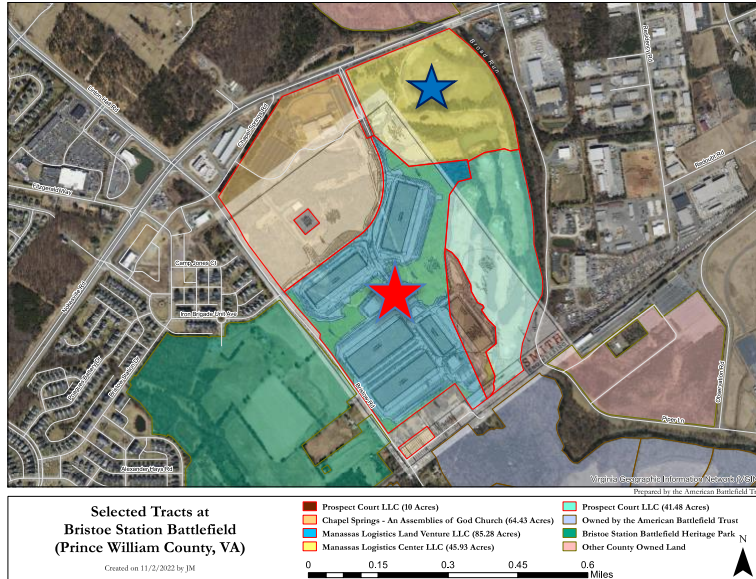
Proposed Project Land, Formerly Chapel Springs Church Property, Adjacent to Bristoe Station Battlefield Heritage Park

The proposed project is Phase II of a developer-proposed Distribution Center where Phase I has been constructed and is in operation on the site of the former Golf Academy adjacent to Nokesville Road (U.S. Rt 28) and immediately south of Broad Run (identified by blue star on the parcel maps). The project plan includes six large warehouse and distribution buildings, similar in style and size to the Phase I structure pictured below, totaling 72,400 square feet and associated parking and loading areas (see depiction, below photograph).

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**Manassas Logistics Center Phase I, Building A
as viewed from Nokesville Road/U.S. Rt 28 (author photograph)**



Manassas Logistics Center Phase II Project Concept Overlaid on Parcel Map

Readers will recall that since the proposed project would directly impact designated wetlands, the U.S. Army Corps of Engineers (USACE) must review and assess the proposed project plan and its impacts on the respective wetlands, and grant (or deny) required permits before the proposed project may proceed. As a federal agency, USACE's involvement with the proposed project triggers the National Historic Preservation Act and its Section 106 provisions that require Federal agencies to consider the effects of their undertakings (in this case the permitting of a project on designated wetlands) on historic

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properties and provide the Advisory Council on Historic Preservation (ACHP) with a reasonable opportunity to comment. In addition, Federal agencies are required to consult with State Historic Preservation Officers and other interested parties to identify historic properties, determine whether and how identified historic properties may be affected, and resolve adverse effects.

USACE initiated Section 106 Review communications with ACHP, the Virginia State Historic Preservation Officer (SHPO) and prospective consulting parties on December 21, 2022. Through two coordination iterations USACE's Section 106 Coordination Form of June 21, 2023, included an extension of the proposed project's Area of Potential Effect (APE) to encompass those portions of the Bristoe Station Battlefield visible from the permit area, and USACE's determination that the project would have direct and indirect adverse effects on Core Areas of the Bristoe Station and Kettle Run Battlefields and a direct adverse effect on documented archaeological sites. As a consulting party, BRCWRT submitted its response on July 11, 2023, concurring with USACE's Adverse Effects Determination to historic properties, specifically the Battlefield Core Areas of the Battles of Kettle Run (August 27, 1862) and Bristoe Station (October 14, 1863), and archaeological site 44PW0971 that includes a civil war campsite, earthwork remnants and soldiers' graves. Our response also noted that the proposed project would have a direct adverse effect on the historic viewsheds to and from the adjacent Battle of Bristoe Station Battlefield Heritage Park and adjacent historic battlefield land currently owned and preserved by the American Battlefield Trust. Other responses with similar comments were submitted by the National Park Service/Manassas National Battlefield Park, Preservation Virginia, the Prince William County Historical Commission, and the Prince William County Planning Office, among others. Many BRCWRT members also submitted, via USACE's Public Notice webpage, individual responses to the Federal Notice for public comments on the proposed Logistics Center development.

Consulting parties are currently awaiting information and implementing guidance for the pending Section 106 Review and for the development of the governing Memorandum of Agreement (MOA).

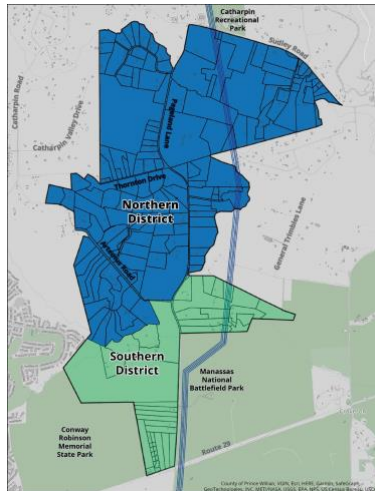
Prince William Digital Gateway (PWDG) Data Centers (Manassas National Battlefield Park and Manassas National Battlefield Historic District)

During their July 11, 2023, meeting the PW Board of County Supervisors (BOCS) rejected, by a 5-3 majority vote, a resolution introduced by Brentsville Supervisor Jeanine Lawson for a moratorium on any land use decisions by the BOCS until after the seating of the new BOCS in January 2024. On July 25, 2023, the BOCS (by a 5-3 majority vote) disapproved a Historical Commission recommendation to initiate the process for potentially establishing Rock Hill Farm, Pageland Farm and land directly south of the Farm and near Manassas National Battlefield Park as County Registered Historic Sites (CHRS).

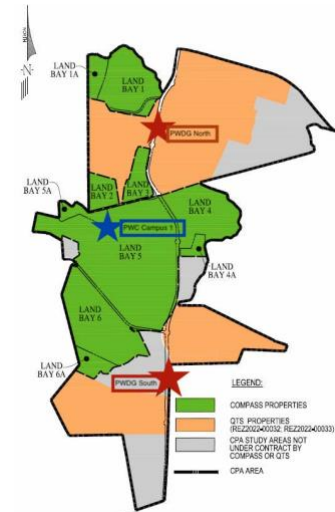
Rezoning applications for three PWDG data center complexes along Pageland Lane - within the Manassas Battlefield Historic District and adjacent to Manassas National Battlefield Park (MNBP) - were submitted to PWC by QTS Realty Trust (Digital Gateway North, Digital Gateway South) and Compass Data Centers (Compass Datacenters Prince William County Campus One) in July 2022.

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PWDC Study Area and Subdistricts Map



PWDC Land Parcels Proposed for Data Centers

Consistent with the back-and-forth coordination and information exchanges inherent in PWC's rezoning application process, each of the rezoning applications are in the midst of their 3rd Submittal, with respective applicants either pending receipt of PWC feedback on their submittal or assessing that feedback and working toward a 4th Submittal. Feedback provided to date highlights significant concerns and additional information requirements or each of the rezoning applications, including (not a complete list):

- Lack of detail or explanation as to how applicant(s) performed the various analyses and assessments within the respective applications (viewshed, noise levels, environmental impacts, power requirements, etc.)
- Project plans that are inconsistent with the governing CPA's Cultural Resource policies and stated proffers with respect to building or infrastructure design and/or physical characteristics (building size and height)
- Absence of specific information required for rezoning applications
- Multiple issues with and questions about viewshed analysis methodology and results with respect to Manassas National Battlefield Park and residential neighborhoods
- Incomplete identification of, and protection/preservation plans for, historical sites including cemeteries, Civil War camps and soldier graves, historic schools and house structures and sites, etc.
- Significant concerns with specific proffer statements and conditions
- Significant issues and questions regarding power requirements, transmission lines and substations
- Significant issues and questions regarding associated water and sewer lines
- Concerns and issues with the amount of natural open space and associated reforestation, buffer, tree save, and landscaping requirements
- Lack of a Construction Impact Mitigation Plan

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At the behest of QTS Realty Trust, PW BOCS Chair Ann Wheeler has tentatively scheduled the QTS rezoning applications for BOCS consideration during its November 21, 2023 meeting. This tentative BOCS action seems very premature given the respective applications are far from final given the significant concerns and issues that have been identified during the on-going rezoning application coordination, review and revision process, and the applications have yet to be considered or reviewed by the PWC Planning Commission.

Conner House (Manassas Park)

On July 19, 2023, the Manassas Park City Council approved, in accordance with Phase 4 of Manassas Park's downtown development plan, a rezoning for five downtown parcels next to the new city hall complex - - clearing the way for two 10-story apartment buildings, parking for nearby stores and a commercial building that comprise Phase 4 of the City Center development plan.

The two apartment buildings - to be built adjacent to the existing seven-story Ardena apartment building and the New Dominion Alternative School - will each feature 200 units, for a total of 450,000 square feet of residential space. The developer, Prince William County-based Aksoylu Properties, will buy five downtown parcels, one of which (the Historic Conner House parcel) is owned by the city. The development will be built in a phased approach, with one apartment building going up at a time with new parking, and the commercial building being constructed last. The time frame for Phase 4 implementation and construction is not known.

Previously conducted meetings in 2021 with the developer, Ahmet Aksoylu, involved discussions on the history of the Conner House, including its Civil War history, and potential options for preserving the Conner House as an amenity, with public access, within the planned apartment complex. The developer expressed interest in preserving the historic structure, but further discussions were put on hold pending implementation of requisite Phase 4 rezoning and parcel acquisitions by the Manassas Park City Council. The PWC Historical Commission and BRCWRT are in the process of scheduling meetings with the developer to further discuss preservation options and hopefully gain a developer decision to preserve the historic Conner House.



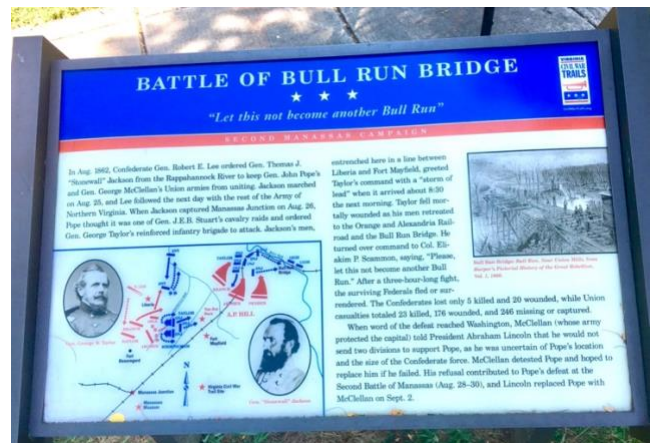
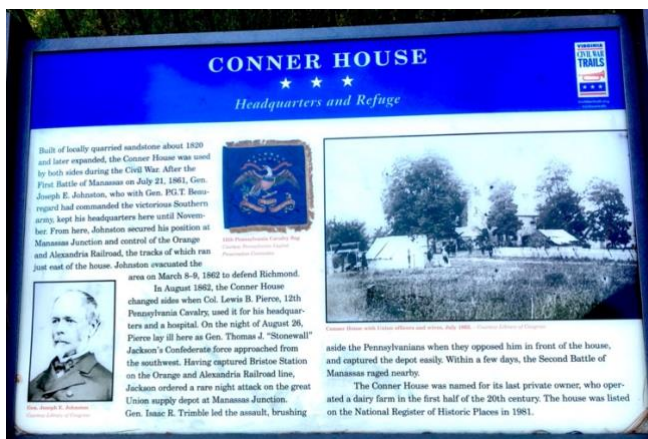
Historic Conner (Duncan) House (author photograph)

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Conner House Historical Significance: The Conner (Duncan) House, located in the vicinity of 8220 Conner Drive, is the only historic structure in the City of Manassas Park. Its known history dates to the 18th century and the earliest settlers in Prince William County (the Hooe family & Mayfield). During the Civil War the house served from July to November 1861 as the headquarters of Confederate General Joseph E. Johnston, at that time the commander of the Confederate Army of the Shenandoah. The house saw service as a field hospital (see Timothy Sullivan's Yellow Hospital photograph, July 1862), and in August 1862 Colonel Lewis B. Pierce, Commander of the 12th Pennsylvania Cavalry, lay in the house while he was ill and used the house as his temporary headquarters (at the time the 12th PA Cav was performing picket duty at Bristoe Station). Following Jackson's raid at Bristoe Station (Aug 26, 1862) and subsequent capture of the lightly guarded Federal supply depot at Manassas Junction, Jackson led the divisions of Major General A.P. Hill and Brigadier General William B. Taliaferro to Manassas Junction on the morning of August 27, 1862, deploying and defeating Federal forces arriving from Centreville on the ground surrounding Liberia plantation and at the Bull Run Railroad Bridge near Union Mills - - with the Conner (Duncan) House sandwiched in-between. The Conner (Duncan) House is one of the few remaining antebellum structures in the Manassas area.



Civil War Trails (CWT) Signs at the Conner (Duncan) House (author photos)

Wilderness Crossing (Wilderness Battlefield)

As previously reported, on May 24, 2023, together with local nonprofit organizations and private citizens, the American Battlefield Trust (ABT) filed a legal challenge in Orange County, Virginia against a mega-development that would blanket a historic landscape with more than 2,600 acres of residential, commercial, and industrial development, including data centers and distribution warehouses. The filing, made in Orange County Circuit Court, identifies a host of substantive and procedural flaws with the development project and the County's approval - flaws that warrant approval invalidation.

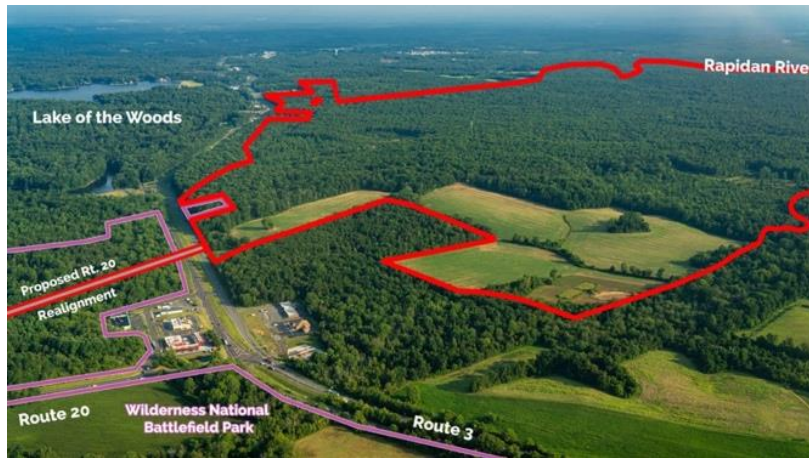
Wilderness Crossing is a 2,600-acre rezoning and proposed development in Orange County near the intersection of Rt. 3 and Rt. 20 adjacent to the Wilderness Battlefield. On April 25, 2023 the Orange

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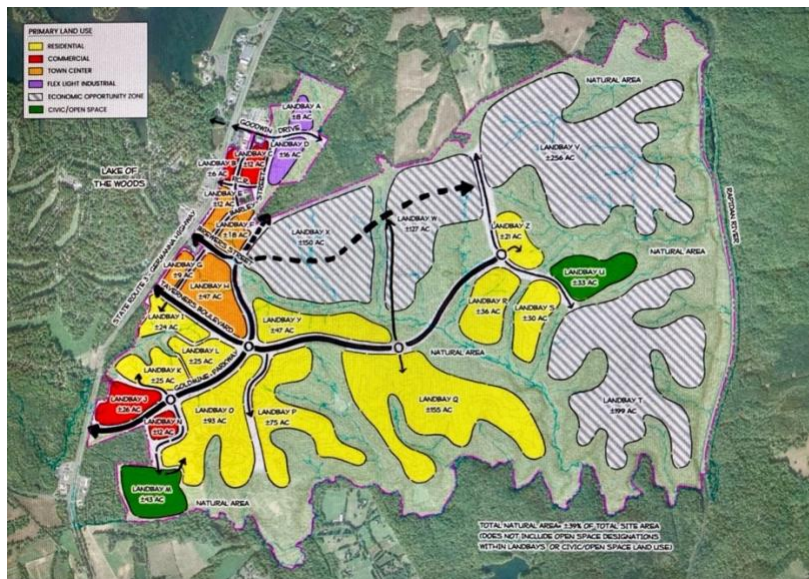


County Board of Supervisors voted 4-1 to approve the rezoning request, paving the way for plans envisioning development on hundreds of acres of forested, undeveloped land directly adjacent to the Wilderness Battlefield for industrial, commercial, and residential uses.



Aerial image of the Wilderness Crossing site across from the Sheetz and McDonald's at the Rt. 3/Rt. 20 intersection in Orange County (Photo by Hugh Kenny, PEC)

Approved despite overwhelming opposition expressed during the public comment hearing and voted on the same evening it first appeared on the Board's agenda, the project could result in up to 5,000 residential units, and more than 800 acres of commercial and industrial development, with as much as 750 acres designated as economic opportunity zones including data centers and distribution warehouses (see diagram, below). The sheer scale of this development plan threatens not only the Wilderness Battlefield, but Chancellorsville as well.



Wilderness Crossing Projected Land Use Designation (American Battlefield Trust)

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BRCWRT members and readers of this article are strongly encouraged to support ABT's legal challenge by urging officials to reconsider "Wilderness Crossing" and/or by making a donation, and may do so at <https://www.battlefields.org/preserve/speak-out/stop-largest-rezoning-orange-county-history>.

Thank you for your continued interest in, and support of, Civil War historic preservation and BRCWRT's preservation projects, actions, and activities.

Blake Myers, BRCWRT Preservation Chair