

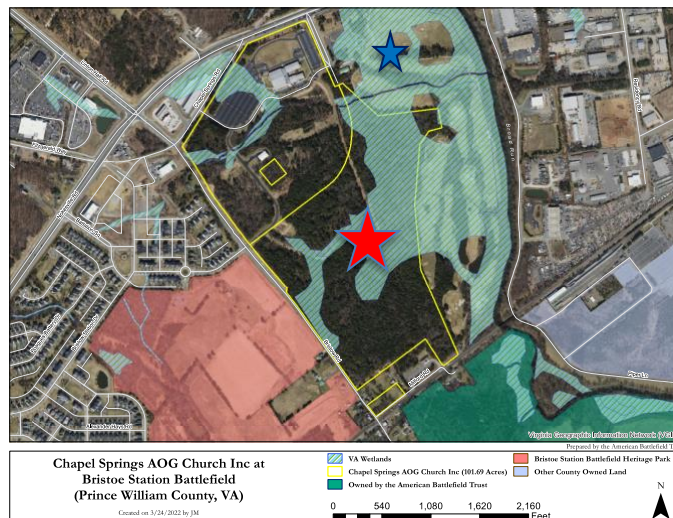
Bull Run Civil War Round Table (BRCWRT) Preservation Corner
September 30, 2023



Greetings BRCWRT Members and Friends - This edition of *Preservation Corner* includes updates on the proposed Manassas Logistics Center development on former Chapel Springs property and adjacent to Bristoe Station Battlefield Heritage Park, the Prince William Digital Gateway (PWDG) Data Center proposals currently under consideration, and the proposed Wilderness Crossing development.

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

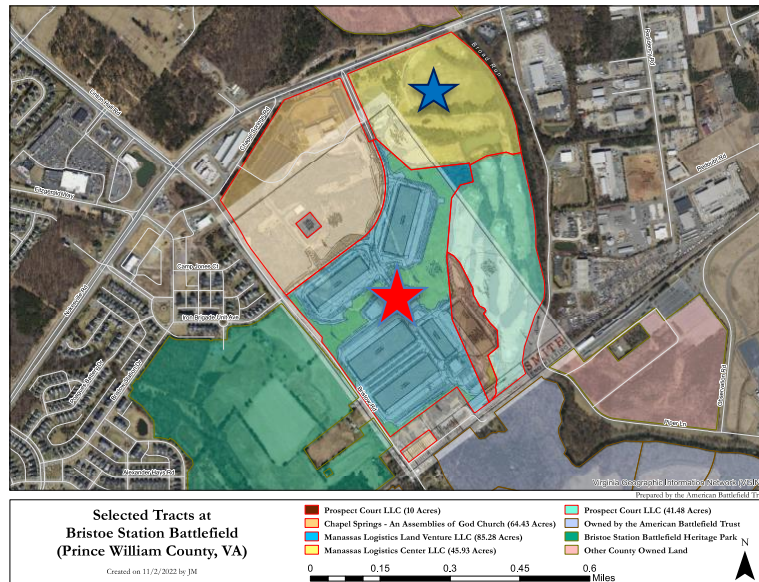
This industrial project, proposed by commercial real estate developer Trammell Crow Company (TCC) and its affiliate Manassas Logistics Land Venture, LLC, is located along Bristow Road and directly adjacent to Bristoe Station Battlefield Heritage Park and to preserved battlefield land owned by the American 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, totaling 72,400 square feet and associated parking and loading areas (see depiction, below).

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Manassas Logistics Center Phase II Project Concept Overlaid on Parcel Map

The National Historic Preservation Act, Section 106 Review of this project, being conducted under the purview of the U.S. Army Corps of Engineers (USACE), began in December 2022 with preliminary coordination by USACE with potential consulting parties concerning the scope and potential effects of the proposed project. 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 known and documented archaeological sites.

As a designated consulting party BRCWRT concurred 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. BRCWRT's input 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.

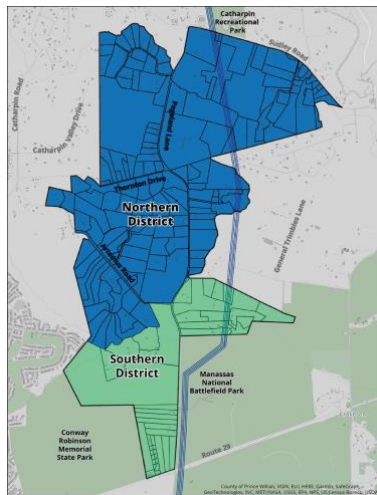
USACE has scheduled a Consulting Party meeting for Thursday, October 5, 2023. This virtual meeting will be the first meeting of consulting parties in this Section 106 Review and, as no meeting agenda or pre-meeting materials have been provided to date, it may be primarily an organizational meeting to review and discuss the review process and timeline and the development of the governing Memorandum of Agreement (MOA).

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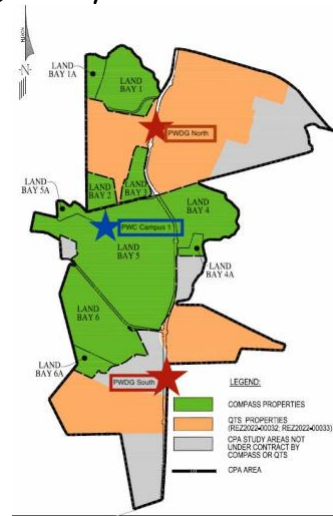


Prince William Digital Gateway (PWDG) Data Centers (Manassas National Battlefield Park and Manassas National Battlefield Historic District)

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.



PWDG Study Area and Subdistricts Map



PWDG Land Parcels Proposed for Data Centers

Based on a request from QTS Realty Trust, Prince William (PW) Board of County Supervisors (BOCS) Chair Ann Wheeler has scheduled the three rezoning applications for BOCS consideration and action during its December 12, 2023, meeting - the final meeting of the current Board prior to the seating of the new Board based on November 2023 election results. PW BOCS action on these applications is premature given the significant concerns and issues that have been identified during the on-going rezoning application review, coordination, and revision process. Consistent with the coordination and information exchanges inherent in PWC's rezoning application process and the complications inherent in potentially rezoning an area formerly zoned as Agricultural for Industrial use, QTS and Compass have submitted, or are in the process of submitting their respective 4th Submissions in response to PW County staff feedback and requests for additional information.

From a historic preservation perspective, the proposed data centers and the new infrastructure that would be required for their operation, including power transmission lines, power substations, sewer and water lines, and storm water management infrastructure, would have highly significant adverse effects on the historic viewsheds to and from Manassas National Battlefield Park (MNBP) and its historic sites. Additionally, the noise levels generated by data center operations and, when used, backup generator(s) operations would have significant adverse effects on the visitor experience at MNBP.

For those interested in attending BOCS meeting(s) and sharing their concerns with the proposed PW Digital Gateway Data Centers during Public Comment time, currently scheduled BOCS meetings are on

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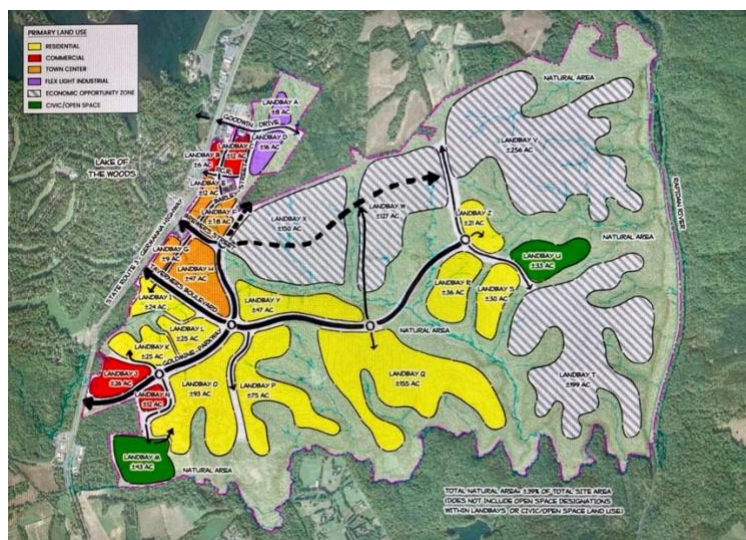


October 10 and Oct 24 at 2:00 PM & 7:30 PM, Nov 28 at 2:00 PM & 7:30 PM, Dec 5 at 2:00 PM & 7:30 PM, and Oct 12 at 2:00 PM.

In a related item, The HOA Roundtable of Northern Virginia (HOA Roundtable) in partnership with the Loudoun Coalition of Homeowners and Condominium Associations (LCHCA) and Protect Fauquier have developed recommended design and construction standards for data center facilities. These standards were developed to be shared with, and inform land use decisions by, local governing bodies. The recommended standards seek to collectively avoid, eliminate, or mitigate unacceptable adverse impacts of data centers on nearby residential communities, schools, and parks, and to positively influence land use decisions that directly affect residential quality of life, including environmental protection, historic preservation, and sustainable economic activity. This is the only attempt I know of to provide a viable, comprehensive set of standards for data center design, siting, screening, and landscaping, power infrastructure, environmental impacts, viewshed and aesthetics, and decommissioning - critical aspects that are applicable to any land use decision involving data centers. Interested persons may contact me (jb11thva@cox.net) for a digital copy of this document.

Wilderness Crossing (Wilderness Battlefield)

The development threat to the Wilderness Battlefield posed by the Wilderness Crossing rezoning and proposed development approved by the Orange County Board of Supervisors on April 25, 2023 remains. This 2,600-acre development near the intersection of Rt. 3 and Rt. 20 adjacent to the Wilderness Battlefield and across from Lake of the Woods was approved despite overwhelming public opposition. The project is the largest rezoning in Orange County history. All told, it 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 that could be developed as data centers and distribution warehouses (see diagram, below).



Wilderness Crossing Projected Land Use Designation (American Battlefield Trust)

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The plan also advances a long-envisioned realignment of the Route 3 and Route 20 interchange on the border with Spotsylvania County, which would have further detrimental impacts on the Wilderness Battlefield, including battlefield core lands owned by ABT and other conservation organizations, as well as the adjacent Fredericksburg and Spotsylvania National Military Park.

The American Battlefield Trust's legal challenge to overturn the Board of Supervisor's rezoning approval is ongoing. BRCWRT members and readers are strongly encouraged to support ABT's legal challenge by urging officials to reconsider "Wilderness Crossing" and/or 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