



PRINCE WILLIAM DIGITAL GATEWAY

MASTER CORRIDOR PLAN | JANUARY 2023

QTS REALTY TRUST, INC.

COMPASS DATACENTERS, LLC

LandDesign
CREATING PLACES
THAT MATTER.

PRINCE WILLIAM DIGITAL GATEWAY

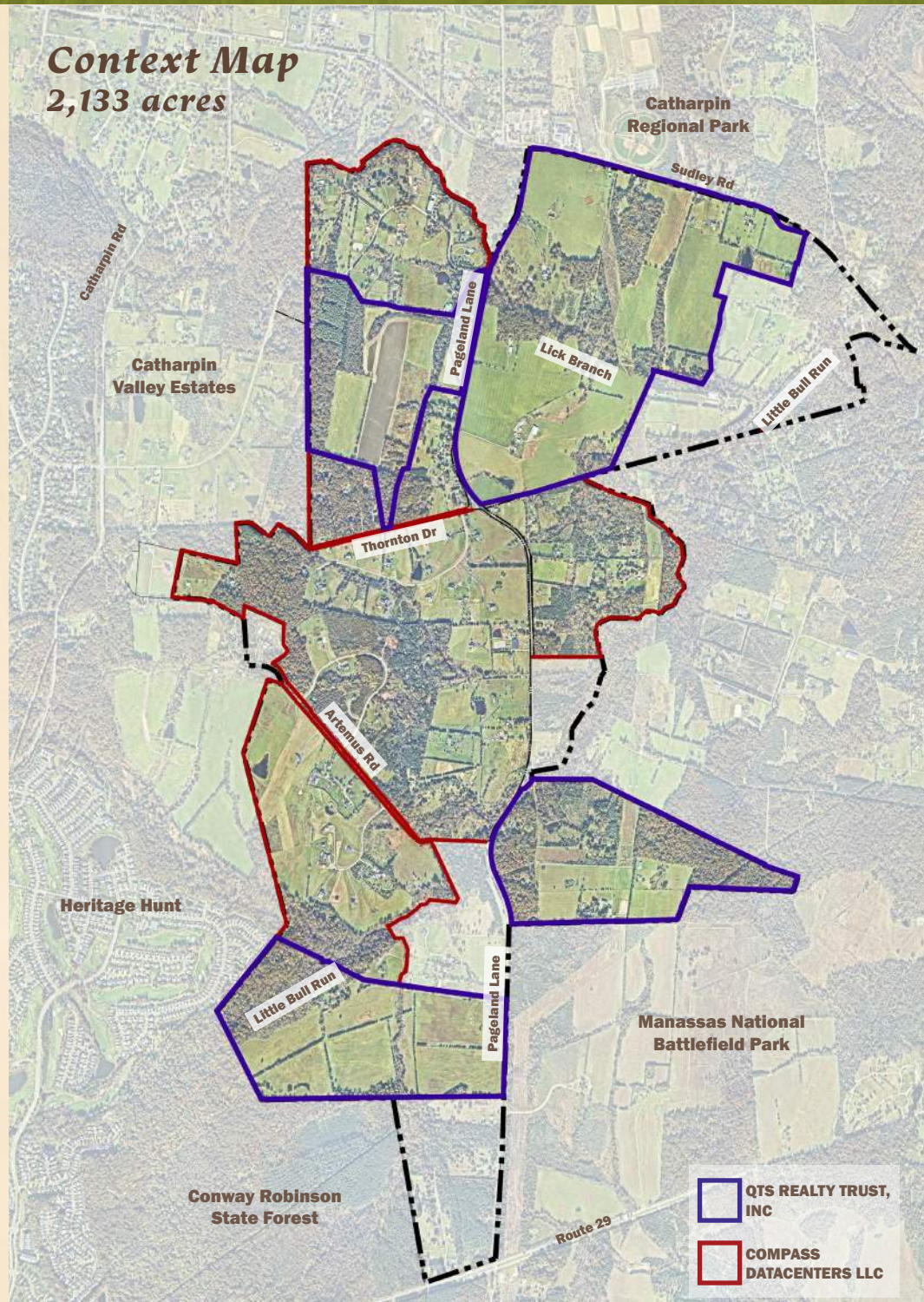


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All images contained within this booklet are for illustrative purposes only.



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 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 Corridor. 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.



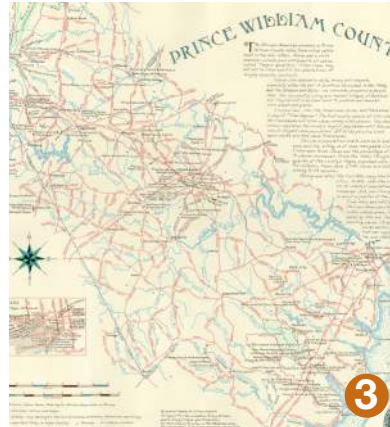
1

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










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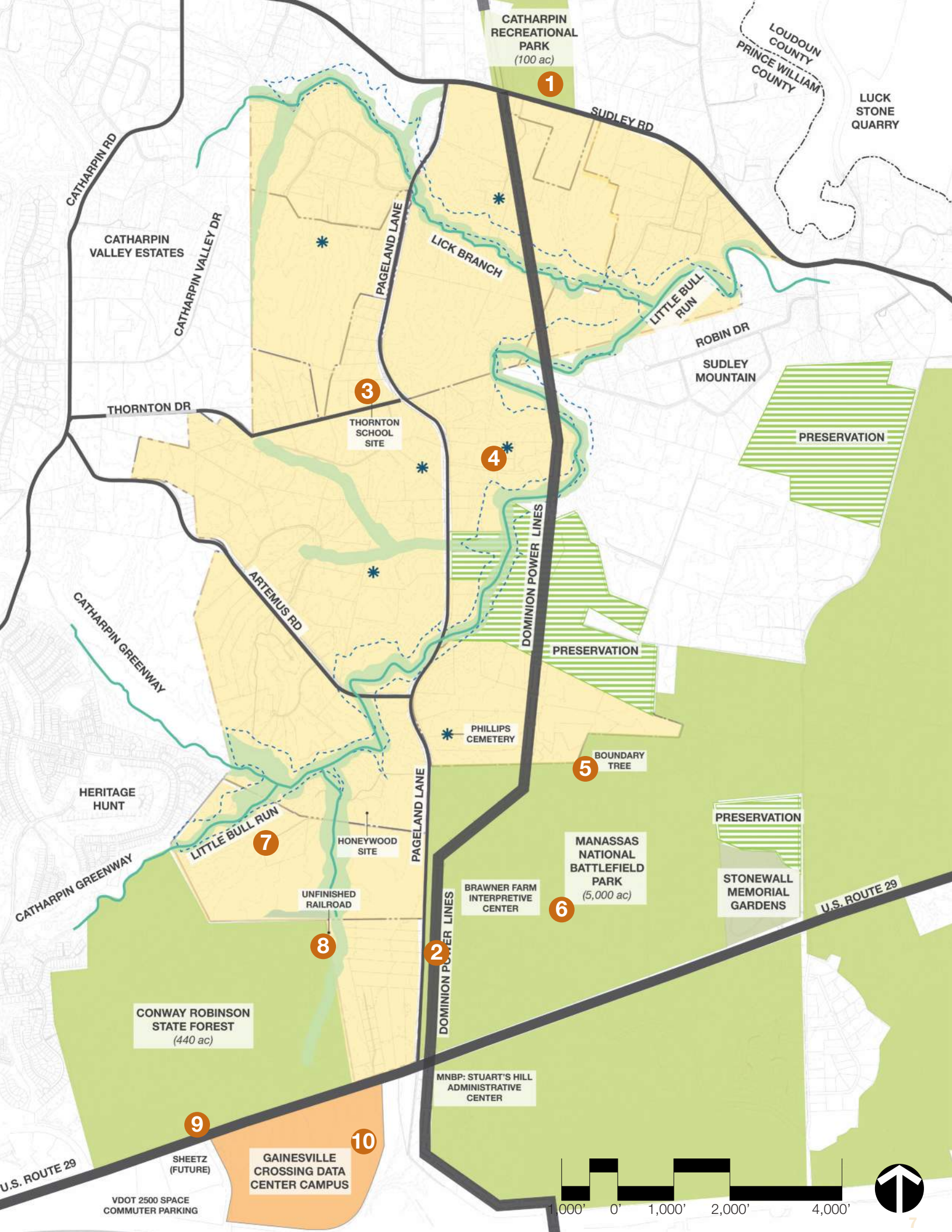
Gainsville Crossing Data Center Campus

Source: Corscale

KEY

EXISTING/PLANNED COUNTY LAND USE

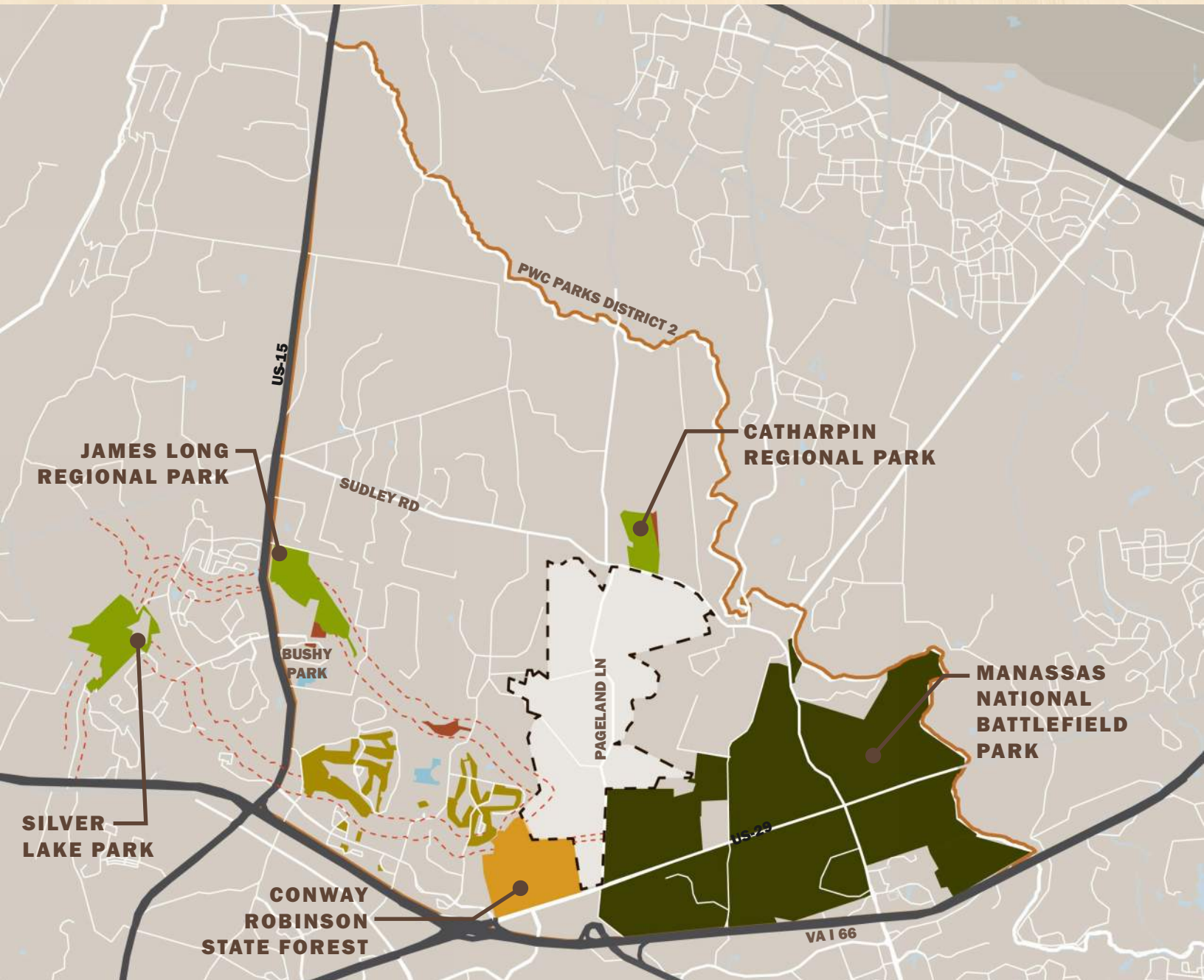
-  PW Digital Gateway
-  Approved Data Center Development (by others)
-  Property in Preservation
-  Surrounding Parks
-  Resource Protection Area
-  100-yr Floodplain
-  Cemetery



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**



Digital Gateway Open Space System

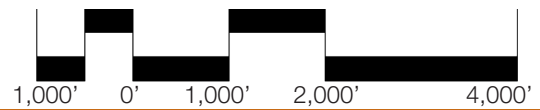
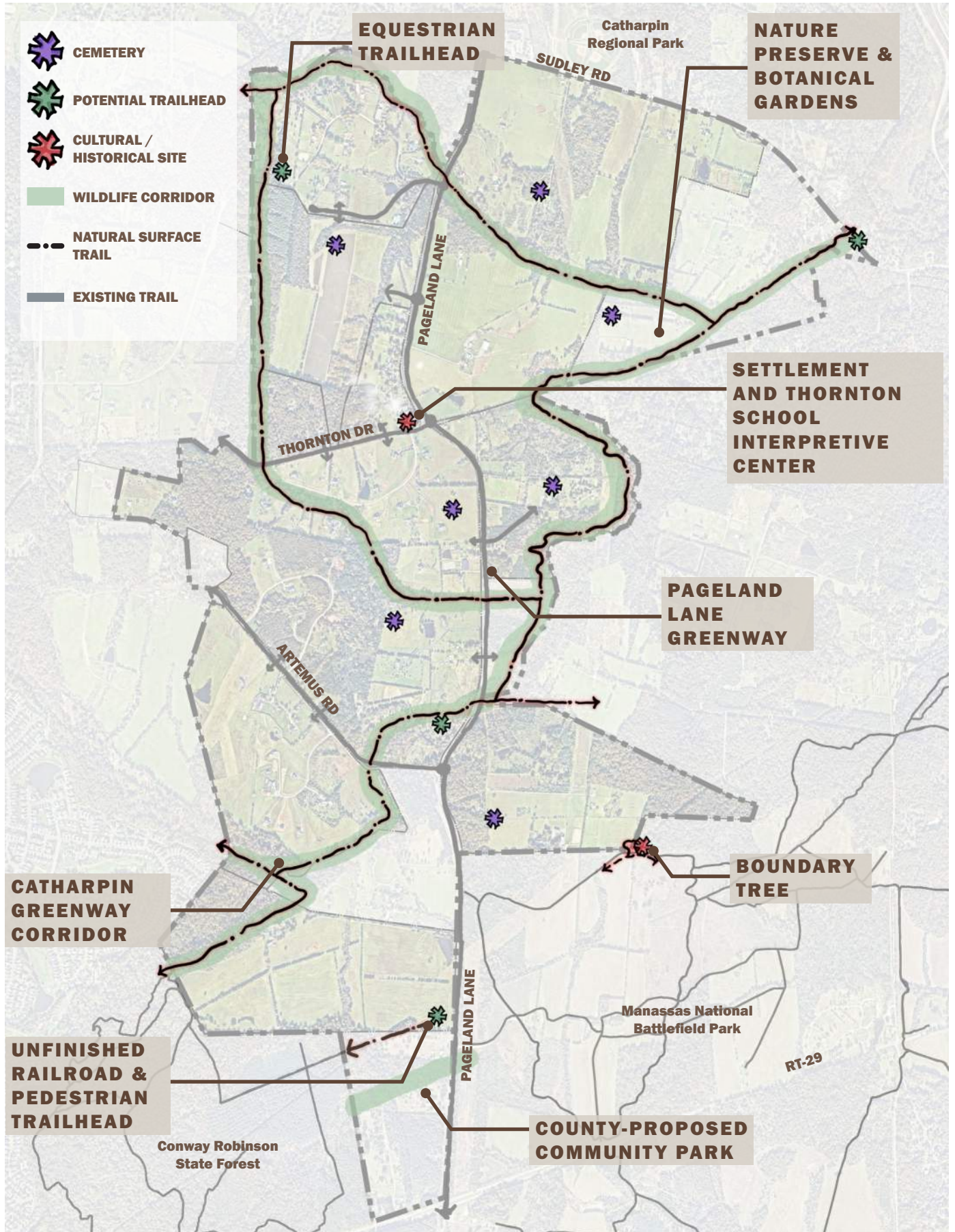
The Digital Gateway is well positioned to fill in the existing gaps in amenities and activities, allowing the site to become a destination for new and exciting opportunities.

OPEN SPACE PROGRAM

Bring wildlife and public use back to the site

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.





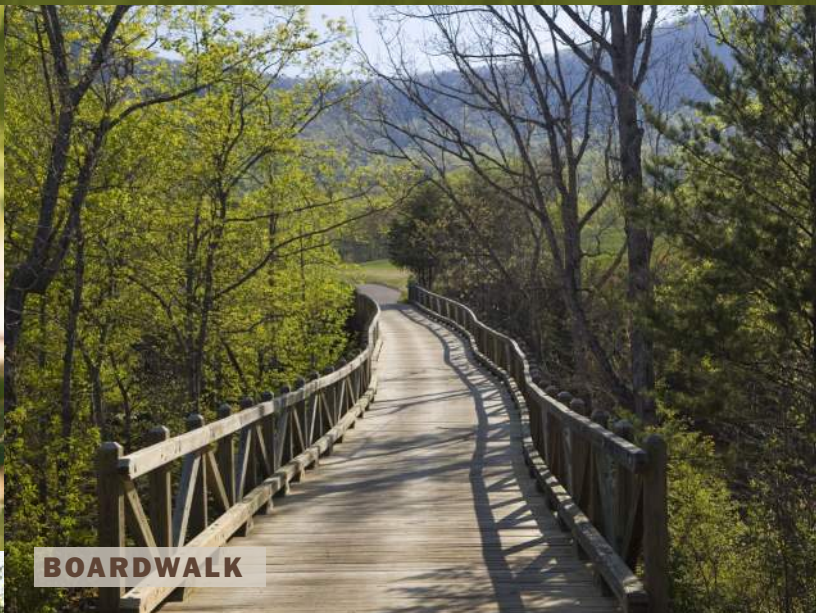
TRAIL NETWORK

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.



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.

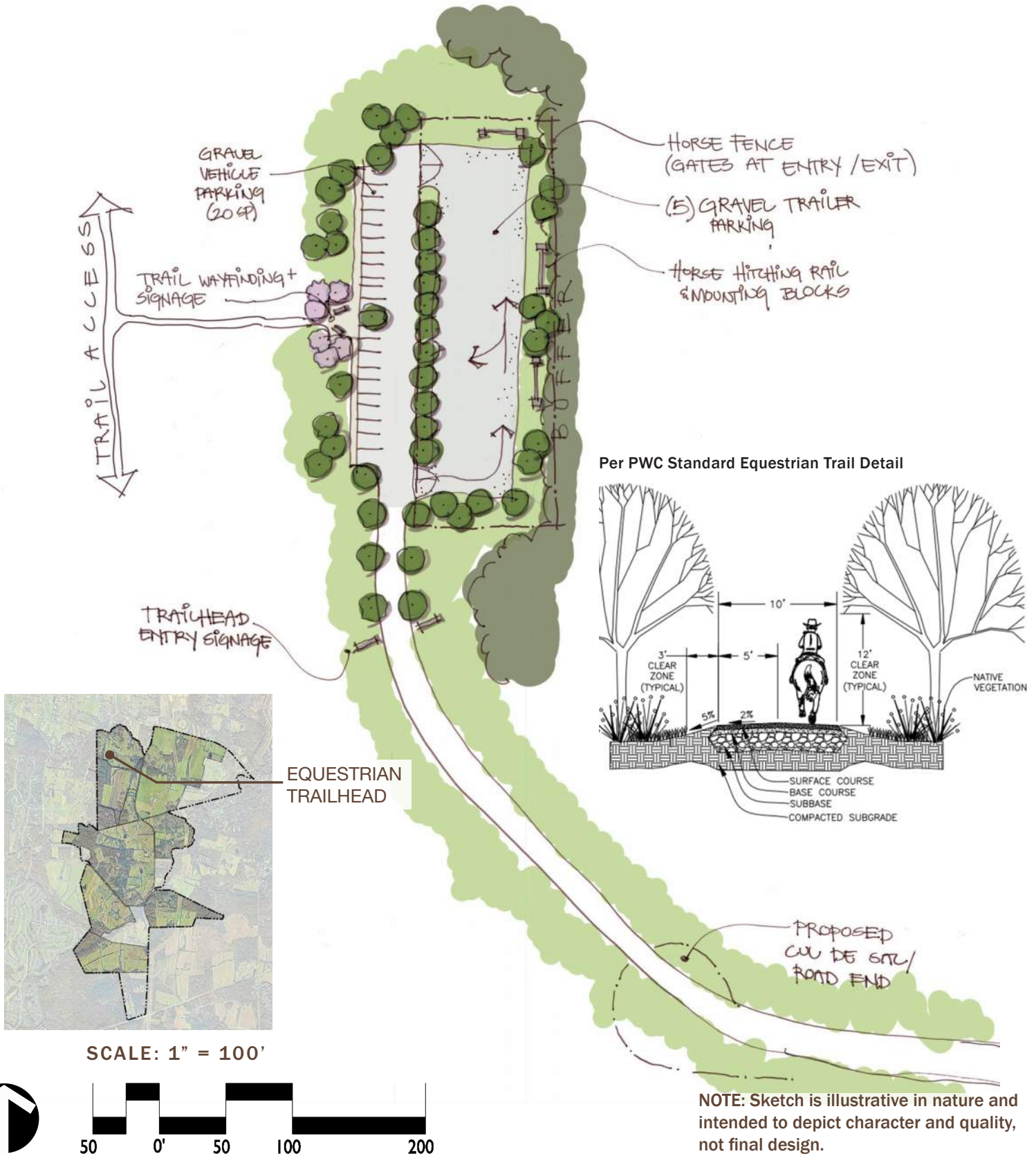


TRAIL SIGNAGE



TRAILER PARKING

CONCEPT SKETCH



UNFINISHED RAILROAD & TRAILHEAD

Cultural node and pedestrian trailhead parking

Locating a trailhead adjacent to the unfinished elevated rail bed provides an opportunity to highlight this local asset and its historical significance. This trailhead shall be a place to honor history and reflect within the landscape.



PICNIC AREA



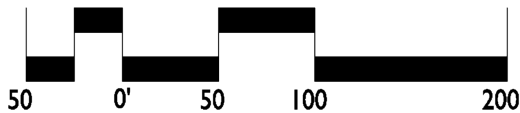
UNFINISHED RAILROAD LOOP TRAIL AT MNB

CONCEPT SKETCH



UNFINISHED RAILROAD & TRAILHEAD

SCALE: 1" = 100'



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

SETTLEMENT AND THORNTON SCHOOL INTERPRETIVE CENTER

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 with trailhead. Specific site details that commemorate the history shall be based on further archaeological research in collaboration with county staff.



OUTDOOR CLASSROOM

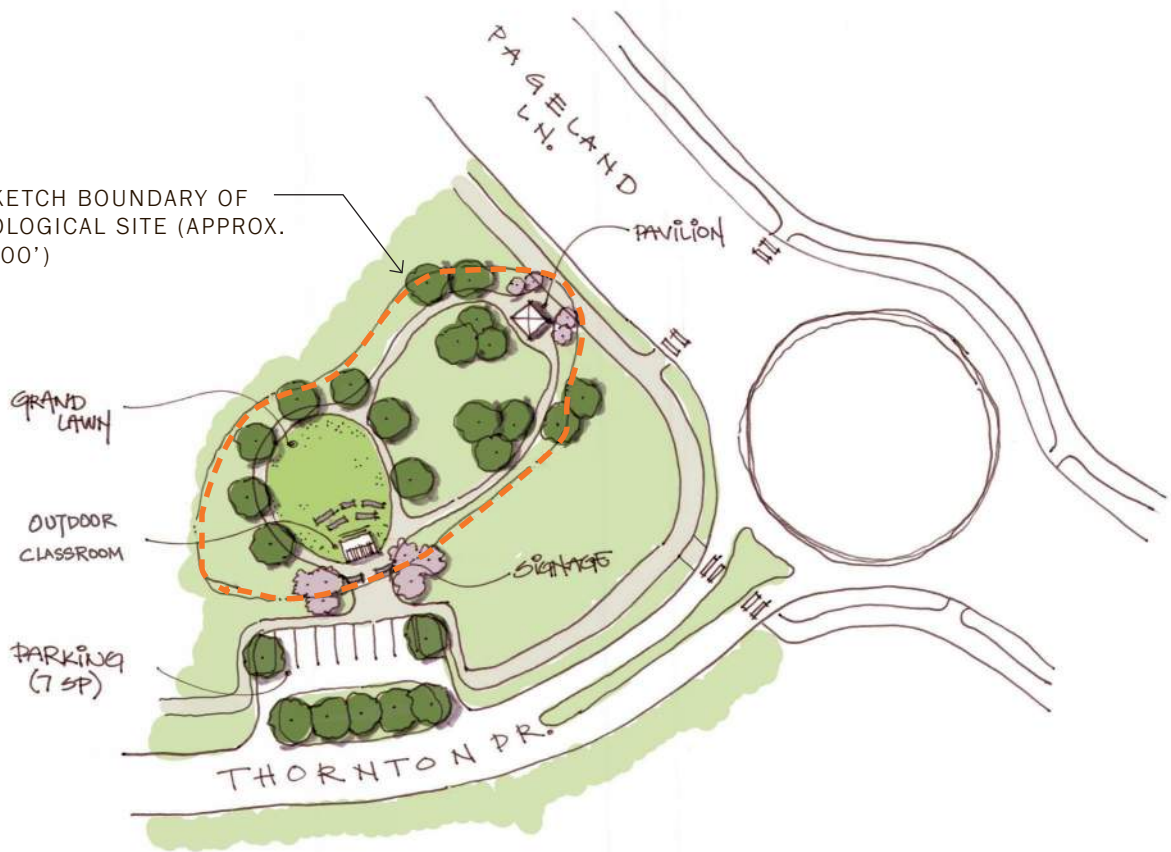


COMMEMORATIVE ELEMENT



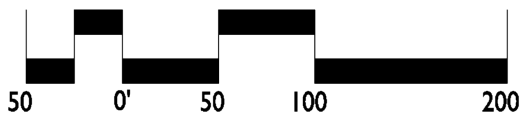
CONCEPT SKETCH

FIELD SKETCH BOUNDARY OF
ARCHAEOLOGICAL SITE (APPROX.
240' X 100')



SETTLEMENT AND
THORNTON SCHOOL
INTERPRETIVE CENTER

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

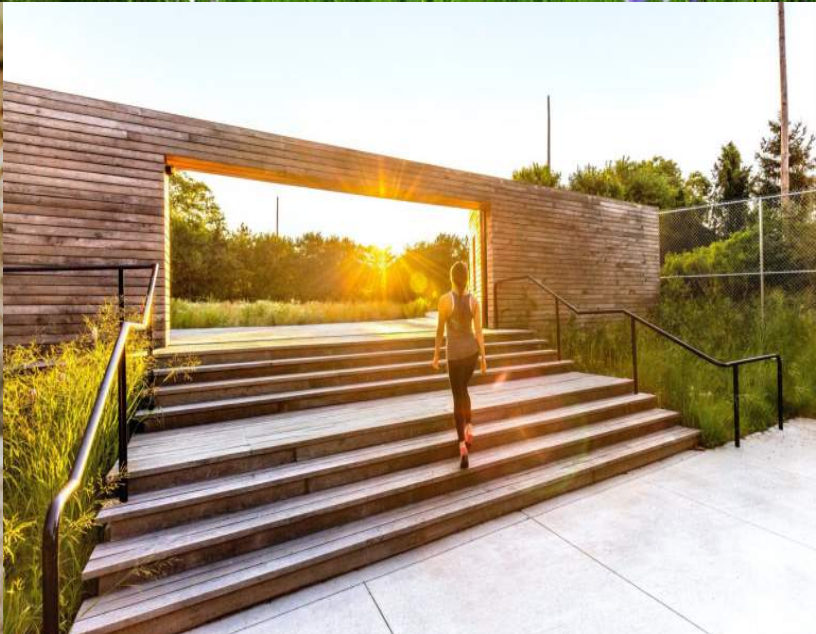




Photo Taken 03/29/2022



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



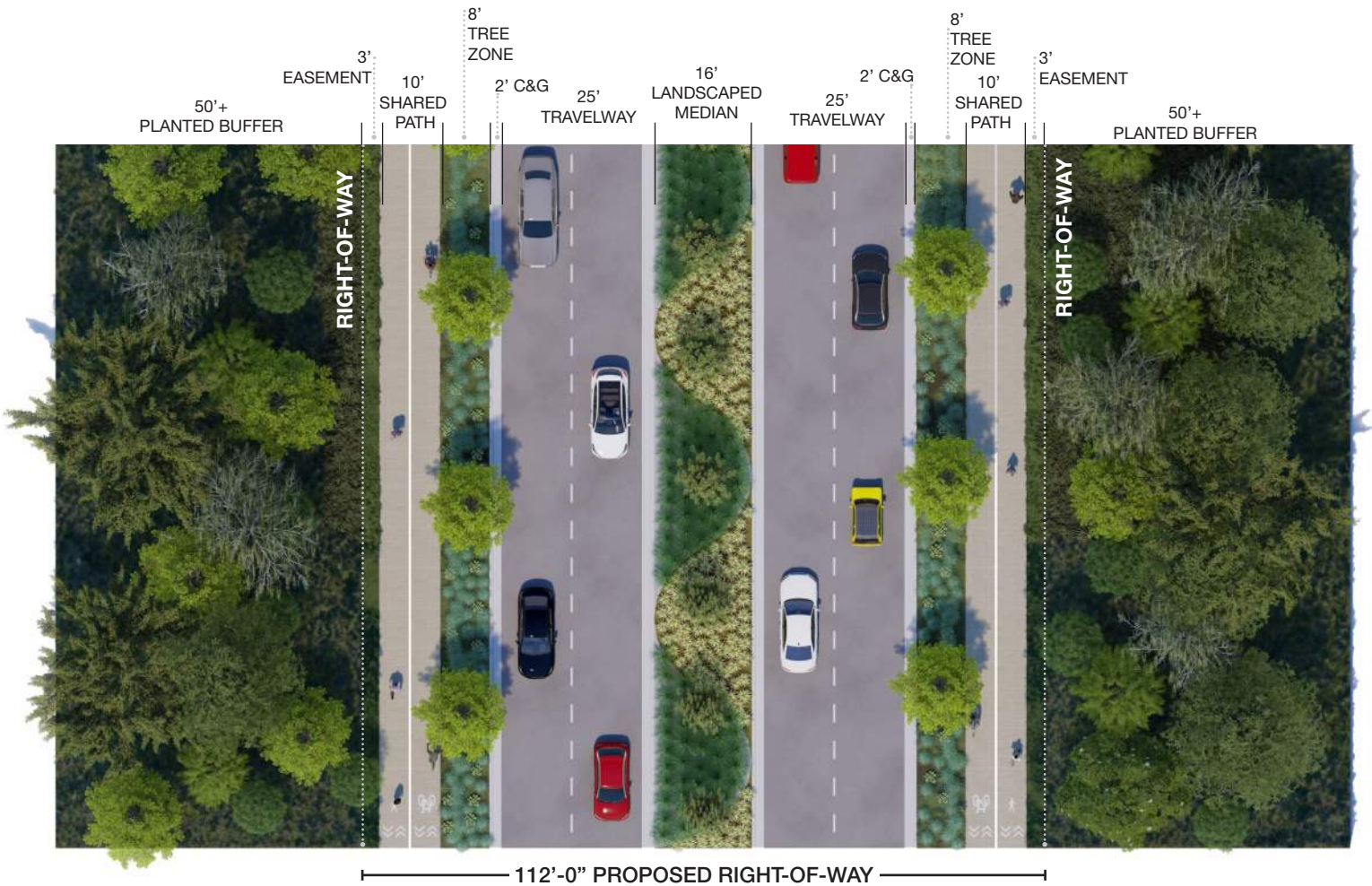
BRIDGE CROSSING



COORDINATED TRANSPORTATION LANDSCAPING

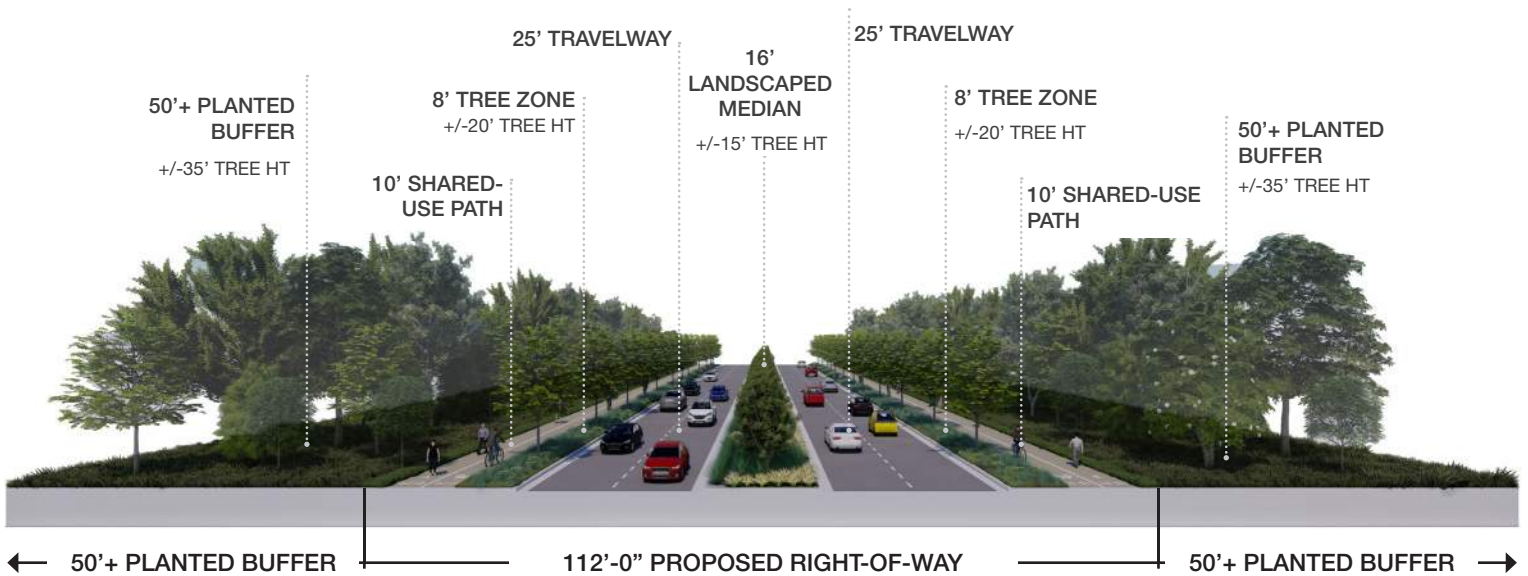


STREET CROSS SECTION



112'-0" PROPOSED RIGHT-OF-WAY

NOTE: NTS



50'+ PLANTED BUFFER 112'-0" PROPOSED RIGHT-OF-WAY 50'+ PLANTED BUFFER

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, while multiple bridge crossings allow wildlife routes to maintain unimpeded.





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 discouraged, building facades will utilize neutral tones and be non-reflective.





QTS BUILDING ELEVATIONS



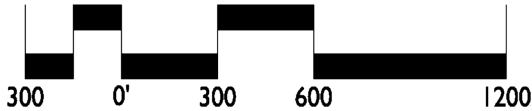
COMPASS BUILDING ELEVATIONS

TYPICAL LANDBAY

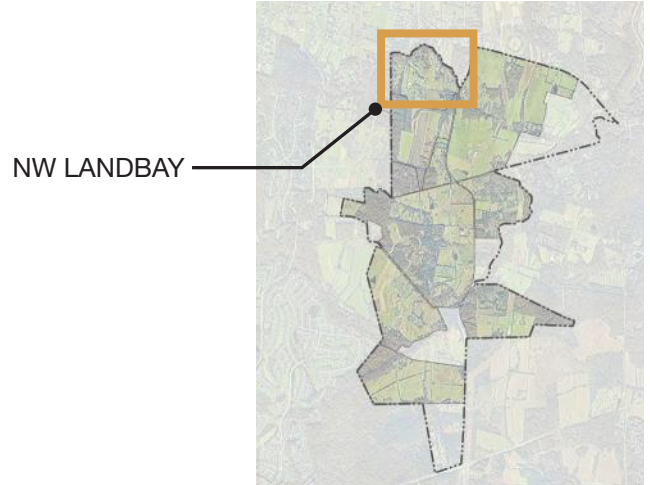
COMPASS DATACENTERS

-  NATURAL OPEN SPACE (PRESERVED TREES)
-  REFORESTATION AREA
-  RIPARIAN PROTECTION AREA
-  STORMWATER MANAGEMENT FACILITIES

SCALE: 1" = 600'



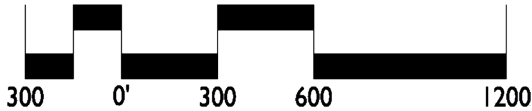
KEY MAP



TYPICAL LANDBAY COMPASS DATACENTERS

-  NATURAL OPEN SPACE (PRESERVED TREES)
-  REFORESTATION AREA
-  RIPARIAN PROTECTION AREA
-  STORMWATER MANAGEMENT FACILITIES

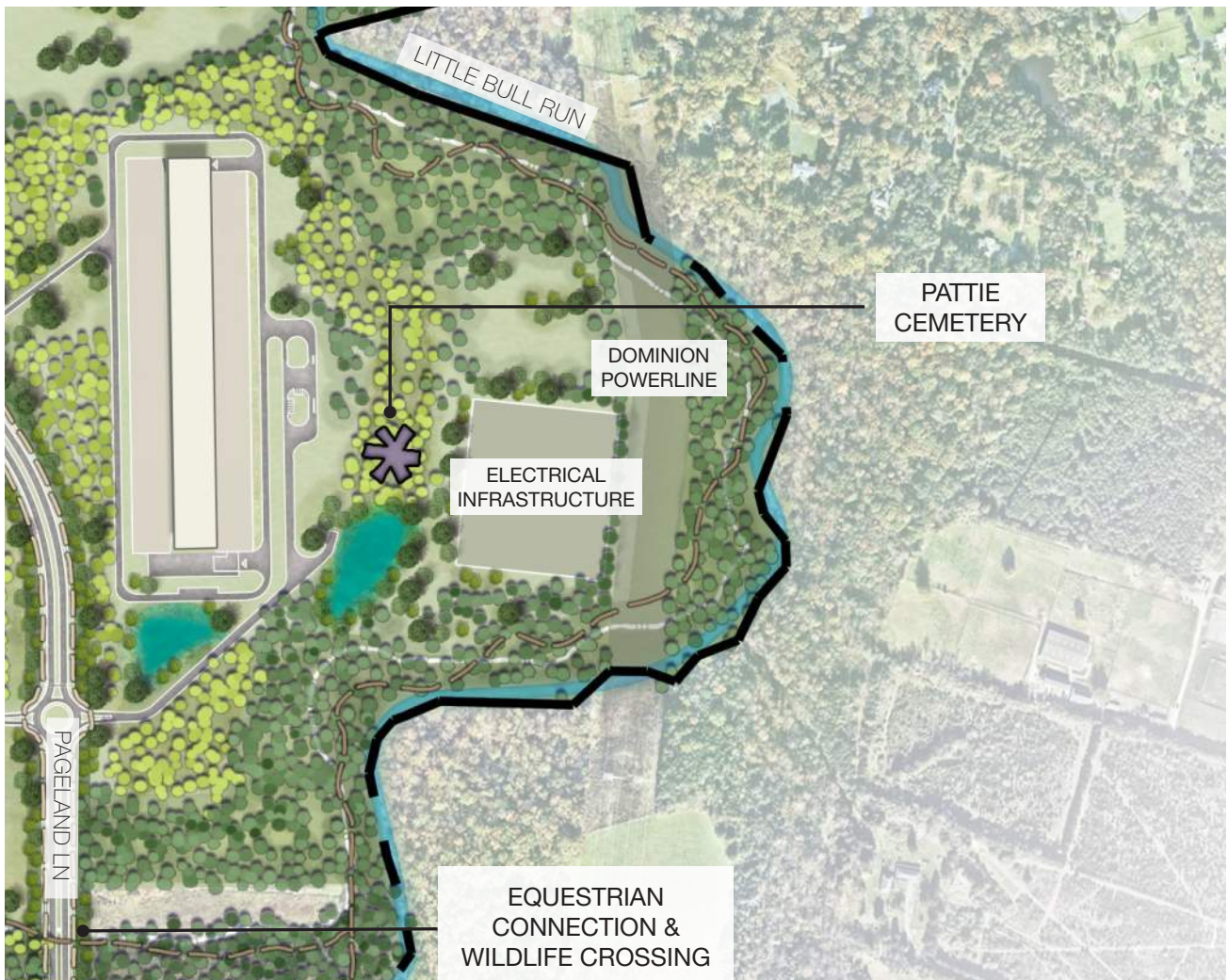
SCALE: 1" = 600'



KEY MAP



NE LANDBAY

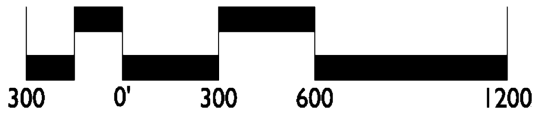


TYPICAL LANDBAY

QTS REALTY TRUST

-  NATURAL OPEN SPACE (PRESERVED TREES)
-  REFORESTATION AREA
-  RIPARIAN PROTECTION AREA
-  STORMWATER MANAGEMENT FACILITIES

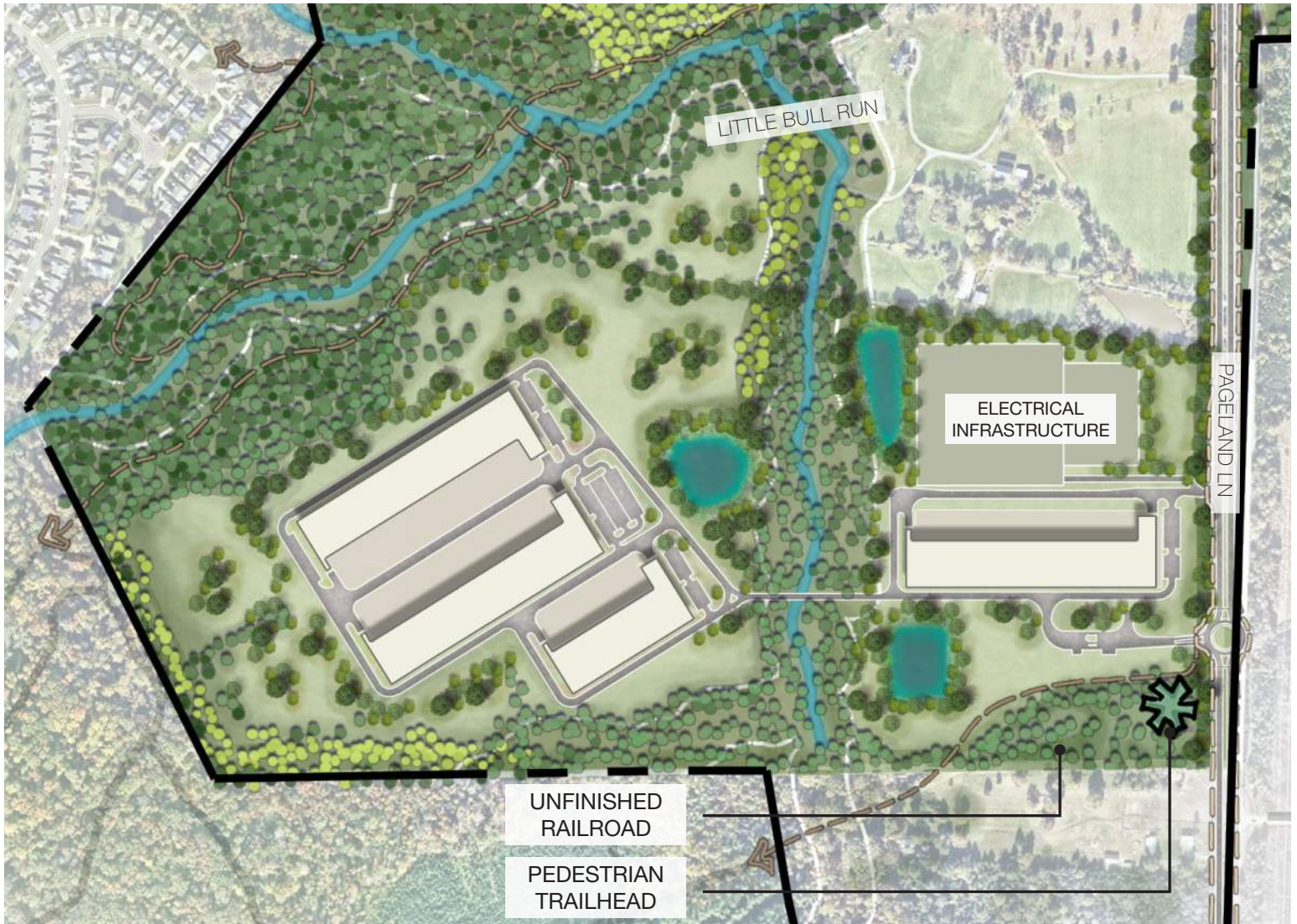
SCALE: 1" = 600'



KEY MAP



SW LANDBAY

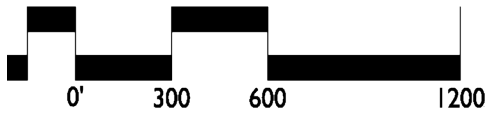


TYPICAL LANDBAY

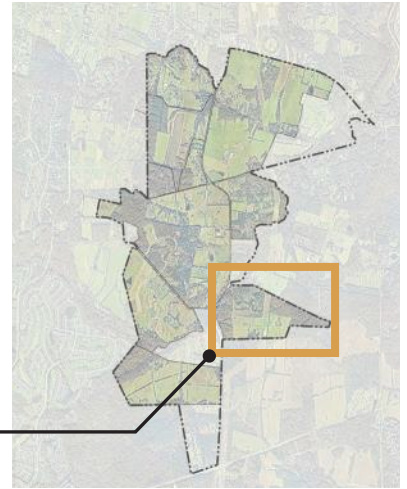
QTS REALTY TRUST

-  NATURAL OPEN SPACE (PRESERVED TREES)
-  REFORESTATION AREA
-  RIPARIAN PROTECTION AREA
-  STORMWATER MANAGEMENT FACILITIES

SCALE: 1" = 600'



KEY MAP



SE LANDBAY

