

“I feel that this is a fantastic application before us today.”

While county staff could not support the capital facilities credit, Supervisor Letourneau explained that the request should be weighed against the broader proffer package, which is valued in the \$40 to \$45 million range.

“When you look at the sum of everything that is being offered to us, I think this is still a very, very good deal for the county.”



Rivana at Innovation Station – Office Core Rendering

Source: ZMAP-2021-0003 – Applicant Presentation (5/16/2023)

The county board was unanimous in its praise for the application—even Leesburg Supervisor Kristen Umstatt, who is well-known for her opposition to a large number of residential rezoning due to concerns with net negative impacts on the county and school budgets.

“It is the perfect kind of project in the perfect location, and I think it has the opportunity to bring a lot of top-notch office to that area,” she said.

“I just need a moment here to take in what just happened,” quipped board chair Phyllis Randall.

“You all do not know the miracle that happened here today.”

County Board Approval Expected in June for Data Center Campus at Former AOL HQ Site

American Real Estate Partners’ (AREP) proposal to redevelop the former AOL headquarters in Ashburn with an up-to 1.13-million-square-foot data center campus appears headed for county board approval next month.

At the May 10th public hearing, Broad Run Supervisor Sylvia Glass praised the applicant for designing an “attractive data center campus” at a “highly-visible spot coming into Ashburn.”

“I look forward to supporting this application in June,” she continued.



Pacific Corporate Park – Site Map

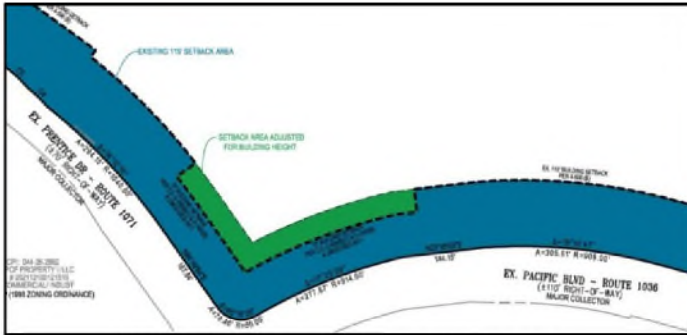
Source: ZRTD-2022-0001 – Staff Report (5/10/2023)

The applicant acquired the 43-acre corporate campus, which sits at the southwest corner of Waxpool Road and Pacific Boulevard, for \$136 million last year. The site is flanked on three sides by several constructed and approved data centers: to the west, a single-building Digital Realty data center; to the east, one of Loudoun’s first data centers now operated by Stack Infrastructure; and to the north, Dulles 28 Associates LLC’s 530,000-square-foot data center campus that was narrowly approved by the county board last March.

“We think this is absolutely an appropriate location for additional data center development given its comprehensive plan recommendation and the surrounding uses,” said DLA Piper attorney Brian Winterhalter.

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The original 592,000-square-foot AOL headquarters was developed under the 1972 zoning ordinance; the applicant is proposing a ZRTD to rezone the site to the 1993 PD-IP zoning standards and permit a maximum development potential of 0.6 FAR. While no specific building footprints are proposed at this time, conceptual renderings presented at the May public hearing show three data center buildings with an electrical substation and stormwater pond along Waxpool Road to the east.



Pacific Corporate Park - ZMOD Diagram

Source: ZRTD-2022-0001 - Staff Report (5/10/2023)

Ultimate approval will require a zoning modification to permit building heights up to 100 feet within 75 feet of the roadway (115 feet setback required). That “narrowly-tailored” modification, limited to the corner of Prentice Drive and Pacific Boulevard, allows for a more compact building form that can be pulled back from the existing stormwater pond that is to remain, according to Winterhalter.



Pacific Corporate Park - Existing Conditions

Source: ZRTD-2022-0001 - Applicant Presentation (5/10/2023)

The applicant made several changes to the application during planning commission review, adding a screening berm and 20-foot wall around the future electric substation

along Waxpool Road, as well as committing to architectural standards for the future data center shells and preservation of the aforementioned wet pond. Additional commitments at the request of the home district supervisor include adding six-foot sidewalks to Broderick and Prentice Drive and ten-foot shared use path along Pacific Boulevard.

A lot of people pass that property every single day,” said Sterling Supervisor Koran Saines. “Let us make it something worth their while.”

Several supervisors suggested the new development pay homage to the AOL campus—perhaps with a statue of the company’s ubiquitous 1990s-era CD-ROM, quipped Saines.

The construction timeline will track with that of the on-site electrical substation, which the power utility expects to deliver in early summer 2026.

“We are hopeful to have the first building completed shortly thereafter,” said AREP’s co-founder and CEO Douglas Fleit.

Residential Rezoning in Ashburn Faces Headwinds at Planning Commission Work Session

Planning commissioners continued to pushback on U.S. Home Corporation’s proposed Dogwood Farm Station rezoning at a second work session this month.

The application, which calls for 485 stacked townhomes and traditional multifamily units on a Suburban Mixed-Use site across Route 7 from One Loudoun, faces questions with the proposed density, building height, and parking, as well as concerns with neighborhood compatibility and community outreach.

“What you are proposing is exceedingly different from everything around it,” said Algonkian Commissioner Jane Kirchner at the May 11th work session.

“It is crucial to have engagement and work with the surrounding community before you get to this point.”

The applicant’s latest submission calls for 220 stacked townhomes, 165 for-sale condo flats (down from 185), and a standalone 100-unit all-affordable building on the 19.3-