

## **PROFFER STATEMENT**

RC2023XXX, Stafford Technology Campus

Applicant: Stafford Technology LC  
Record Owners: Stafford Technology LC and Susanne Bradley Geslois, Trustee of the Susanne Bradley Geslois Revocable Trust, dated December 18, 2017  
Property: Tax Map Parcels 38 124 and 38 29A  
Approximately 523.94 acres (hereinafter, the “Property”)  
Project Name: Stafford Technology Campus  
Reclassification Request: From A-1, Agricultural, to M-1, Light Industrial

Date: February 24, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions, which shall supersede all other proffers made prior hereto. In the event the above-referenced Reclassification is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms “Applicant” and “Developer” shall include all future owners and successors in interest. The proffers shall run with the Property and be binding upon all future assignees, successors, grantees or lessees therefore, except as otherwise specifically set forth herein.

For purposes of reference in this Proffer Statement, the “GDP” shall be that plan prepared by Bohler Engineer entitled, “Generalized Development Plan (GDP) - Stafford Technology Campus,” dated February 22, 2023 (sheet 3 of 4).

### **USE AND DEVELOPMENT**

1. Generalized Development Plan - The subject Property shall be developed in general conformance with the GDP, subject to changes approved by the County in connection with site plan review.
2. Site Layout - For purposes of the final site plan (which will supersede the GDP after County approval), proposed parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, waste facilities, parking areas, recreational and open space areas, public road locations, private driveways, road and travelway locations, buffers, interparcel connectors, RPAs and wetland areas, utility locations, storm water management facilities, and dimensions of undeveloped areas shown on the GDP may be relocated and/or amended from time to time by the Applicant to address final development, engineering, and design requirements and/or compliance with federal or state agency

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regulations including, but not limited to, VDOT, DEQ, Army Corps of Engineers, etc., and compliance with the requirements of the County's development regulations and design standards manual.

3. Maximum Lot Coverage - Floor area (0.5) and open space (0.20) requirements on the Property shall be calculated on a cumulative basis and not on a percentage of each subdivided parcel. A tabulation shall be provided on all site plans related to the Property depicting overall floor area and open space.
4. Height – The maximum height of any data center building on the Property may be one hundred and five feet (105'). Roof structures, mechanical equipment, parapet walls, screen walls and/or enclosures may exceed one hundred and five feet (105'). Approval of this rezoning shall not require any further conditional use permit for an increase in the height.
5. Electric Substations - There may be electric substations on the Property to serve the data center uses. Said substations shall not require any further conditional use permit or public facilities review.

### DESIGN

6. Design Guidelines - Any data center buildings constructed on the Property shall meet the following design guidelines.
  - a. Principal Building Facades - Principal building façades (i.e., building façades that face adjacent major arterials or interstates) shall be generally consistent in terms of design, materials, details, and treatment. Said principal building façade shall avoid the use of undifferentiated surfaces and include at least two (2) of the following design elements: change in building height; building step-backs or recesses; fenestration, change in building material, pattern texture, color; or use of accent materials.
  - b. Screening of Mechanical Equipment - Ground level and rooftop equipment shall be screened from major arterials, interstates and abutting residentially zoned properties. Said screening may be provided by a principal building, existing vegetation, visually solid fence, screen wall or panel, parapet wall or other visually solid screen that shall be constructed of materials generally compatible with those used in the exterior construction of the buildings.
  - c. Fencing - Fencing may be provided. Any fencing along public or private streets shall not be chain-link, with or without slatted inserts and shall not include barbed wire or similar visibly intrusive deterrence device.

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- d. Compliance - Compliance with this proffer shall be evidenced with the submission of the site plan and building elevations for review and approval. Any substantive changes to the above shall be submitted to the Planning Director for review and approval. Such approval shall be based on a determination that the changes will result in a project/building of similar or greater quality.

**FIRE AND RESCUE**

7. Sprinkler System - In the event data center buildings are constructed on the Property, the building shall be fully fire sprinklered.

**TRANSPORTATION**

8. Access - Access to the Property shall be provided as shown on the GDP, subject to VDOT and County approval at the time of site plan.