



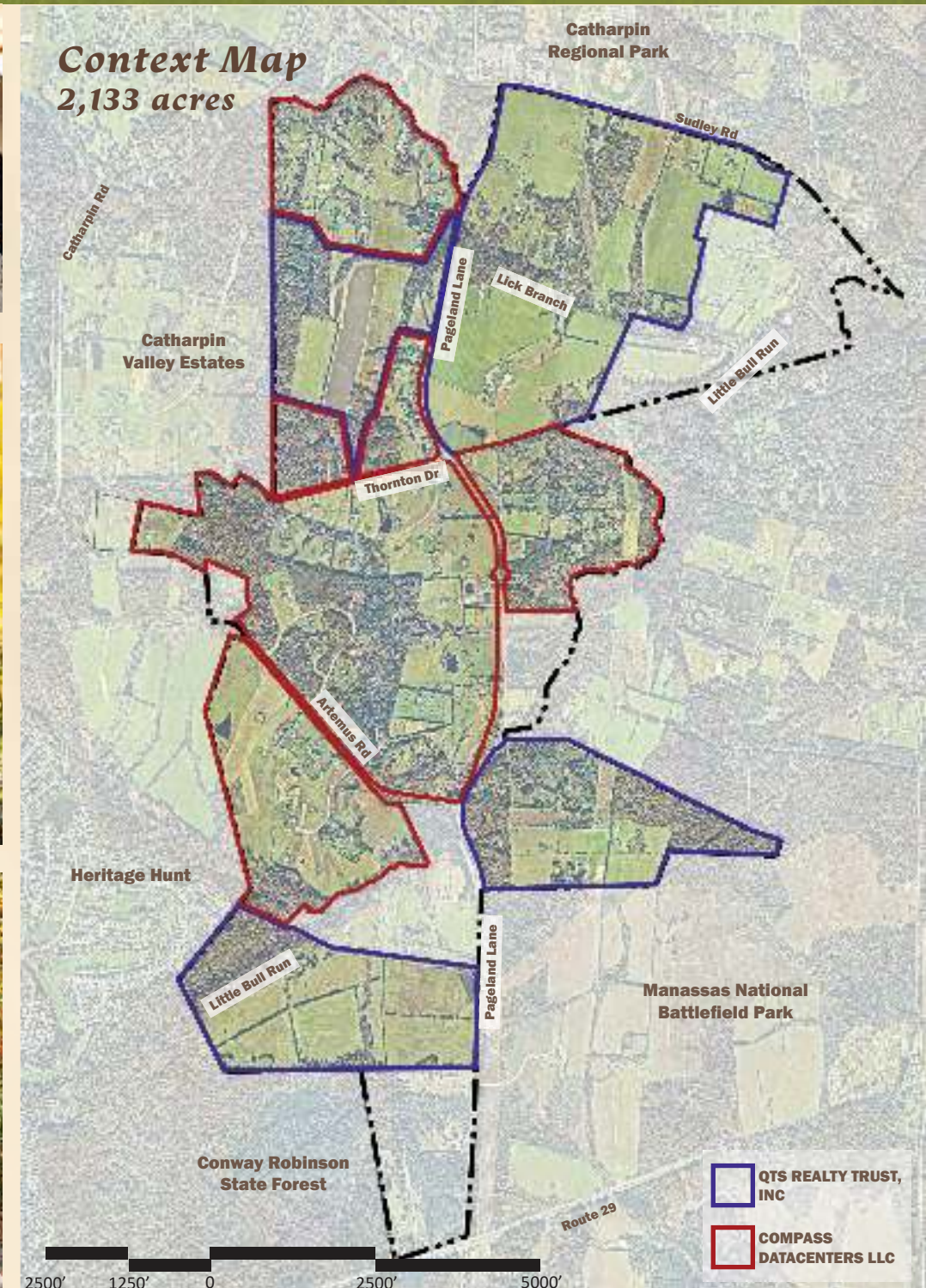
# PRINCE WILLIAM DIGITAL GATEWAY

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

LandDesign  
CREATING PLACES  
THAT MATTER.



# PRINCE WILLIAM DIGITAL GATEWAY





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**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 PW 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 Gateway. 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.



1

**Catharpin Regional Park**



2

**Power Line Corridor**



3

**Thornton School Archaeology Site**



4

**Pageland Lane**



5

**Boundary Tree**



6

**Manassas National Battlefield Park**



7

**Existing Ridgeline**



8

Source: PWC Government

**Unfinished Railroad**



9

**Conway Robinson State Forest**






10

**Gainsville Crossing Data Center Campus**

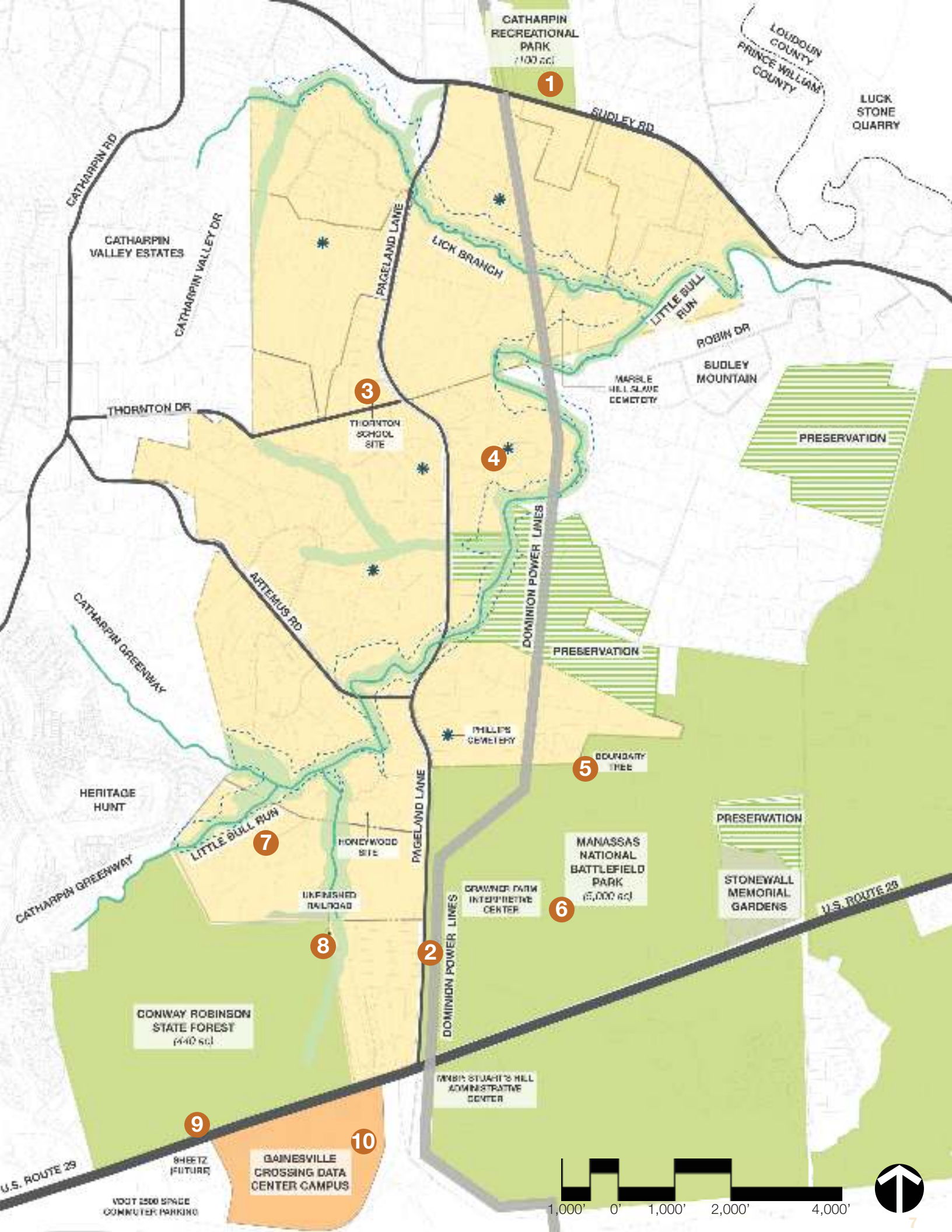
Source: Corscale

### 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)

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

ARTEMUS RD

CATHARPIN GREENWAY

HERITAGE HUNT

CATHARPIN GREENWAY

LITTLE BULL RUN

7

HONEYWOOD SITE

PAGELAND LANE

PHILLIS CEMETERY

5

BOUNDARY TREE

PRESERVATION

STONEWALL MEMORIAL GARDENS

U.S. ROUTE 29

MANASSAS NATIONAL BATTLEFIELD PARK (6,000 ac)

6

CRAWFORD FARM INTERPRETIVE CENTER

8

UNFINISHED RAILROAD

2

DOMINION POWER LINES

CONWAY ROBINSON STATE FOREST (640 ac)

9

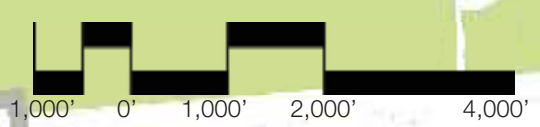
SHEETZ (FUTURE)

VOGT 2500 SPACE COMPUTER PARKING

GAINESVILLE CROSSING DATA CENTER CAMPUS

10

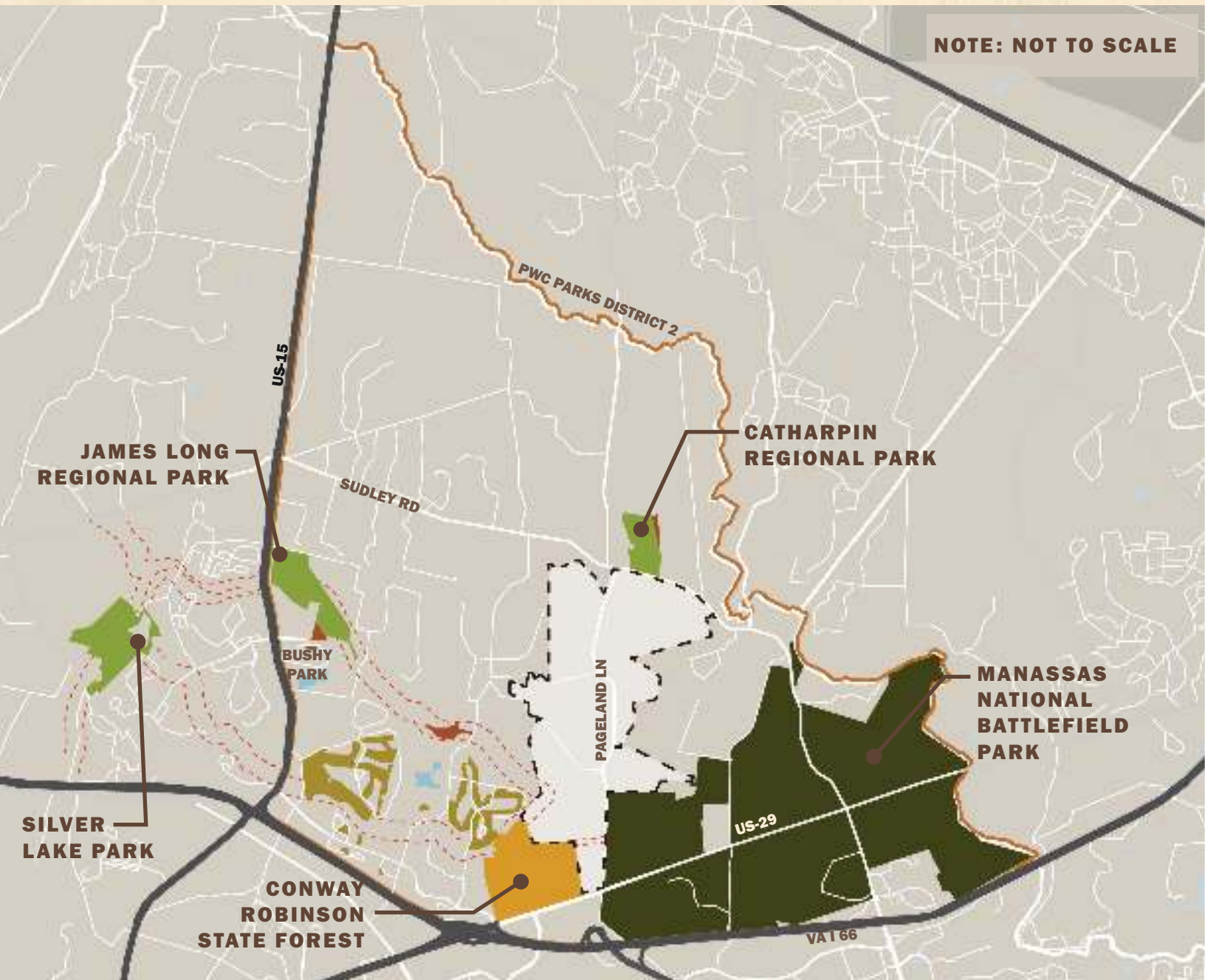
WINN STUART'S HILL ADMINISTRATIVE CENTER



# 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**



## ***PW Digital Gateway Open Space System***

The PW 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.



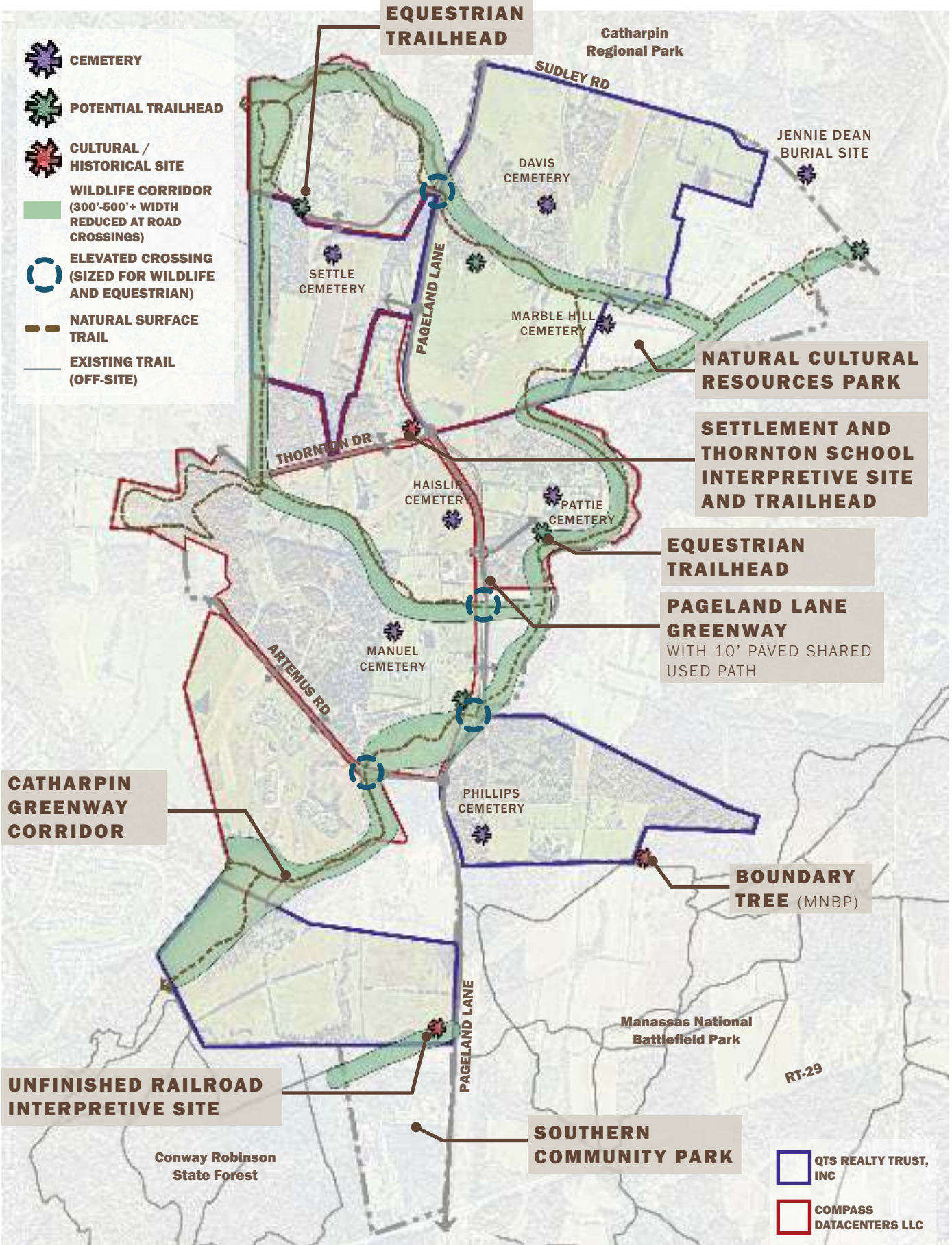
# OPEN SPACE PROGRAM

## *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.







- CEMETERY
- POTENTIAL TRAILHEAD
- CULTURAL / HISTORICAL SITE
- WILDLIFE CORRIDOR (300'-500'+ WIDTH REDUCED AT ROAD CROSSINGS)
- ELEVATED CROSSING (SIZED FOR WILDLIFE AND EQUESTRIAN)
- NATURAL SURFACE TRAIL
- EXISTING TRAIL (OFF-SITE)

**EQUESTRIAN TRAILHEAD**

Catharpin Regional Park

SUDLEY RD

JENNIE DEAN BURIAL SITE

DAVIS CEMETERY

SETTLE CEMETERY

PAGELAND LANE

MARBLE HILL CEMETERY

**NATURAL CULTURAL RESOURCES PARK**

THORNTON DR

**SETTLEMENT AND THORNTON SCHOOL INTERPRETIVE SITE AND TRAILHEAD**

HASILIR CEMETERY

PATTIE CEMETERY

**EQUESTRIAN TRAILHEAD**

**PAGELAND LANE GREENWAY**  
WITH 10' PAVED SHARED USED PATH

MANUEL CEMETERY

ARTEMUS RD

**CATHARPIN GREENWAY CORRIDOR**

PHILLIPS CEMETERY

**BOUNDARY TREE (MNBP)**

Manassas National Battlefield Park

RT-29

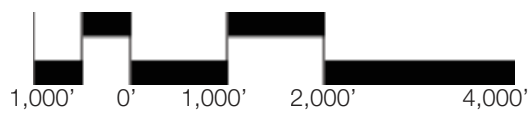
**UNFINISHED RAILROAD INTERPRETIVE SITE**

Conway Robinson State Forest

**SOUTHERN COMMUNITY PARK**

QTS REALTY TRUST, INC

COMPASS DATACENTERS LLC





# 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.



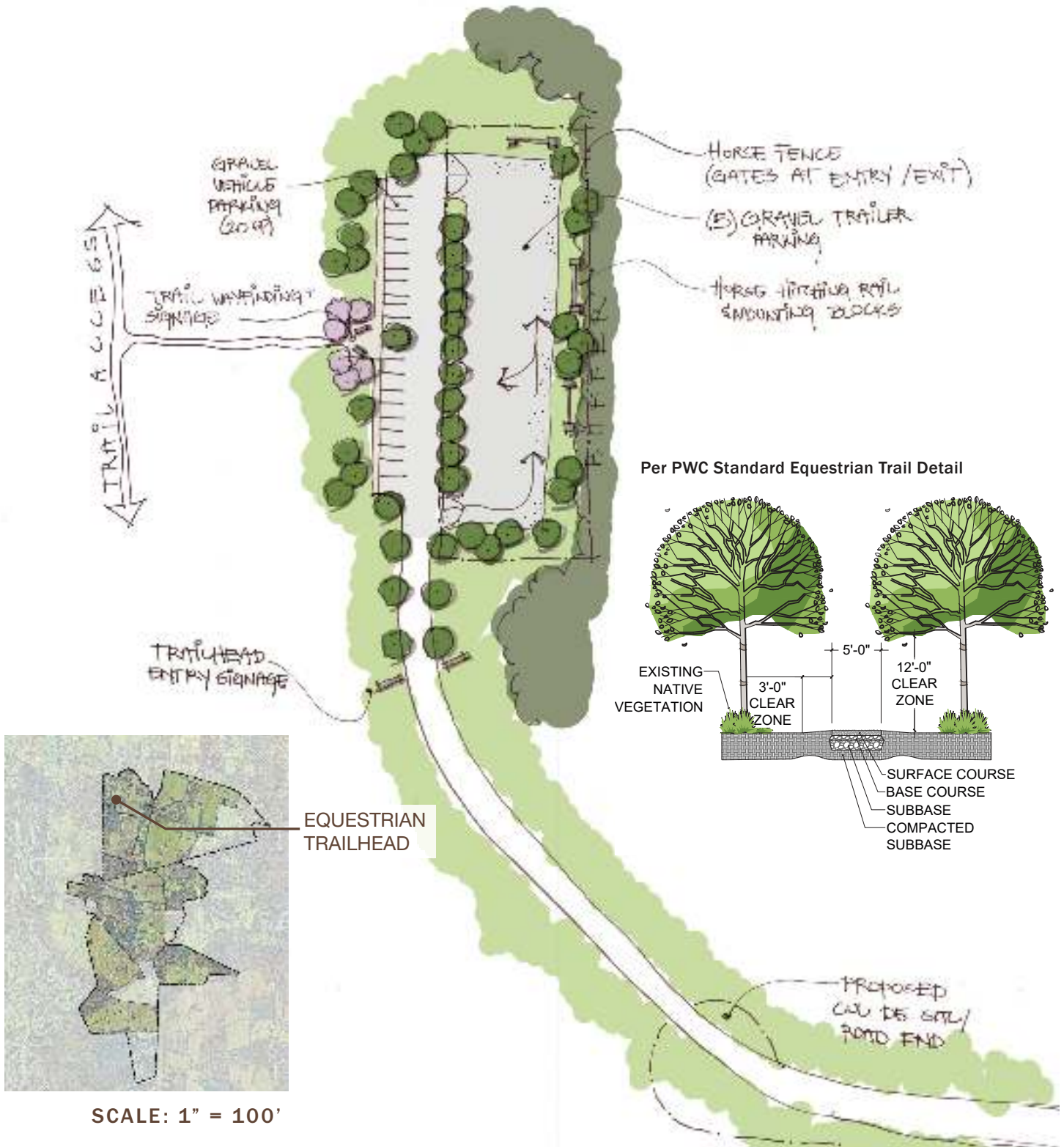
**TRAIL SIGNAGE**



**TRAILER PARKING**

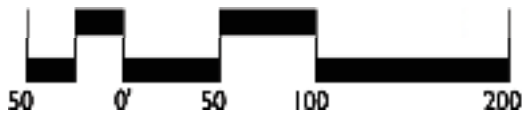


# CONCEPT SKETCH



EQUESTRIAN TRAILHEAD

SCALE: 1" = 100'



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



# 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 AND TRAILHEAD

## *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 AND  
TRAILHEAD

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





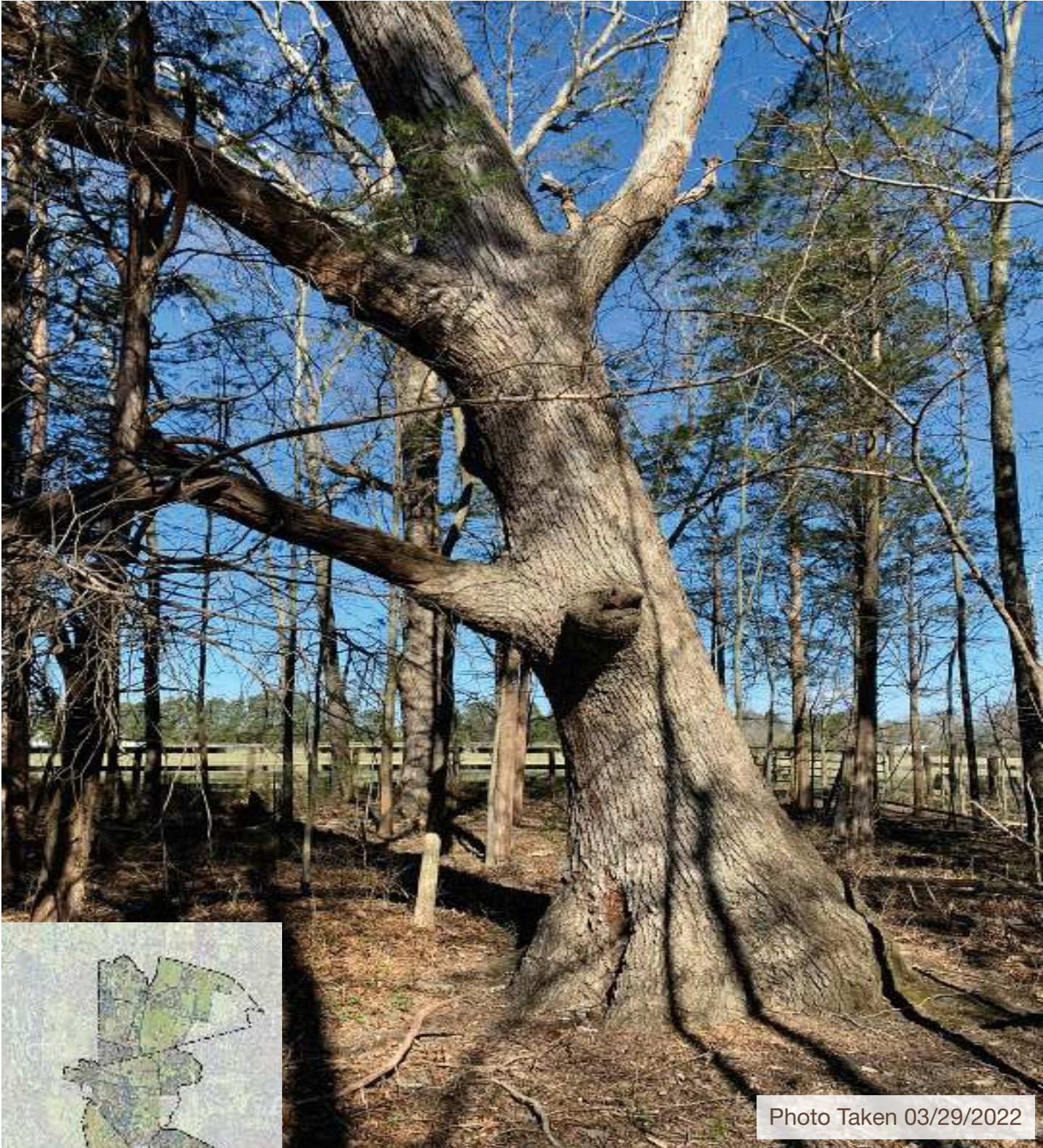


Photo Taken 03/29/2022



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**

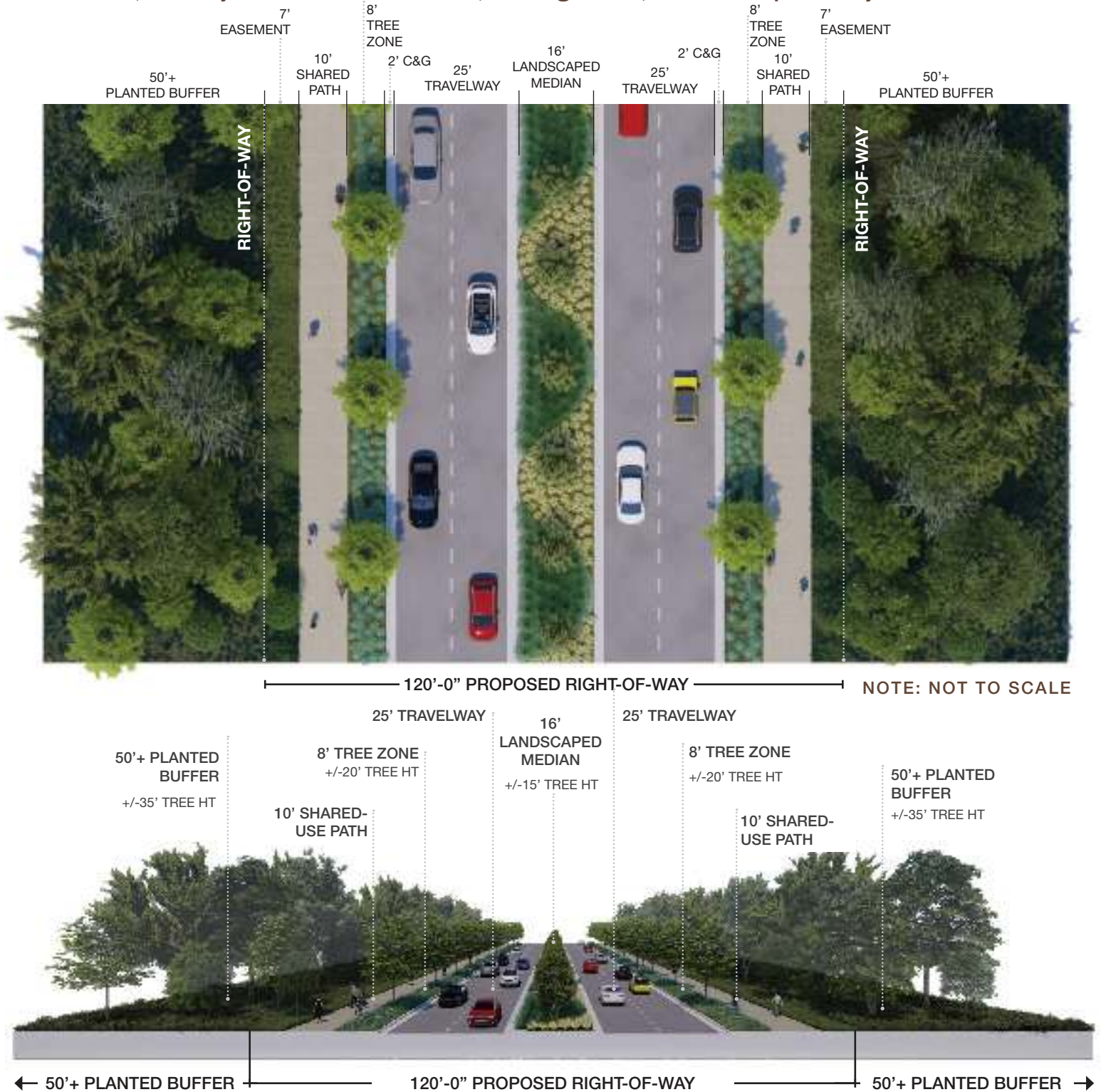




# TYPICAL CROSS SECTION

## *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, MNBP, 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.

**NATIVE GRASS MEADOW**  
texture | biodiversity | freeform



*Meadow Habitat*



*Stream Crossing*

MIXED DECIDUOUS

FORESTED  
FLOODPLAIN

MIXED DECIDUOUS

NATIVE GRASS MEADOW

MIXED  
DECIDUOUS

**FORESTED FLOODPLAIN**  
native | layered | woodland

**MIXED DECIDUOUS**  
buffer | shade | lush



*Reforestation*

THE 5 MINUTE TRIP

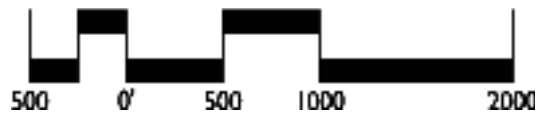


1/4 MI




1 MI

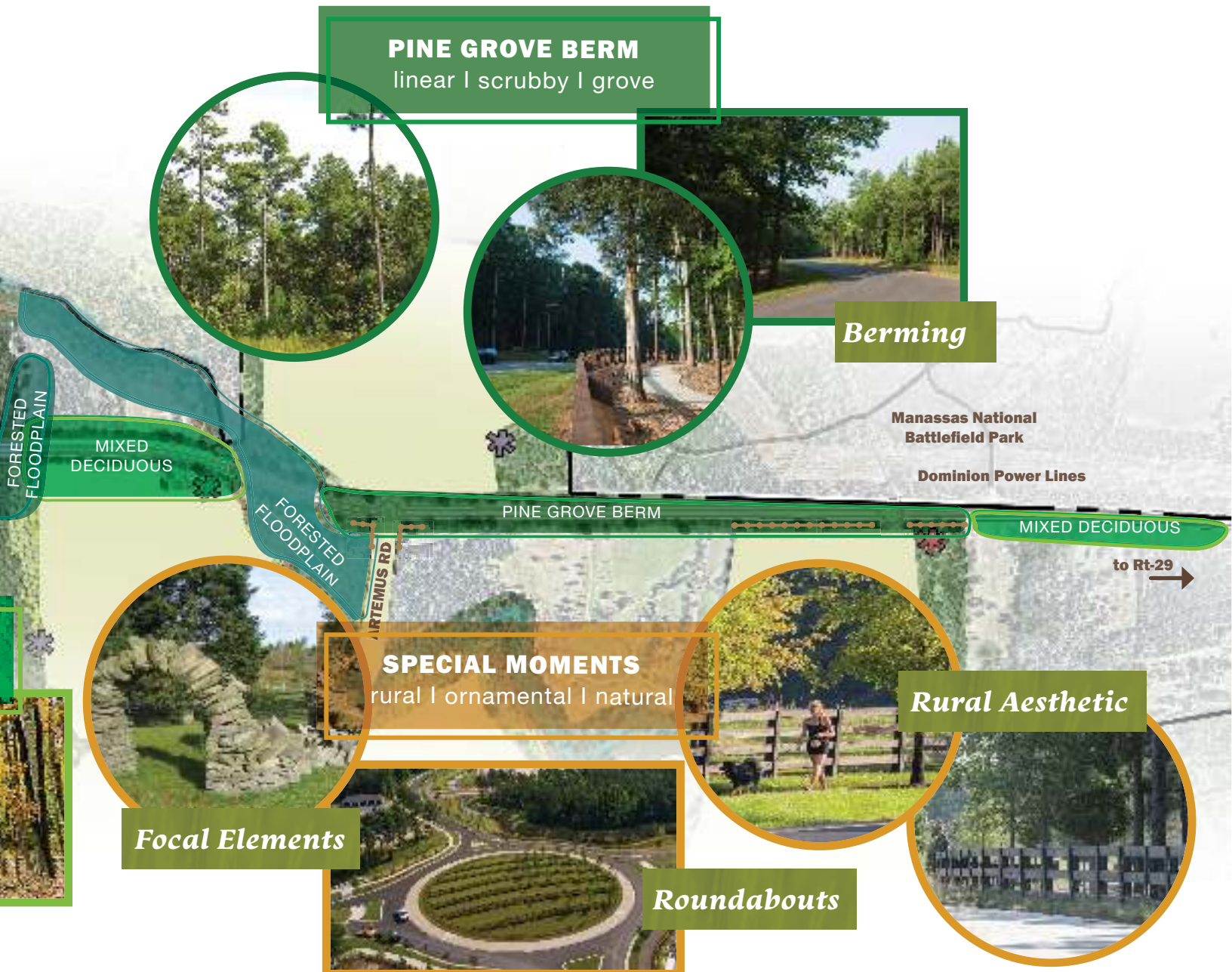




Note: Master Landscape Plan to be provided to Prince William County, MNBP, Conway Robinson State Forest, Heritage Hunt, and Catharpin Valley Estates.

LEGEND:

-  CEMETERY
-  POTENTIAL TRAILHEAD
-  CULTURAL / HISTORICAL SITE
-  FENCE ALONG PAGELAND LANE



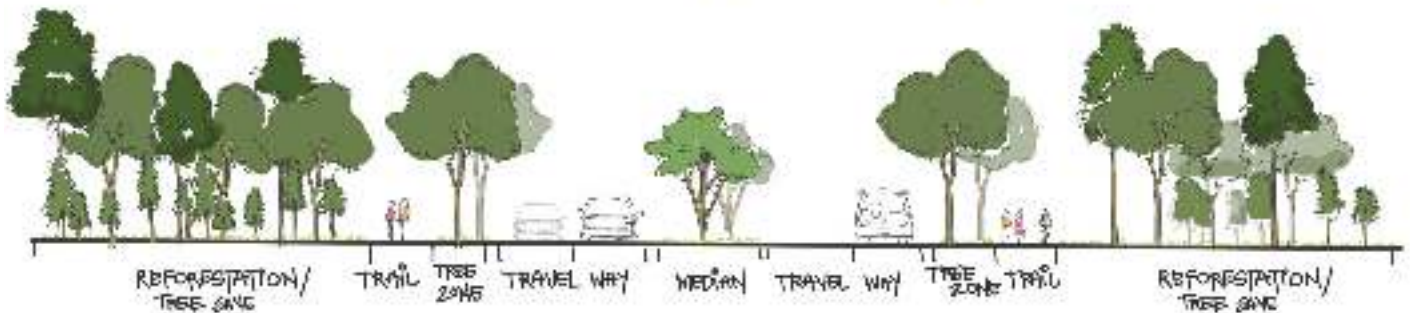
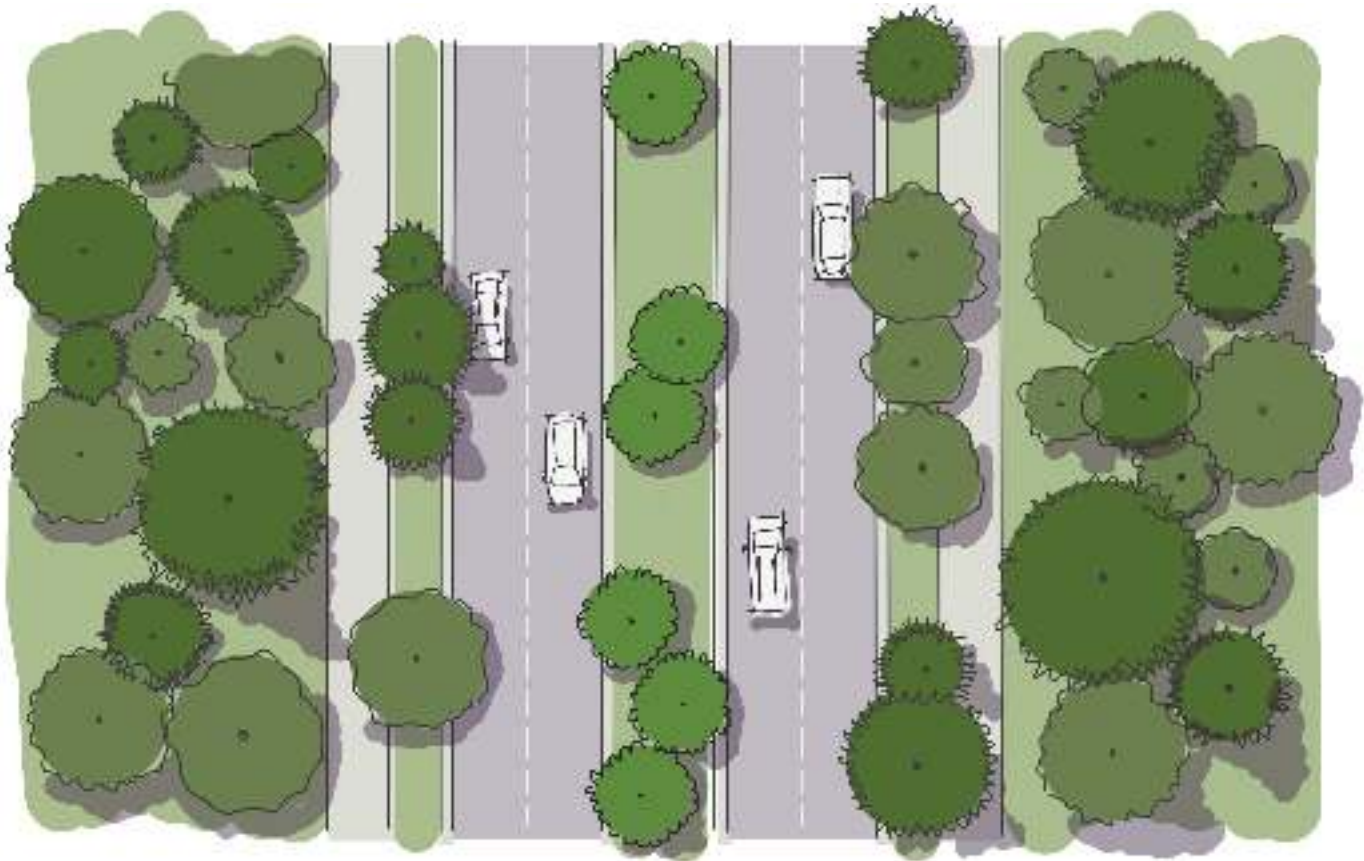
3 MI



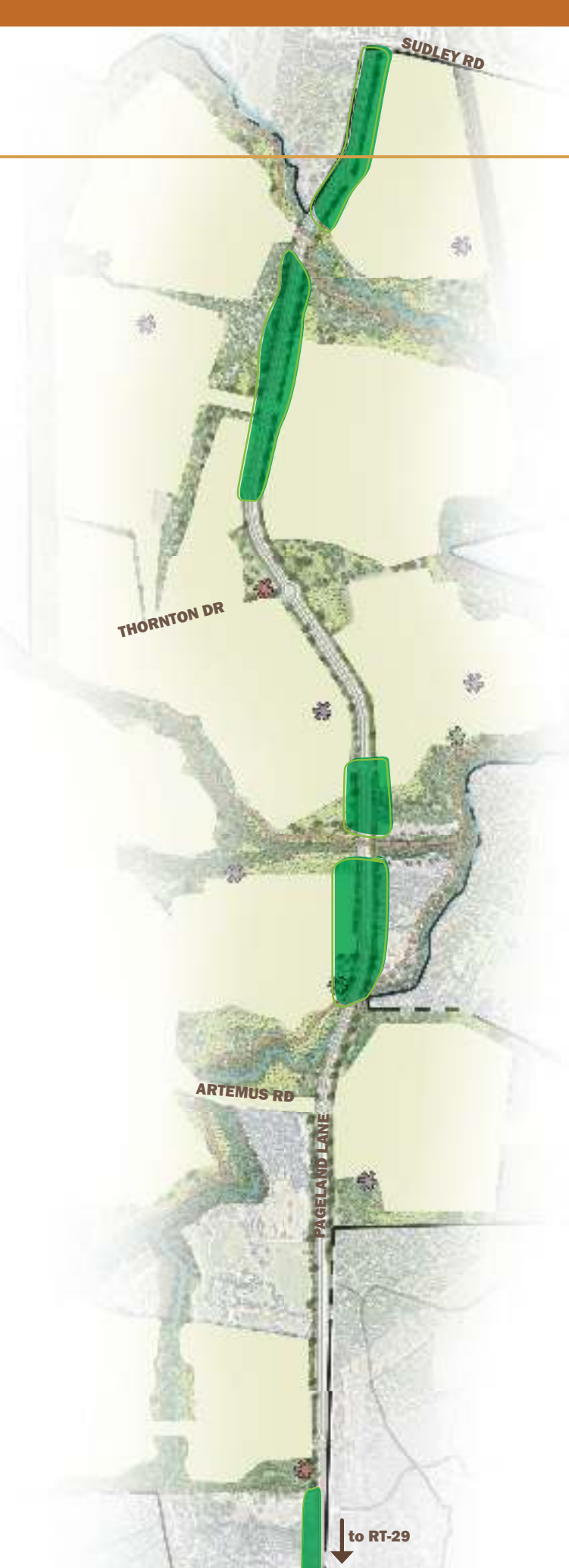
# LANDSCAPE TYPOLOGIES

## *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



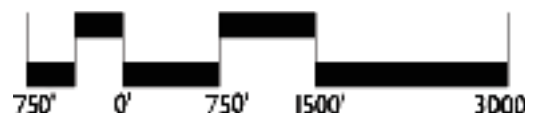
CHRISTMAS FERN



BLUE MISTFLOWER



PARTRIDGEBERRY

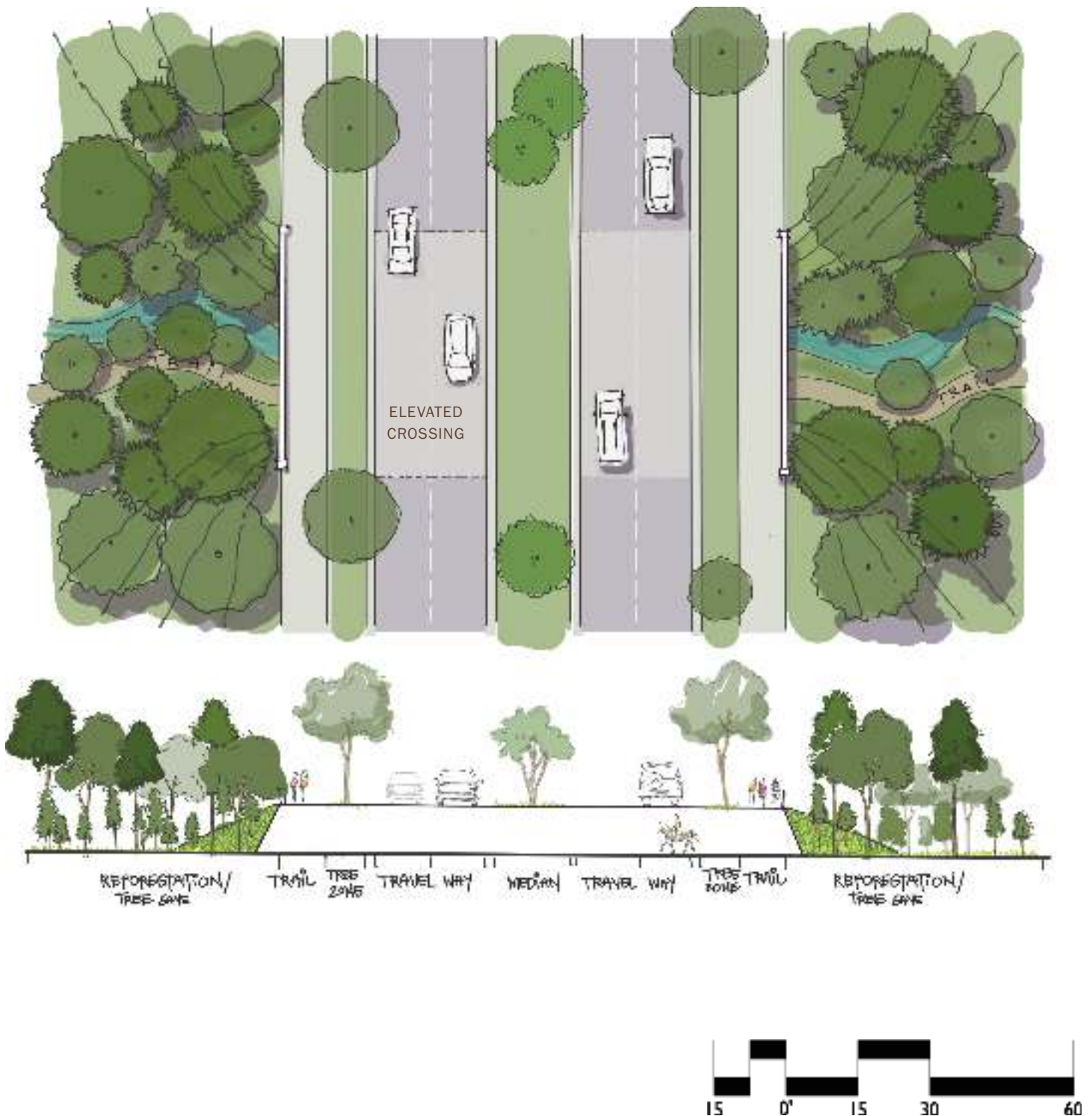




# LANDSCAPE TYPOLOGIES

## *Forested Floodplain at Elevated Crossings*

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







# Forested Floodplain Plant Palette

## Trees (Canopy)



TULIP POPLAR



VIRGINIA PINE



EASTERN RED CEDAR



LOBLOLLY PINE



RIVER BIRCH



SWAMP WHITE OAK

## Trees (Understory)



PAWPAW



SASSAFRAS



AMERICAN HORNBEAM

## Shrubs



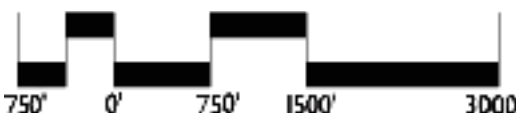
COMMON WITCHHAZEL



VIRGINIA SWEETSPIRE



WINTERBERRY HOLLY

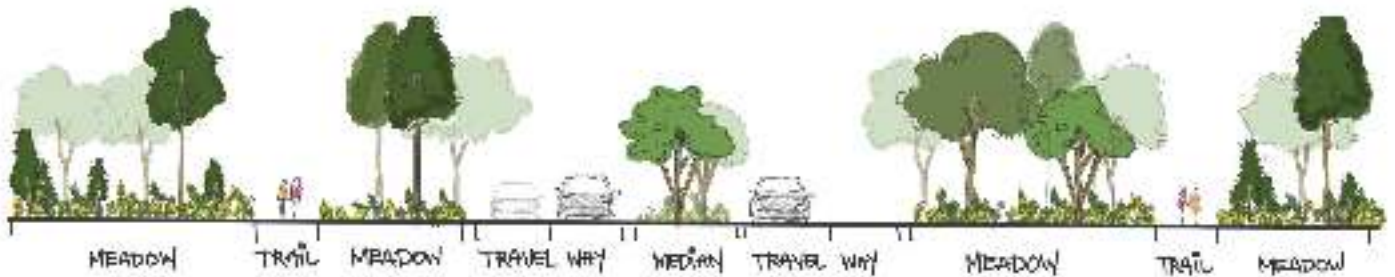
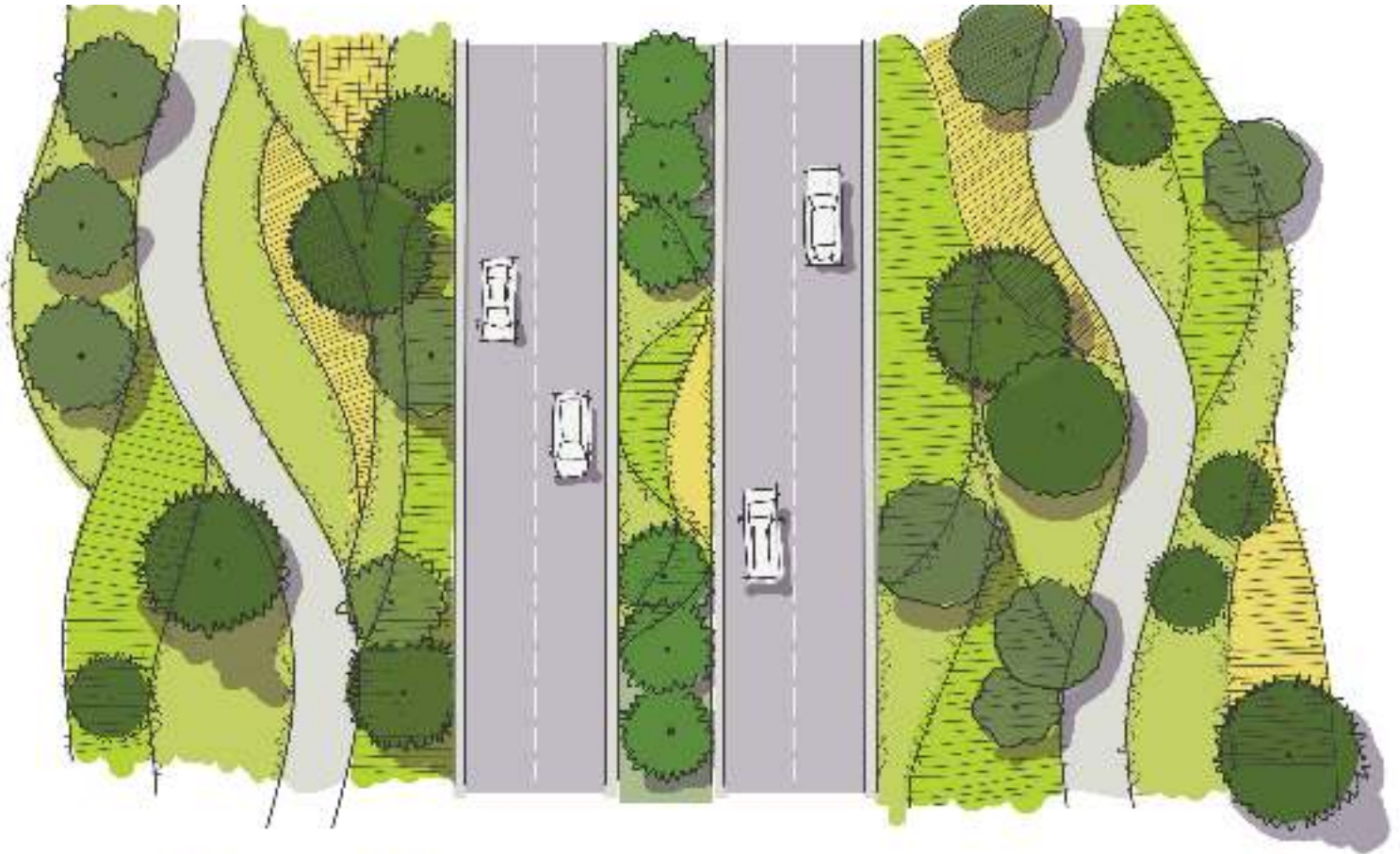




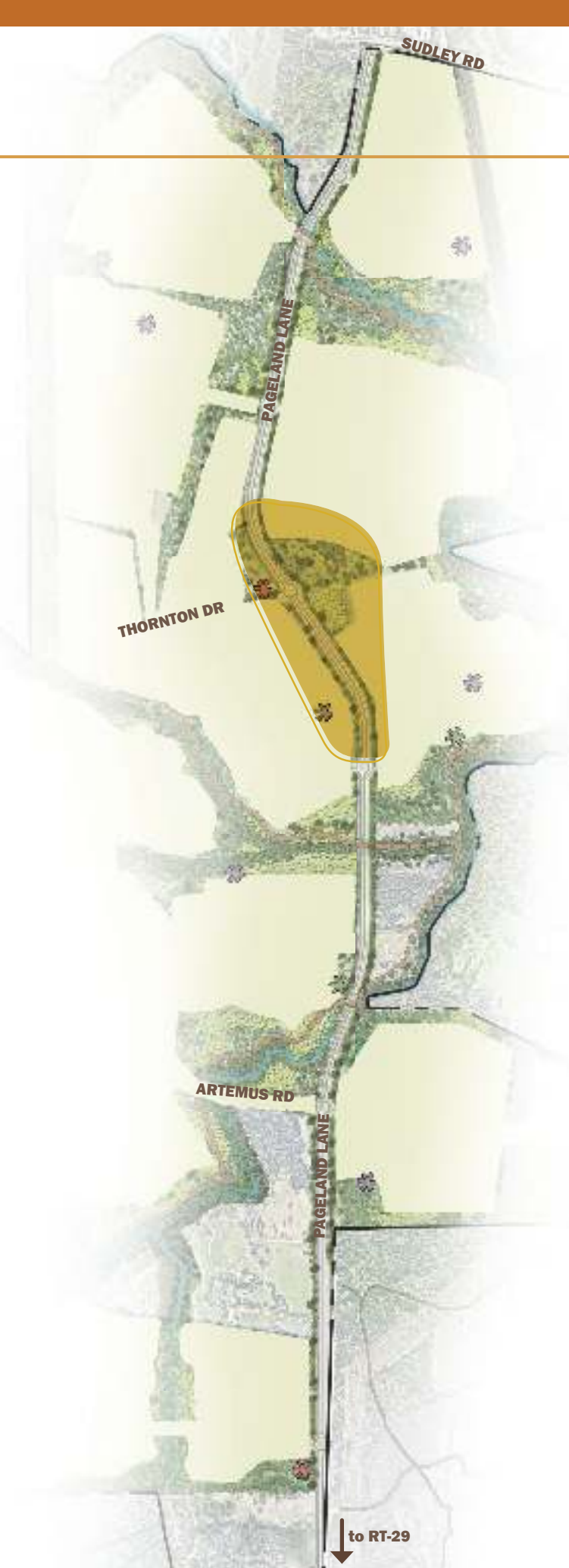
# LANDSCAPE TYPOLOGIES

## *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



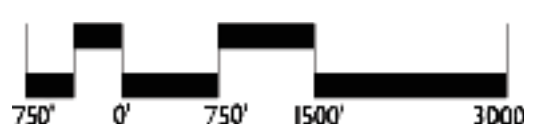
ASTER



GOLDENROD



MILKWEED

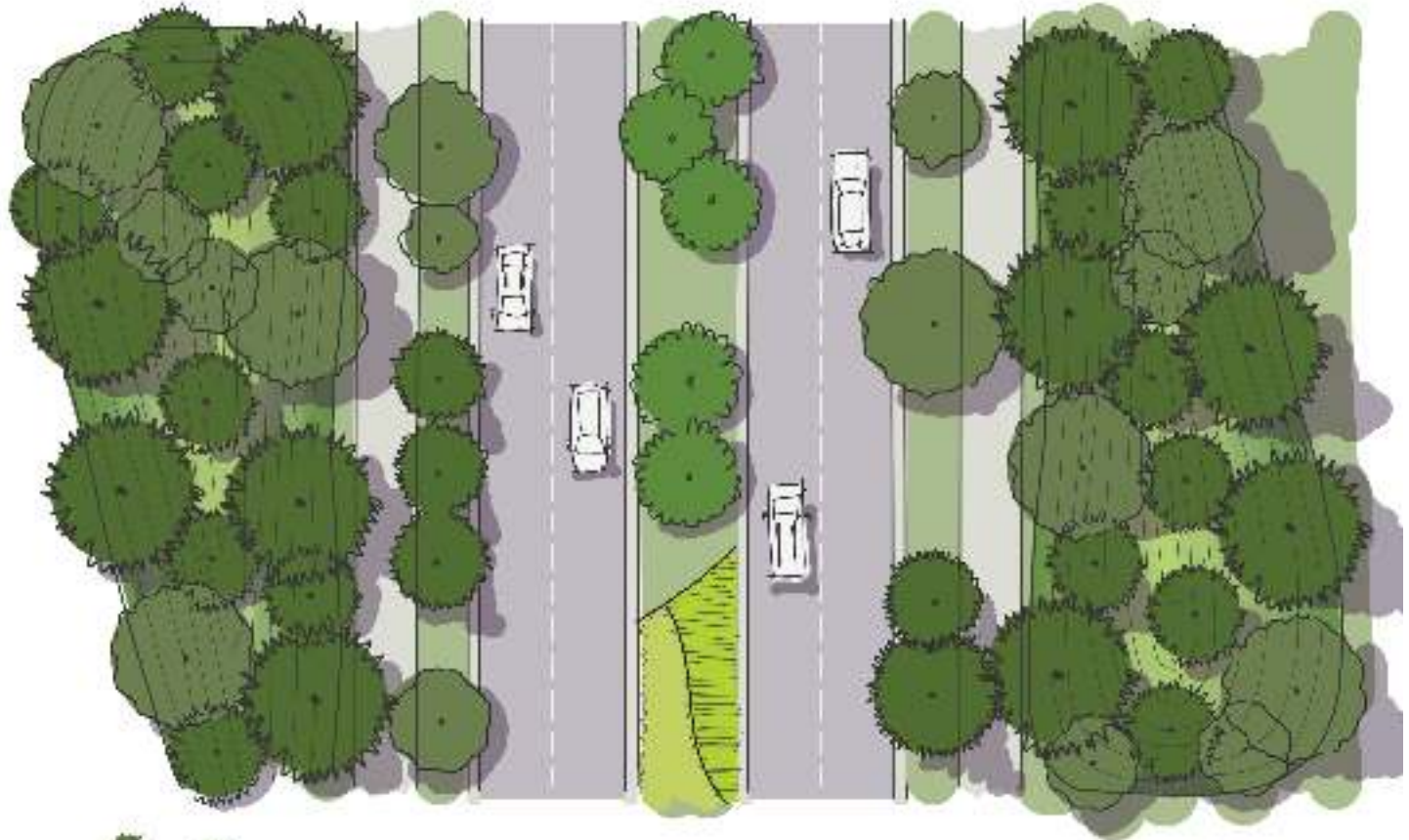




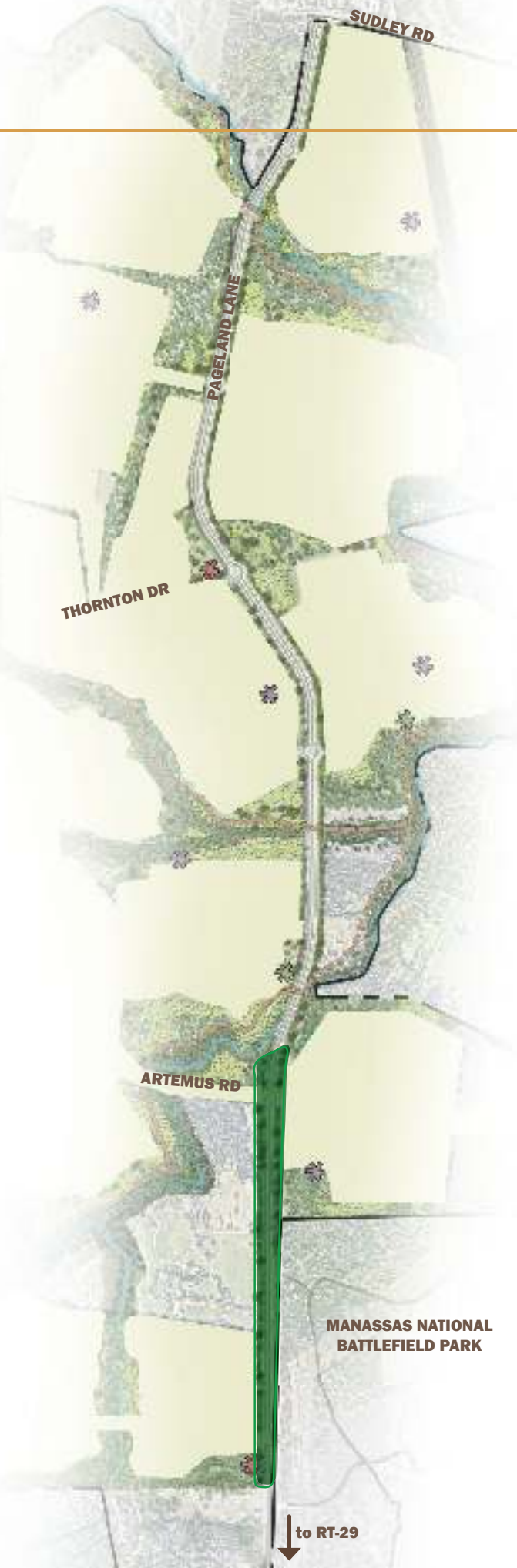
# LANDSCAPE TYPOLOGIES

## *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



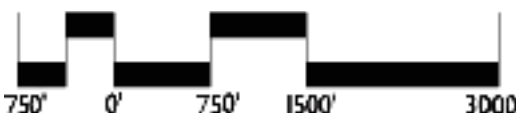
CHRISTMAS FERN



WOODLAND PHLOX



JACK-IN-THE-PULPIT



to RT-29



# 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.







**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.



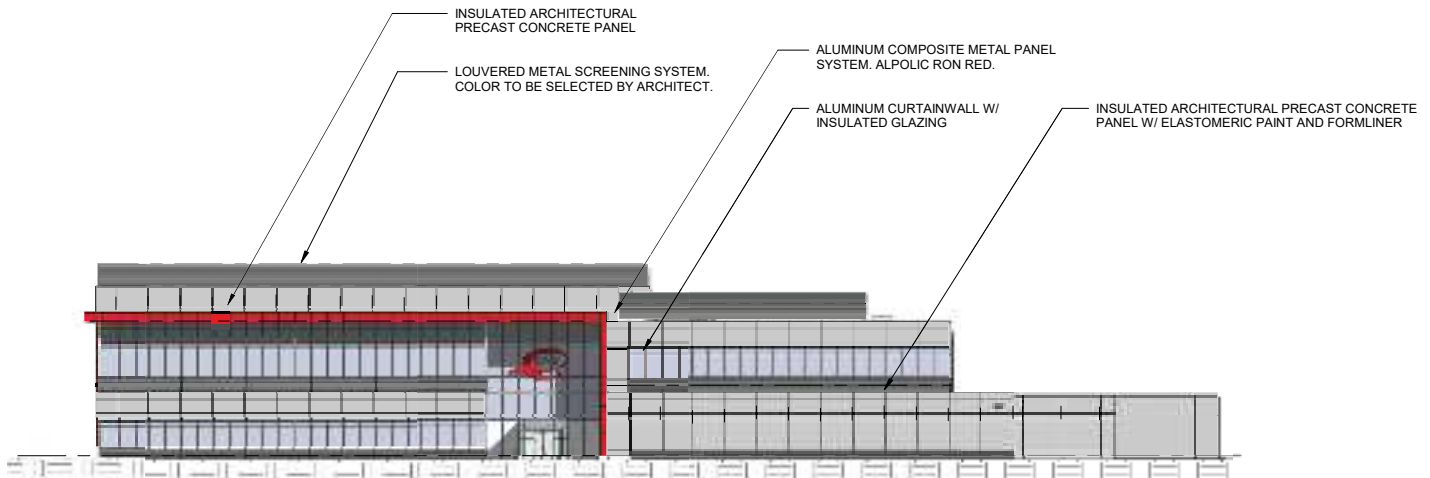


# TYPICAL QTS BUILDING ELEVATIONS

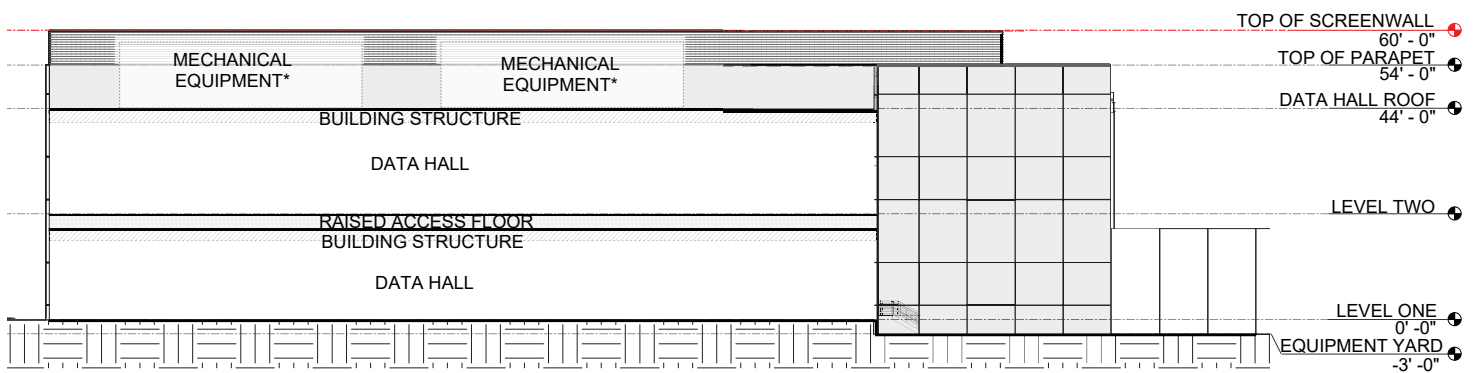




# TYPICAL QTS 2-STORY BUILDING ELEVATIONS



EXTERIOR ELEVATION - OFFICE - 01



TYPICAL BUILDING SECTION

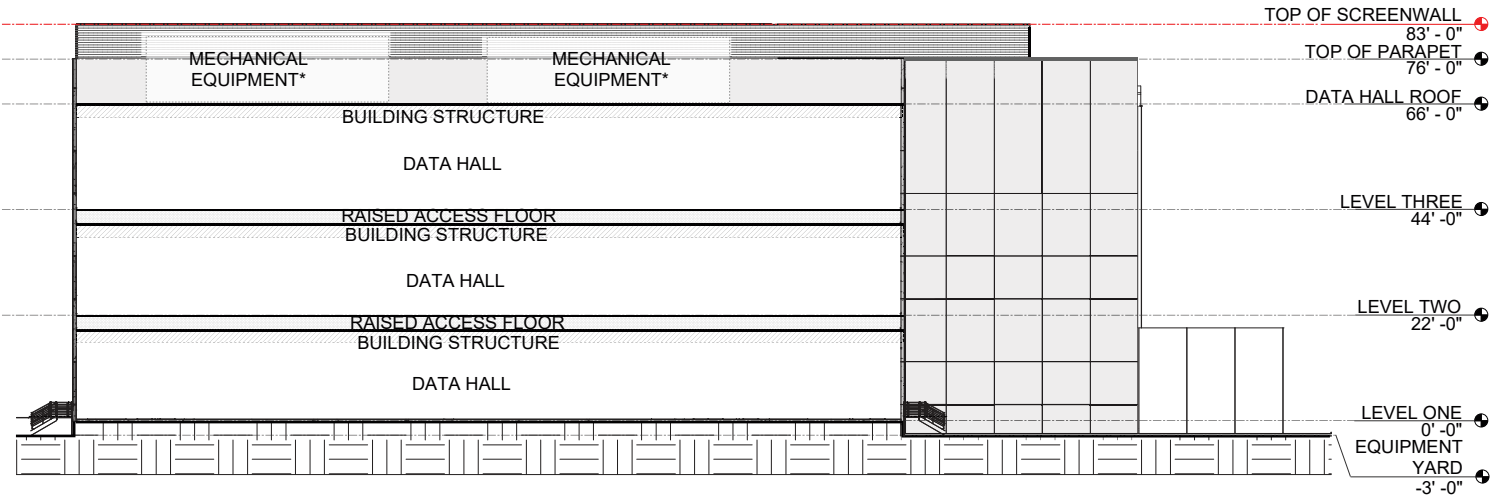
SCALE: NOT TO SCALE



# TYPICAL QTS 3- STORY BUILDING ELEVATIONS



EXTERIOR ELEVATION - OFFICE - 01



TYPICAL BUILDING SECTION

SCALE: NOT TO SCALE



# TYPICAL COMPASS BUILDING ELEVATIONS





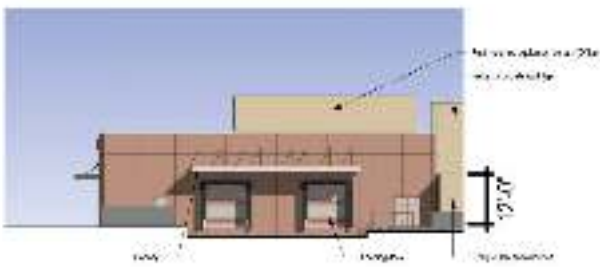




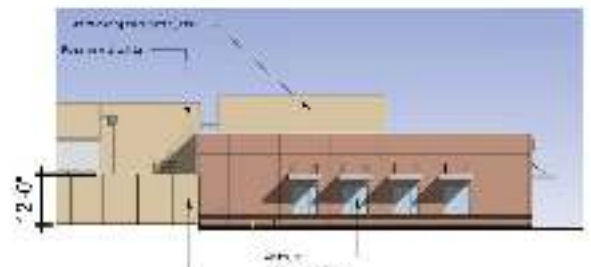
# TYPICAL COMPASS 1-STORY BUILDING ELEVATIONS



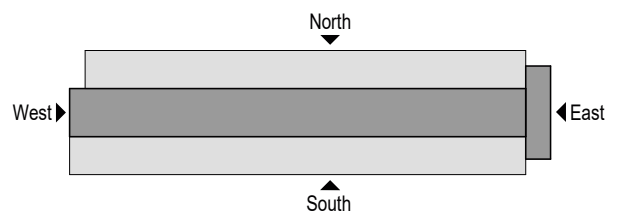
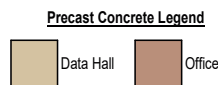
EAST ELEVATION



NORTH ELEVATION ENLARGED



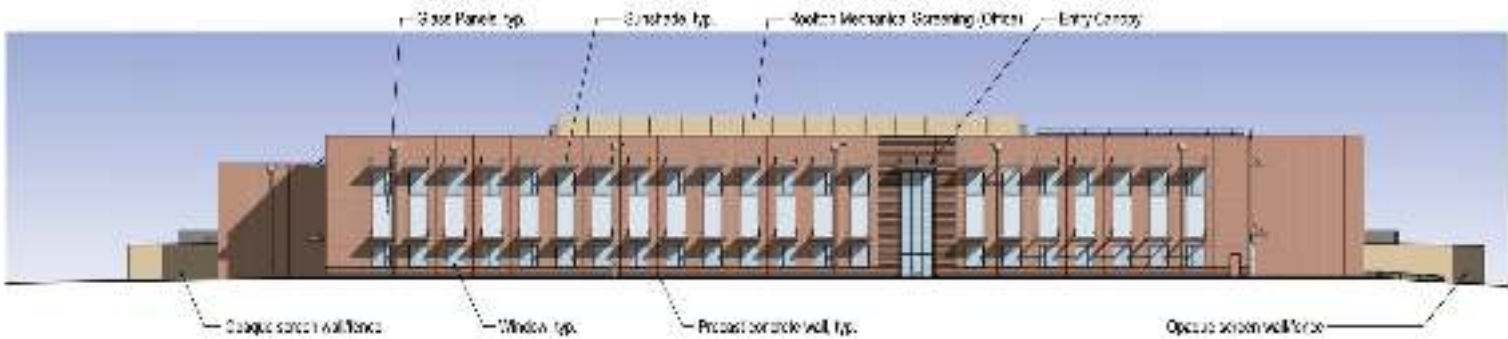
SOUTH ELEVATION ENLARGED



SCALE: NOT TO SCALE



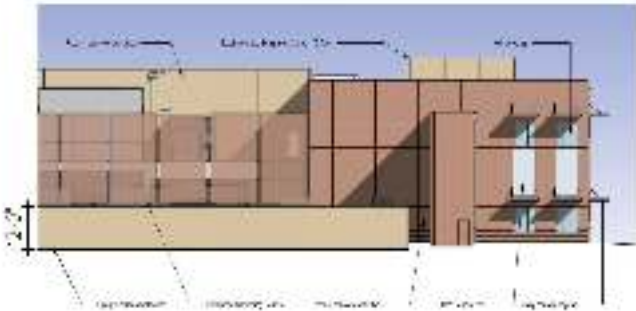
# TYPICAL COMPASS 2-STORY BUILDING ELEVATIONS



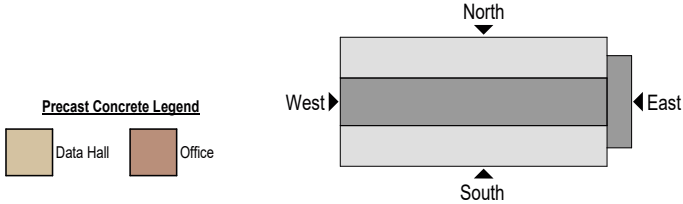
WEST ELEVATION



NORTH ELEVATION ENLARGED



SOUTH ELEVATION ENLARGED




SCALE: NOT TO SCALE

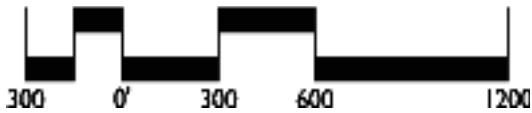


# TYPICAL LANDBAY

## 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



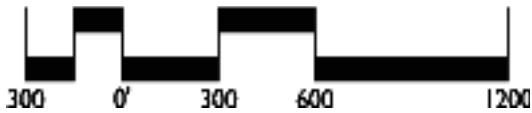


# TYPICAL LANDBAY

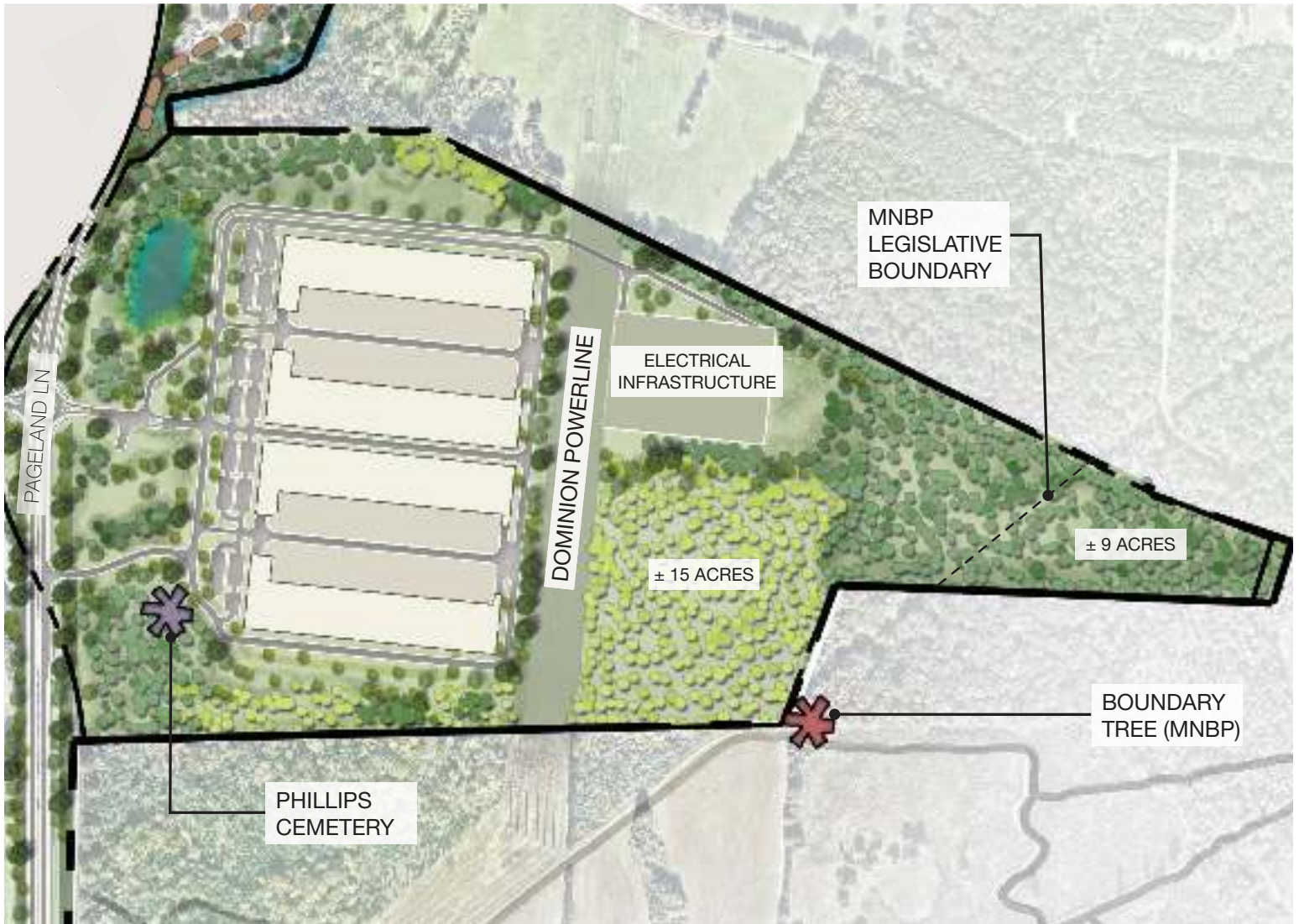
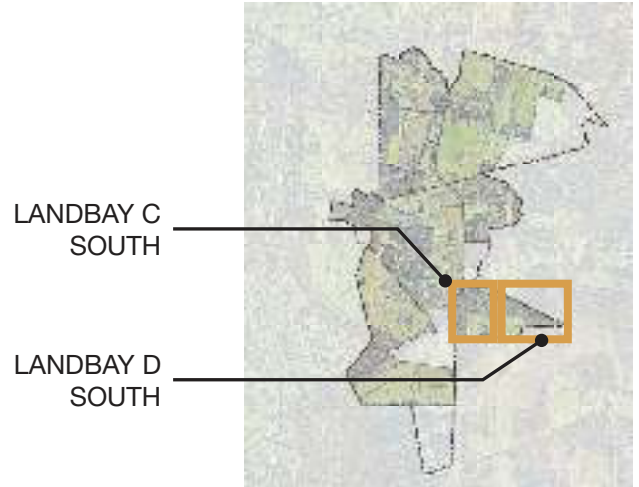
## QTS REALTY TRUST

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

SCALE: 1" = 600'







KEY MAP





# 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



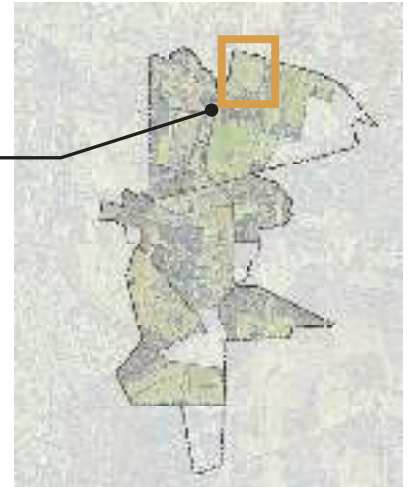
# TYPICAL LANDBAY QTS REALTY TRUST

-  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

DAVIS CEMETERY

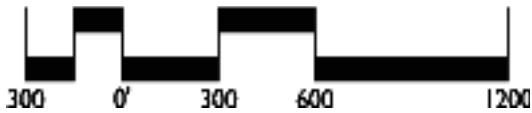
NATURAL  
SURFACE TRAIL



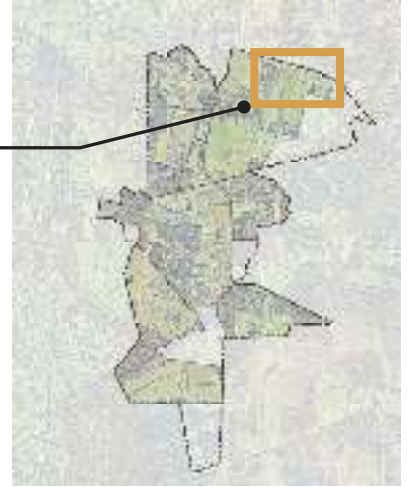
# TYPICAL LANDBAY QTS REALTY TRUST

-  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

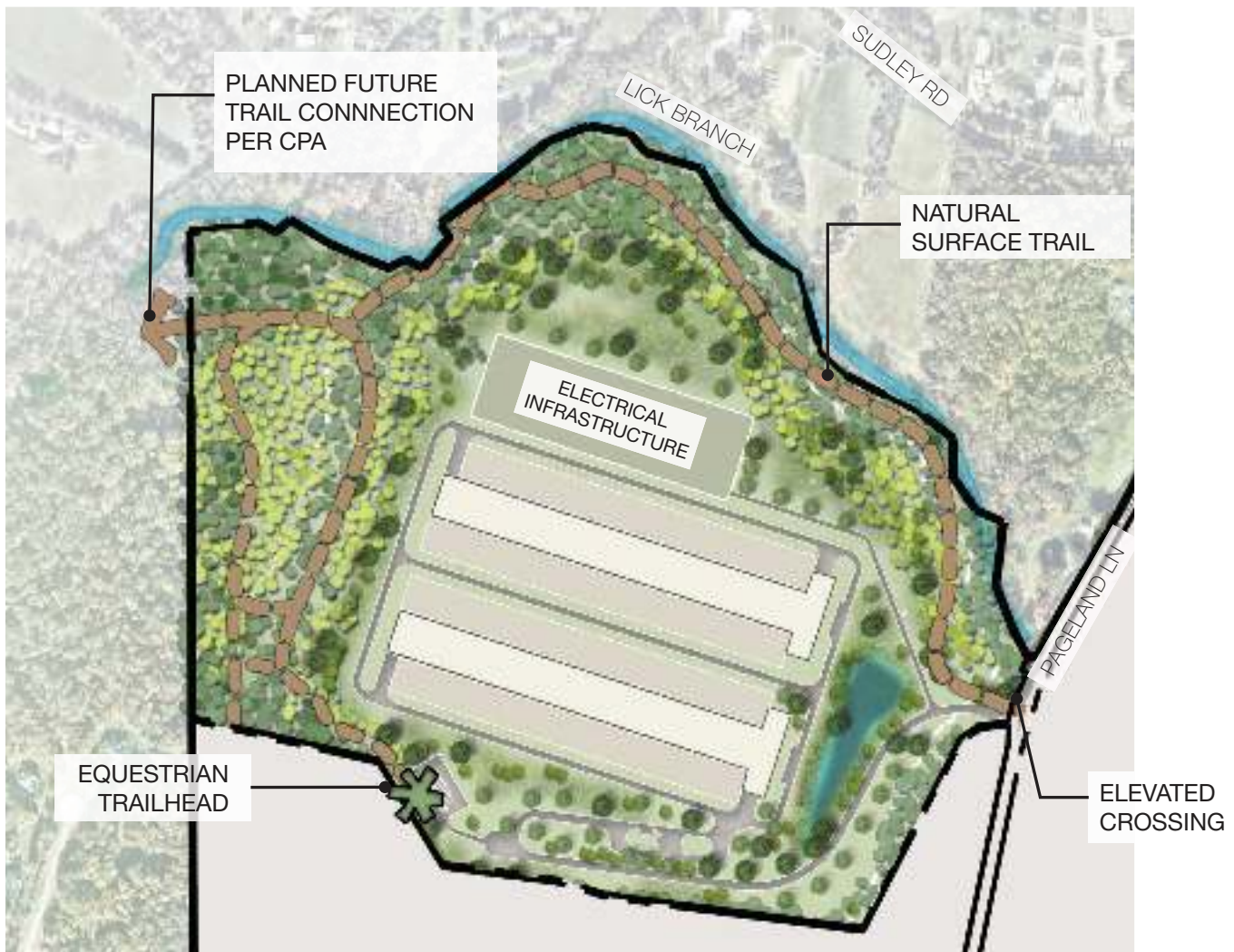
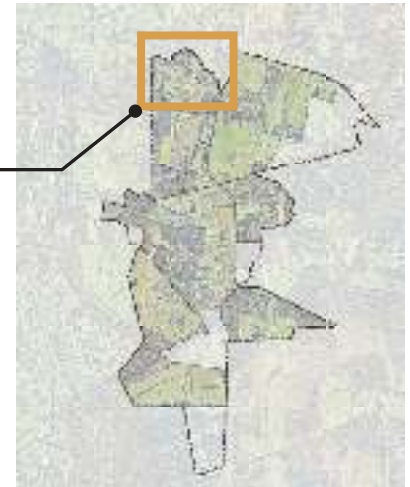
-  NATURAL OPEN SPACE  
(TREE PRESERVATION AREAS)
-  RESTORED OPEN SPACE  
(REFORESTATION & BUFFER AREAS)
-  RIPARIAN PROTECTION  
AREA
-  POTENTIAL STORMWATER  
MANAGEMENT FACILITIES

SCALE: 1" = 600'




KEY MAP

LANDBAY 1





# TYPICAL LANDBAY COMPASS DATACENTERS

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

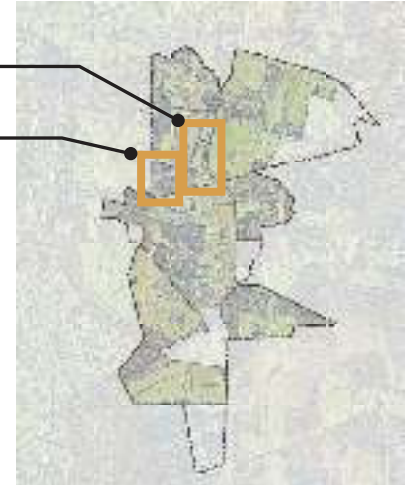
SCALE: 1" = 600'



KEY MAP

LANDBAY 3

LANDBAY 2

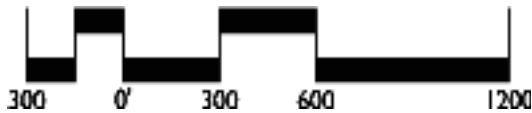




# TYPICAL LANDBAY COMPASS DATACENTERS

-  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

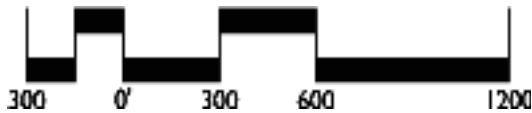




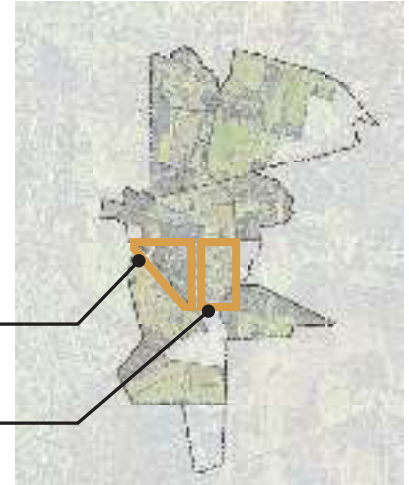
# TYPICAL LANDBAY COMPASS DATACENTERS

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

SCALE: 1" = 600'

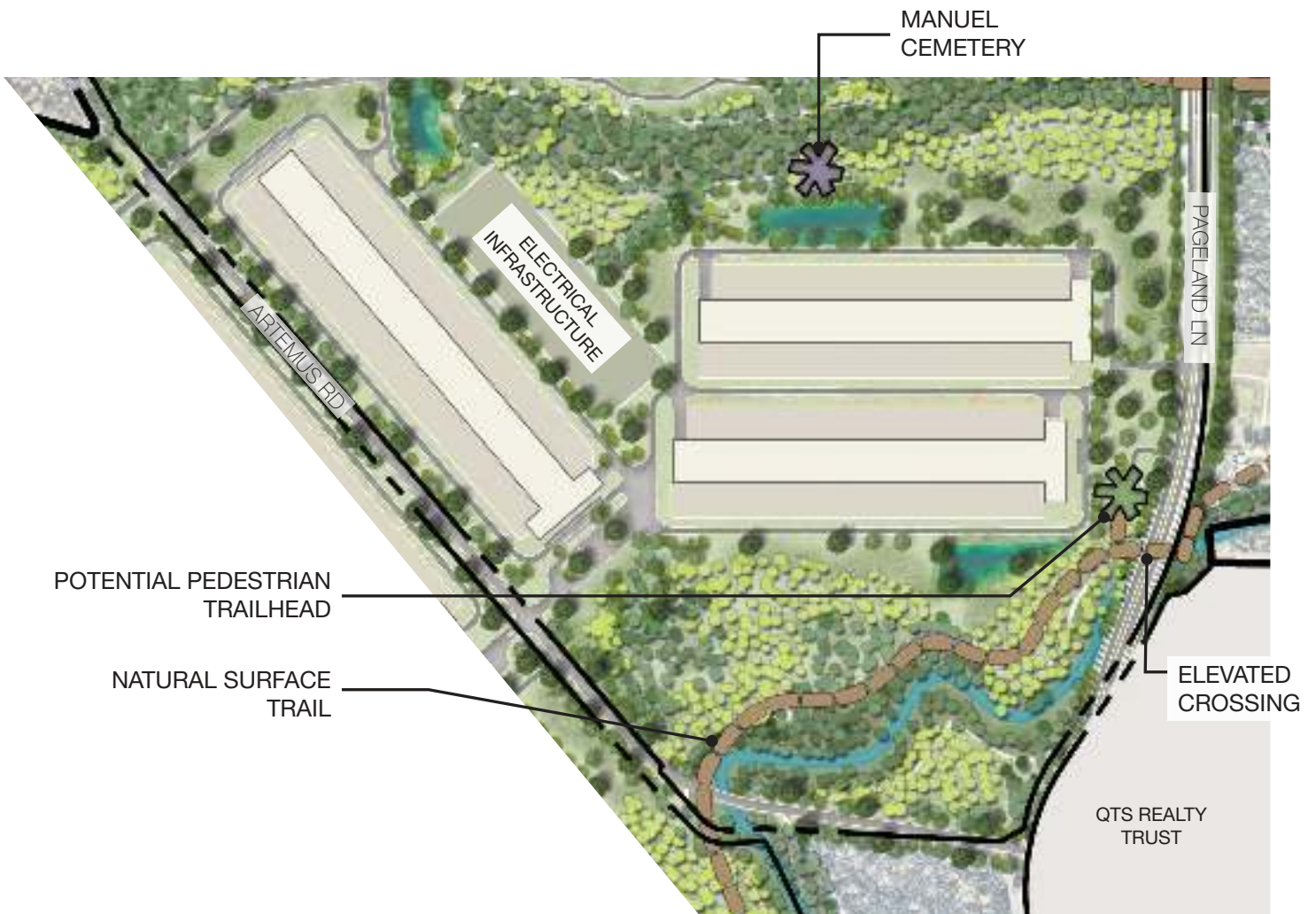


KEY MAP



LANDBAY 5  
SOUTH

LANDBAY 7

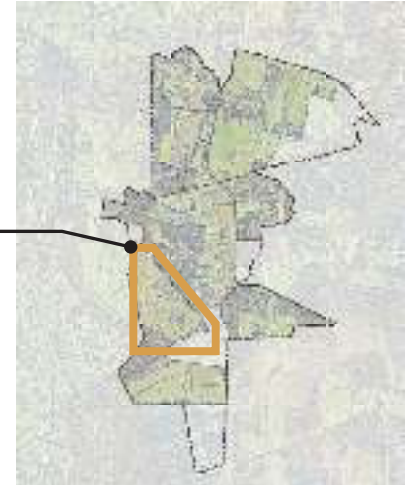




# TYPICAL LANDBAY COMPASS DATACENTERS

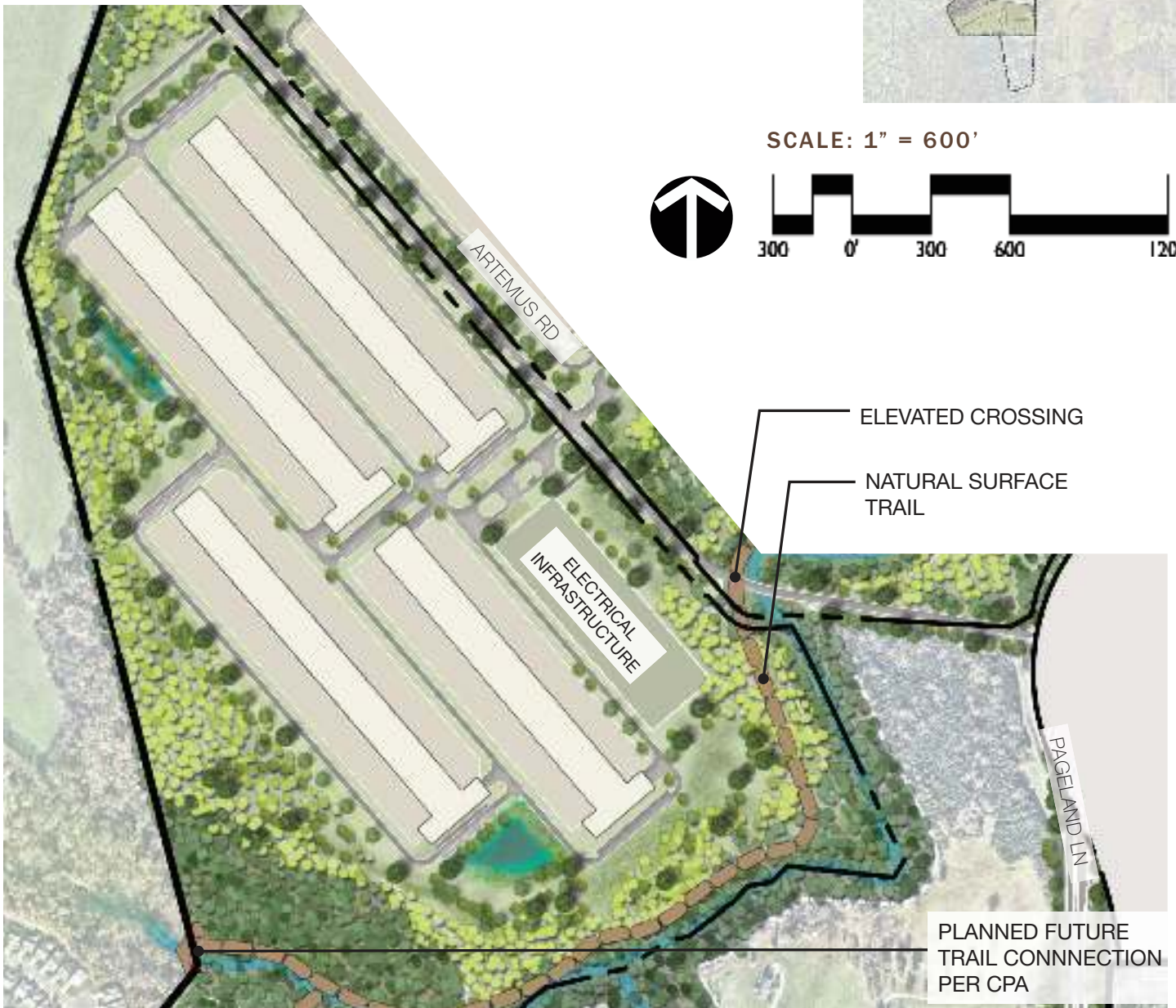
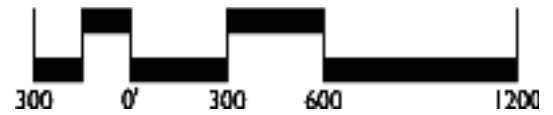
-  NATURAL OPEN SPACE  
(TREE PRESERVATION AREAS)
-  RESTORED OPEN SPACE  
(REFORESTATION & BUFFER AREAS)
-  RIPARIAN PROTECTION  
AREA
-  POTENTIAL STORMWATER  
MANAGEMENT FACILITIES

KEY MAP



LANDBAY 6

SCALE: 1" = 600'





# PRINCE WILLIAM DIGITAL GATEWAY

