PRINCE WILLIAM DIGITAL GATEWAY

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

NATURAL SURFACE TRAILS

LEARNING & EXPLORING

BIKING TRAILS

BIRD WATCHING

AFFORESTATION

HABITAT CREATION
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.
CONCEPT SKETCH

Scale: 1" = 100'

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

Per PWC Standard Equestrian Trail Detail

Existing Native Vegetation

Surface Course
Base Course
Subbase
Compacted Subbase

Equestrian Trailhead

Horse Fence (Gates at Entry/Exit)
Gravel Trailer Parking
Trailer Washing R告
Mounting Blocks

3'-0" Clear Zone
5'-0"
12'-0" Clear Zone

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

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.
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.
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.
**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**

- **FORESTED FLOODPLAIN**
  - native | layered | woodland

- **Stream Crossing**

- **Reforestation**

- **MIXED DECIDUOUS**
  - buffer | shade | lush
Note: Master Landscape Plan to be provided to Prince William County, MNBP, Conway Robinson State Forest, Heritage Hunt, and Catharpin Valley Estates.
**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
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 Witch Hazel
- Inkberry
- Winterberry Holly

Grasses + Perennials
- Fox Sedge
- Little Bluestem
- Indian Grass
- Aster
- Goldenrod
- Milkweed
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**
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.
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 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'
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'

PHILLIPS
CEMETERY

DOMINION POWERLINE

ELECTRICAL
INFRASTRUCTURE

± 15 ACRES

± 9 ACRES

BOUNDARY TREE (MNBP)

MNBP
LEGISLATIVE
BOUNDARY

PAGELAND LN

LANDBAY C
SOUTH

LANDBAY D
SOUTH

KEY MAP

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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
- Compass Datacenters
- Natural Surface Trail
- Settle 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 B NORTH

NATURAL SURFACE TRAIL

MARBLE HILL CEMETERY

ELECTRICAL INFRASTRUCTURE
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

LICK BRANCH

SUDLEY RD

PAGELAND LN

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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

CATHARPIN REGIONAL PARK

DOMINION POWERLINE

ELECTRICAL INFRASTRUCTURE

MARBLE HILL

NATURAL SURFACE TRAIL

SUDLEY RD
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’
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

Natural Surface Trail

Settlement and Thornton School Interpretive Site and Trailhead

QTS Realty Trust

Electrical Infrastructure

Thorton Dr

Pagueland Ln

Natural Open Space

Restored Open Space

Riparian Protection Area

Potential Stormwater Management Facilities
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’
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**

**SCALE: 1” = 600’**

- Landbay 6
- Elevated Crossing
- Natural Surface Trail
- Planned Future Trail Connection per CPA