

**Bull Run Civil War Round Table (BRCWRT) Preservation Corner
November 26, 2022**



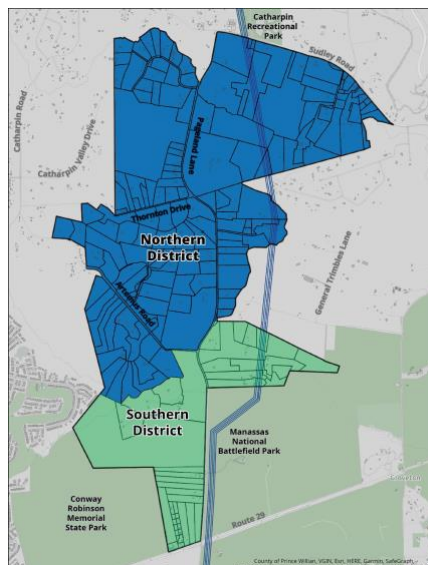
Greetings BRCWRT Members and Friends - This edition of *Preservation Corner* provides a summary of the recent approval of the Prince William (PW) Digital Gateway Comprehensive Plan Amendment (CPA) and the attendant threat to Manassas National Battlefield Park and other historic lands, and an update on pending industrial development on unprotected land that is part of the Bristoe Station Battlefield.

Prince William (PW) Digital Gateway, Comprehensive Plan Amendment #CPA2021-00004 (Manassas National Battlefield Park)

After an all-night Public Hearing conducted November 1-2, 2022, at approximately 9:30 am on November 2, 2022 the PW Board of County Supervisors (BOCS) voted 5-2 to approve the PW Digital Gateway CPA. Supervisors Ann Wheeler (At-Large), Victor Angry (Nabsco), Kenny Boddye (Occoquan), Andrea Bailey (Potomac) and Margaret Franklin (Woodbridge) voted in favor of the CPA. Supervisors Yesli Vega (Coles) and Jeanine Lawson (Brentsville) voted against the CPA. Supervisor Pete Candland (Gainesville) was recused from BOCS discussions and votes on the CPA due to his conflict of interest as a land-owner within the proposed PW Digital Gateway Corridor.

The Public Hearing consisted of a staff presentation on the proposed CPA and a follow-up Supervisor-Staff question and answer session that lasted until approximately 11:00pm, followed by a public comment period from approximately 11:00pm - 8:00am. A total of 254 persons signed up to speak in-person and 137 persons registered to speak virtually during the Public Hearing. Of these, 178 spoke in-person and 61 spoke virtually during the hearing - the rest presumably did not speak due to the length of the hearing and their inability to participate during the latter parts of the all-night hearing.

The CPA Study Area consisted of 194 land parcels and 2,139 acres between U.S. Route 234 and U.S. Route 29 and was divided into two districts in an effort to better target proposed policies and strategies.



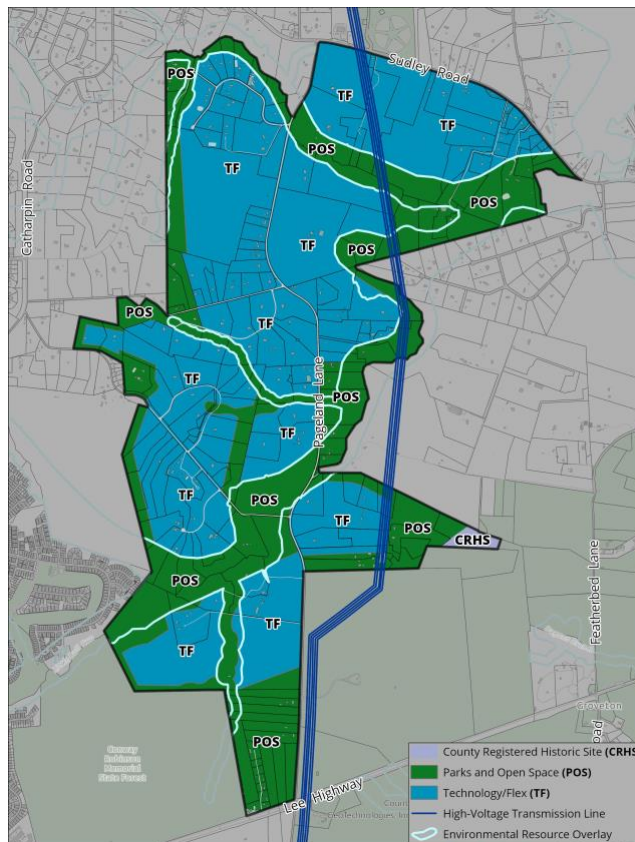
PW Digital Gateway Study Area and Subdistrict Map

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While the CPA addressed many concerns initially raised by PWC residents and historic preservation organizations, it was approved without an assessment of the environmental impacts on the Occoquan and Bull Run watershed and on the Occoquan Reservoir, of the traffic and transportation impacts, and of the impacts of the associated significant increase in electrical power demand within the study area.

Based on concerns raised by historic preservation organizations including the American Battlefield Trust, the Bull Run Civil War Round Table and the PWC Historical Commission, the CPA does include some measures intended to mitigate the adverse impacts of potential data centers on Manassas National Battlefield Park (MNBFP). These measures include land use designation as Parks and Open Space for land where data centers would present the most direct threat to MNBFP (see Land Use Map, below).



PW Digital Gateway Land Use Map

The CPA does not, however, eliminate the threat of adverse impacts of data centers on historic land in the study area or to MNBFP. Historic land parcels in the Southern District, including land designated by the American Battlefield Protection Program (ABPP) as Manassas Battlefield Core and Study Areas retain the TF land use designation with the potential for data center development. This is land where

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American soldiers camped, fought, were treated for battle wounds and disease, died, and were buried before, during and after the 1st and 2nd Battles of Manassas,

The effectiveness of specific measures in the CPA intended to mitigate data center impacts on historic land, sites and viewsheds is questionable. These measures, including setbacks, buffer areas, berms, tree screens and afforestation, and building and lighting restrictions have typically, in practice, failed to effectively mitigate adverse impacts on historic land and property as intended. What may 'look and sound' good on paper has not typically achieved the desired mitigation result.

The existing Dominion Energy transmission line, paralleling Pageland Lane is rated "near or at capacity", and it has finally been acknowledged that any data centers built in the Pageland Land Corridor north of U.S. Route 29 will require new power substations and transmission lines to provide the requisite electrical power. This would significantly increase the electrical power infrastructure in this corridor, with the attendant adverse impacts on MNBP and its historic sites and viewsheds, and on other historic lands in the study area. Likewise, the proposed widening of Pageland Lane as envisioned in the CPA would significantly impact MNBP and other historic lands.

But all is not lost, and while CPA approval changes the respective land use designations for development on land within the study area, it does not change any zoning provisions and it does not approve any data center development. Proposed developments must go through the County's re-zoning process, development plan submission, negotiation, and approval process, etc. - public processes that include opportunities to oppose respective applications and protect the known, and now recognized, historic land, sites and viewsheds within the study area.

The threat to these historic lands, sites and viewsheds remains real - once lost, the historic viewsheds and settings of these lands cannot be recovered or replicated. I am reminded of the lyrics in a song, *Big Yellow Taxi*, written and first performed by Joni Mitchell and later covered by Counting Crows,

"Don't it always seem to go
That you don't know what you've got
Til it's gone
They paved paradise
And put up a parking lot."

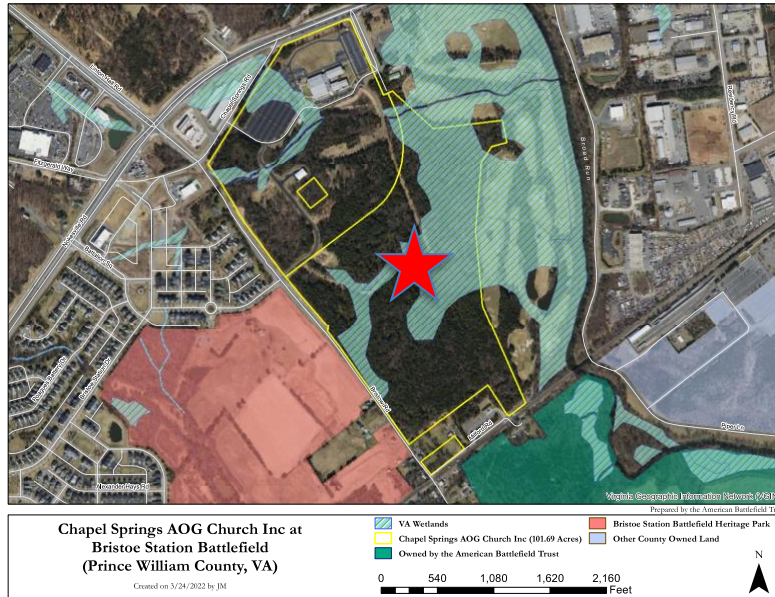
Bristow Industrial Development (Bristoe Station Battlefield)

In August 2022 commercial real estate developer Trammell Crow Company (TCC) and its affiliate Manassas Logistics Land Venture, LLC purchased 85 acres of land from the Chapel Springs Assembly of God Church and its consulting firm Equinox Investments, LLC for a warehousing and logistics development. This currently forested land, located along Bristow Road and adjacent to Bristoe Station

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Battlefield Heritage Park (see map, below), is within the American Battlefield Protection Program (ABPP) designated Core Area of the Battles of Bristoe Station (October 1864) and Kettle Run (August 1862).

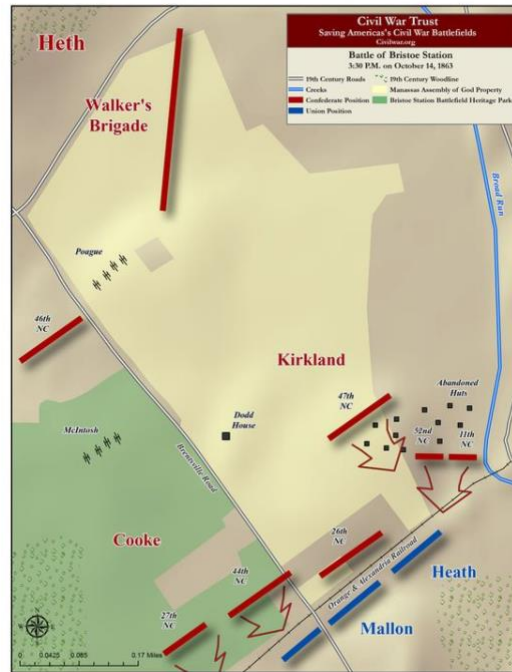


Chapel Springs Assembly of God Church Property at Bristoe Station Battlefield

The documented civil war historical significance of this land includes the following:

- Battle of Bristoe Station Battlefield (October 1864)
 - Includes the Rockbridge Artillery (Poague's Battery) key position from which the Battery shelled federal forces positioned along the Orange and Alexandria Railroad
 - The land over which Brigadier General William Kirkland's NC Brigade (formerly Pettigrew's Brigade) attacked federal forces positioned along the Orange and Alexandria Railroad
- Includes remnants of hut sites indicating the location of a military encampment
- Includes a confirmed site containing military graves/burials
- Ferrero's Division of the U.S. 9th Corps, including two brigades composed of the 19th, 23rd, 27th, 30th, 31st, 39th, and 43rd USCTs, and the 30th Connecticut Colored Infantry camped on this land while guarding the Orange and Alexandria Railroad and the bridge across Broad Run from April to early May, 1864. The division and its USCT brigades departed in early May, 1864 to join the Army of the Potomac near Spotsylvania Courthouse, from where they would participate and fight in the Overland Campaign and in the Battle of the Crater in Petersburg on July 30, 1864.

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Civil War Trust (now American Battlefield Trust) Map - Battle of Bristoe Station

The subject land is zoned M-2, Light Industrial which allows warehousing operations. The developer's initial development concept, which has not been submitted to Prince William County (PWC), envisions the construction of up to six large warehouse and distribution buildings (some 200,000 square feet) and associated parking areas (see Figures 1 & 2, below).

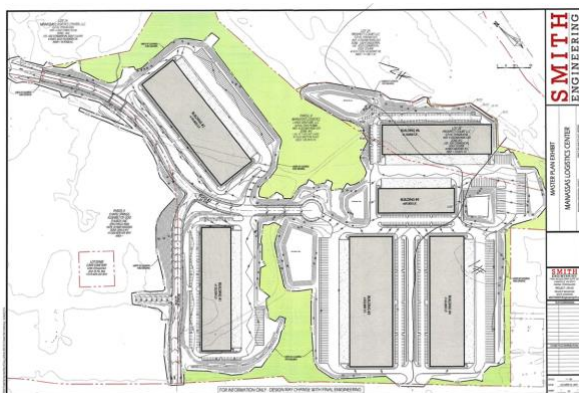


Figure 1 - Initial Development Concept

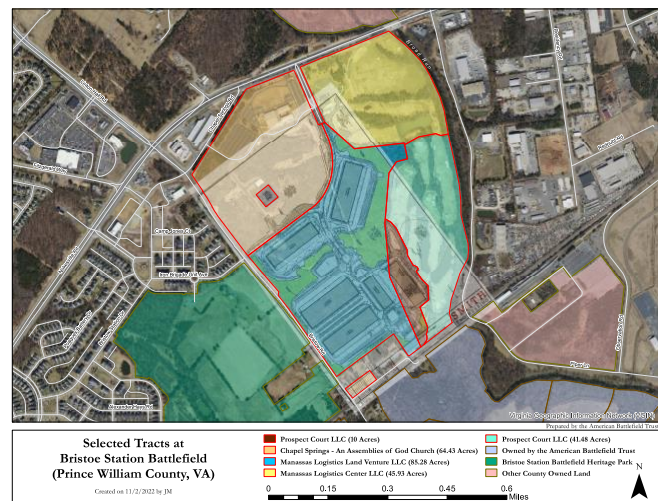


Figure 2 - Initial Development Concept Overlaid on Property Map

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While a warehouse and distribution operations development consistent with this initial concept would likely be approved as it is consistent with current zoning requirements, the BRCWRT is working in concert with the American Battlefield Trust (ABT) and PWC to convince the developer to "carve out" sections of land where some of the historic sites are located, and either donate the land to PWC or sell the land to ABT. The ultimate objective is to incorporate these sites into, or link them with, Bristoe Station Battlefield Heritage Park.

In an October 31, 2022, meeting between the developer and new property owner, Manassas Logistics Land Venture, LLC and Trammel Crow Company, and ABT the developer expressed little interest in parting with any of the land for historic preservation purposes. The developer's initial concept depicts the military graves/burials site as the sole historic site to be 'saved' and is envisioned to be "preserved" in the middle of a parking lot. The developer expressed no interest in selling any of the historic land parcels to ABT.

Much of the land included in the planned development is designated wetlands and will require Army Corps of Engineer permits for the development to proceed as planned. The Corps' permitting process will trigger the National Historic Preservation Act's Section 106 review process which seeks to accommodate historic preservation concerns of consulting parties with the respective undertaking. PWC, ABT and BRCWRT plan to apply for designation as consulting parties in this pending Section 106 review managed by the Virginia Department of Historic Resources. While the review process can be lengthy, it provides a forum and opportunity for negotiations between the developer and concerned parties that can save and preserve historic land and property.

Proposed Amazon Data Center Development (Bristoe Station Battlefield)

Amazon Data Services, Inc. is under contract to purchase six land parcels (approximately 60 acres) along VA Route 28 / Nokesville Road between the Stadler Nurseries and Broad Run and has submitted to PWC a rezoning request and a special use permit request to build a data center complex on this land. The data center plan includes two 110-foot-tall buildings (450,000 square feet each) and an electrical substation covering 3.9 acres, with a 50-foot landscape buffer along the property line and a forested open space area near Broad Run (see figure below).

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Proposed Amazon Data Services, Inc. Data Center Complex, VA Rt 28 / Nokesville Road

This land lies within the American Battlefield Protection Program (ABPP) designated Core Area of the Bristoe Station Battlefield and was included in Prince William County's 2016 Bristoe Station and Kettle Run Battlefields Preservation Study. While not directly impacting Bristoe Station Battlefield Heritage Park, approval of rezoning from M-2 (light industrial) and of a special use permit for the data center complex, combined with the warehouse and logistics centers under and planned for construction on the adjacent properties formerly owned by the Broad Run Golf Academy and Chapel Springs Assembly of God Church, would result in significant adverse impact on the viewsheds to and from historic sites in the Battlefield Park. The BRCWRT continues to work with PWC and ABT to minimize industrial development on this land and to mitigate the adverse impacts of such development on Bristoe Station Battlefield Heritage Park.

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

Blake Myers, BRCWRT Preservation Chair