MOTION: December 7,2021
Regular Meeting
SECOND: Ord. No. 21-

RE: SPECIAL USE PERMIT #SUP2021-00002, I-66 AND ROUTE 29 TECHNOLOGY PARK
- GAINESVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request for a special use permit to allow data center uses in the B-1 zoning district with a waiver request to allow for a maximum height of 75 feet and a maximum floor area ration (FAR) of 0.65 for data center uses; and

WHEREAS, the subject ±102.38-acre site is located on the east side of John Marshall Highway, at the southeastern corner of the intersection of Catharpin Road and John Marshall Highway; and is identified on County maps as GPINs 7397-65-0198 and 7397-55-1465; and

WHEREAS, the subject site is designated RCC, Regional Commercial Center, and is also within the I-66 / Route 29 Sector Plan. A portion of the I-66 / Route 29 Sector Plan is being amended with the pending Route 29 Small Area Plan. The subject site is outside of the study area of the Route 29 Small Area Plan; and

WHEREAS, the site is zoned B-1, General Business, and A-1, Agricultural. The B-1 zoned portions contain proffers approved as part of #REZ1997-0004, Southview at Prince William which rezoned approximately 64.7 acres of the property from M-2, light industrial, to B-1, General Business; and

WHEREAS, staff has reviewed the subject application and recommends approval; and

WHEREAS, the Planning Commission, at its public hearing on October 20, 2021, did not make a recommendation within the 90-day time period, which shall be deemed a recommendation of approval under the Virginia Code and County Code; and

WHEREAS, a Prince William Board of County Supervisors' (Board) public hearing, duly advertised in a local newspaper for a period of two (2) weeks, was held on December 7, 2021, and interested citizens were heard; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Special Use Permit #SUP2021-00002, I-66 and Route 29 Technology Park, subject to the conditions dated July 9, 2021;

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BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any proffered conditions does not relieve the applicant, and / or subsequent owners, from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

ATTACHMENT: Pr	posed Conditions	, Dated Iu	یار 9,	2021
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Votes: Ayes:

Nays:

Absent from Vote: Absent from Meeting:

For Information:

Planning Director

Walsh, Colucci, Lubeley & Walsh, PC Attention: Ms. Marian Harders 4310 Prince William Parkway, Suite 300 Woodbridge, Virginia 22192

ATTEST: _		
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PROPOSED CONDITIONS

Owners: Southview 66, LLC & Gainesville JM, LC

Applicant: Southview 66, LLC

Special Use Permit: #SUP2021-00002, I-66 & Route 29 Technology Park

Prince William County GPINs: 7397-65-0198 & 7397-55-1465 Special Use Permit Area: +/- 102.38 acres (the "Property") Existing Zoning: B-1, General Business & A-1, Agricultural

> Proposed Zoning: B-1, General Business Magisterial District: Gainesville Date: July 9, 2021

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit ("SUP") or the Special Use Permit Plan conflict with the approved Proffers, Zoning Ordinance, and/or the Design and Construction Standards Manual (the "DCSM") at the time of final site plan review or approval, the more restrictive standards shall apply, except as specifically authorized by this SUP.

The Applicant shall file a site plan within three (3) years of approval of this SUP by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit for the new use on the Property constitutes commencement of the use. Issuance of an occupancy permit for any data center structure shall vest the Applicant's right to thereafter construct the remaining structures/uses beyond the three (3) and five (5) year time requirements, as referenced in this paragraph.

1. <u>Site Development</u>: The Property shall be developed in substantial conformance with the special use permit plan entitled "I-66 & Route 29 Technology Park Special Use Permit Plan," prepared by Urban, Ltd., dated July 17, 2020, last revised May 21, 2021 (the "SUP Plan").

2. <u>Use Limitations</u>:

- a. Permitted Uses: The use approved with this SUP shall be limited to data centers, as defined by the Prince William County Zoning Ordinance, and ancillary uses usually and customarily associated therewith. Approval of this SUP does not prohibit any other permitted uses on the Property by the zoning approved therefor or preclude the Applicant from developing the Property (or a portion thereof) together with other uses permitted on the Property in combination with data center uses.
- b. <u>Phasing</u>: Buildings may be constructed, and uses commenced, in one or multiple phases.

3. Community Design:

a. <u>Building Setback along I-66</u>: All principal buildings constructed on the Property shall be located a minimum of one hundred twenty-five feet (125') from the I-66 Virginia

Department of Transportation ("VDOT") right-of-way along the northern boundary of the Property.

- b. <u>Building Setback along Route 55 and Catharpin Road</u>: All principal buildings constructed on the Property shall be located a minimum of one hundred feet (100') from the VDOT right-of-way along Route 55 and Catharpin Road.
- c. <u>Data Center Architecture</u>: The following conditions shall apply to all buildings used for data center uses, except for public facilities (such as generator systems or sanitary sewer pumps):
 - i. The principal building façades of any data center constructed on the Property that face Route 55, I-66, or Catharpin Road, and are within 150 feet of the perimeter boundary of the Property, shall have as the primary exterior building material one or more of the following: precast or tilt-wall concrete panels with reveals and an accent color scheme, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulation and finishing system), and/or metal panels of architectural grade and quality. Changes to the permitted exterior building materials may be approved by the Planning Director. Prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations to the Planning Director to demonstrate compliance with this condition. Any security booth(s) or other accessory structure(s) on the Property shall be coordinated with the design utilized for the principal building(s) they serve.
 - ii. Principal building facades that face Route 55, I-66, or Catharpin Road shall avoid the use of undifferentiated surfaces by including at least three of the following design elements: change in building height; building step-backs or recesses; fenestration; change in building material; change in building pattern; change in building texture; change in building color; or use of accent materials.
 - iii. Roof top mechanical equipment shall be screened from public rights-of-way. Ground level mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall, or panel, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, ground level mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.
- d. <u>Dumpster Pads</u>: All dumpster pads shall be located on the Property as unobtrusively as possible and shall be screened using materials that are architecturally compatible with the building(s) they serve.

- e. <u>Fencing</u>: Fencing of portions of the Property is permitted. Chain-link fencing or barbed wire fencing are prohibited within fifty (50') feet of public street frontages. This fence allowance does not relieve the Applicant from complying with all fire and access code requirements. The Planning Director may allow for alternative compliance with this requirement, provided the Applicant demonstrates that the fencing visibility is reduced through the use of landscaping and other methods to reduce visibility.
- f. Landscaping: The Applicant shall provide landscaping and buffers in substantial conformance with Sheet 03 of 04 of the SUP Plan. Existing vegetation located in landscape areas and buffers as shown on Sheet 03 of 04 of the Landscape Plan (when it is good native and good quality) shall be preserved and incorporated into the design. Disturbance shall be permitted within the 50' Undisturbed Landscape Areas as needed for removal of dead and dying trees and minimal perpendicular utility crossings. If any trees or vegetation are removed from the 50' Undisturbed Landscape Area, except in connection with minimal utility crossings, the Applicant shall replant such trees and vegetation with plantings of an equal plant unit calculation in order to maintain the natural forest conditions. All new plantings shall be indigenous and drought resistant. Simultaneously with planting, the Applicant shall remove from landscaping and buffer areas any dead or diseased vegetation, noxious plants, or invasive species.
 - i. Utility crossings within landscape areas and landscape buffers shall be limited to the extent and in the manner permitted by the DCSM and Zoning Ordinance Section 32-250.32.2. When utility crossings are necessary, the crossings shall be located and aligned as close to perpendicular as practicable based on final engineering considerations.
 - ii. Within the 50' Landscape buffer shown on Sheet 2 of 4 of the SUP Plan along Daves Store Lane and the "Public ROW" the Applicant shall replant any areas disturbed during the construction of Davis Store Lane to a Type C buffer, as may be required to meet the requirements of the DCSM.
- g. <u>Soil Remediation</u>: To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.
- h. <u>Parking Lot Lighting</u>: All freestanding parking lot lights shall have a maximum height of thirty feet (30') and shall have fixtures which direct light downward and inward. In addition, all building-mounted lighting, if any, shall be directed or shielded in such a

manner as to prevent glare from projecting onto adjacent properties or public rightsof-way.

- i. <u>Signage</u>: All signage shall be in conformance with the Zoning Ordinance. In addition, the following shall apply to signage and advertisements onsite:
 - i. Minor signage may be provided as needed.
 - ii. Unless the Zoning Ordinance does not otherwise require, sign permits are required for all signs. Color and scaled renderings of all signage shall be submitted as part of the sign permit approval process.
 - iii. All facade signage shall be coordinated on a section-by-section basis in color, size, and materials.
 - iv. Facade signage may be oriented toward I-66.
 - v. Applicant shall have the right to incorporate project or owner/tenant identification signs into the entrance features/walls.
- j. <u>Sustainability</u>: Any data center building developed on the Property shall include the sustainability measures listed below. Compliance with this condition shall be demonstrated at the time of final site plan approval.
 - i. Permeable paving;
 - ii. Recycled aggregate materials;
 - iii. Aeration of ponds utilizing solar power;
 - iv. Recycling of construction material waste;
 - v. Use of high recycled content construction materials;
 - vi. LED site and interior lighting; and
 - vii. Heat reflective roof.
- k. <u>Power Supply</u>: No building permit for a data center building may be issued for development on the Property if, in connection with the execution of a power purchase agreement for the provision of electrical power to such data center building, it is determined by the electrical provider that service thereto triggers the need for construction of new transmission towers carrying overhead bulk electric transmission lines from west of the Property.

4. <u>Environment:</u>

a. <u>Stormwater Management</u>: Stormwater management shall be provided on-site, as generally shown on the SUP Plan. Final design and location of stormwater management facilities shall be determined at the time of final site plan. Stormwater management practices shall adhere to all applicable State and local laws, ordinances, codes, requirements and regulations.

5. <u>Maintenance of the Property</u>

- a. <u>Graffiti Removal</u>: The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.21 <u>et seq.</u> of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- b. <u>Site Maintenance</u>: The Applicant shall remove litter, trash, and debris from the Property as necessary.

6. <u>Transportation</u>:

- a. <u>Site Access</u>: Access to the Property shall be provided in the locations shown on the SUP Plan, subject to changes requested by the Applicant and approved by VDOT and Prince William County Department of Transportation ("PWCDOT") in connection with final site plan review.
- b. <u>Data Center Transportation Improvements</u>: In the event the Applicant proceeds with a site plan for data center uses on all or any portion of the Property, the Applicant may submit a technical memorandum (or other analysis as determined by PWCDOT) to determine the appropriate transportation improvements necessary in lieu of the transportation improvements referenced in Proffers 1.1 through 1.7 in the Proffer Statement approved with REZ2021-00001. Subject to the approval by VDOT and/or PWCDOT, the Applicant may construct, at its cost, those alternative transportation improvements: (i) identified in the technical memorandum, to accommodate the traffic generated by the data center use(s); (ii) approved in connection with this Special Use Permit; and (iii) required in accordance with the DCSM, as determined during final site plan review. Alternative transportation improvements for data center uses on the Property (or portion thereof) may include a reconfiguration of the entrance on Daves Store Lane, as generally shown on Sheet 04 of 04 of the Special Use Permit Plan entitled "Data Center Entrance Alternative."

7. <u>Waivers/Modification</u>:

- a. Pursuant to Section 32-400.03.2 of the Zoning Ordinance, approval of this Special Use Permit shall constitute a waiver/modification of Section 32-401.14.5 to permit a maximum height of seventy-five feet (75') on any portion of the Property that is developed with data centers uses.
- b. Pursuant to Section 32-400.04.3 of the Zoning Ordinance, approval of this Special Use Permit shall constitute a waiver/modification of Section 32-401.14.4 of the Zoning Ordinance to permit a maximum FAR of .65 on any portion of the Property that is developed with data centers uses.



Office of the County Executive Christopher E. Martino

STAFF REPORT

The Board of County Supervisors

Ann B. Wheeler, Chair Andrea O. Bailey, Vice Chair

Victor S. Angry Kenny A. Boddye Pete Candland

Margaret Angela Franklin Jeanine M. Lawson

Yesli Vega

Board Meeting Date: December 7, 2021

Agenda Title: Rezoning and Proffer Amendment #REZ2021-00001, I-66 and Route 29

Technology Park and Special Use Permit #SUP2021-00002, I-66 and

Route 29 Technology Park

District Impact: Gainesville Magisterial District

Requested Action: Approve Rezoning and Proffer Amendment #REZ2021-00001, I-66 and

Route 29 Technology Park, subject to proffers dated November 10, 2021 and Special Use Permit #SUP2021-00002, I-66 and Route 29 Technology

Park, subject to conditions dated July 9, 2021.

Department: Planning Office

Staff Lead: Rebecca Horner, AICP, Acting Planning Director

EXECUTIVE SUMMARY

This is a request to rezone ±5.01 acres from A-1, Agricultural, to B-1, General Business, and amend the proffers associated with Rezoning #REZ1997-0004 to include the entire site and permit up to 2,957,680 square feet, in the event the subject site is developed with a data center use; and a special use permit to allow data center uses in the B-1 zoning district with a waiver request to allow for a maximum height of 75 feet and a maximum floor area ration (FAR) of 0.65 for data center uses.

At its October 20, 2021 public hearing, the Planning Commission (PC) made a failed motion to recommend denial of the applications. The Planning Commission took no further action on October 20, 2021, the deadline to take action on the applications. Therefore, under the Virginia Code and County Code both applications are deemed to have a recommendation of approval by the PC.

It is the recommendation of staff that the Prince William Board of County Supervisors (Board) approve Rezoning and Proffer Amendment #REZ2021-00001, I-66 and Route 29 Technology Park, subject to proffers dated November 10, 2021, and Special Use Permit #SUP2021-00002, I-66 and Route 29 Technology Park, subject to conditions dated July 9, 2021.

BACKGROUND

A. Request: This is a request to rezone ±5.01 acres from A-1, Agricultural, to B-1, General Business, and amend the proffers associated with Rezoning #REZ1997-0004 to include the entire site and permit up to 2,957,680 square feet, in the event the subject site is developed with a data center use; and a special use permit to allow data center uses in the B-1 zoning district with a waiver request to allow for a maximum height of 75 feet and a maximum FAR of 0.65 for data center uses.

Use/Feature	Prior Approval	Proposed	
Zoning	B-1	B-1	
Use(s)	Up to 1,132,560 Square feet of permitted uses allowed in B-1	Additional alternative to allow up to 2,957,680 square feet if developed with data center uses.	
Use/Feature	Allowed in B-1	Proposed	
Minimum Open Space	15 %	15%	
Maximum Floor Area Ratio	0.40		
Maximum Building Height	45 feet	75 feet* (Waiver request for Data Center Developments only)	

^{*}The maximum building height does not include parapets and mechanical areas that are allowed by the Zoning Ordinance to extend above 75 feet.

- B. <u>Site Location</u>: The subject ±103.32-acre site is located on the east side of John Marshall Highway, at the southeastern corner of the intersection of Catharpin Road and John Marshall Highway; and is identified on County maps as GPINs 7397-65-0198, 7397-54-4690 and 7397-55-1465.
- C. <u>Comprehensive Plan</u>: The subject site is designated RCC, Regional Commercial Center, and is also within the I-66 / Route 29 Sector Plan. A portion of the I-66 / Route 29 Sector Plan is being amended with the pending Route 29 Small Area Plan. The subject site is outside of the study area of the Route 29 Small Area Plan.
- D. <u>Zoning</u>: The site is zoned B-1, General Business, and A-1, Agricultural. The B-1 zoned portions contain proffers approved as part of #REZ1997-0004, Southview at Prince William, which rezoned approximately 64.7 acres of the property from M-2, light Industrial to B-1, General Business.

- E. <u>Surrounding Land Uses</u>: The site is adjacent to a mix of residential, industrial, and office land uses. Directly to the north of the subject site are commercial and industrial zoned land that are currently vacant. To the south are existing industrial, office, and hotel uses. To the east is a single residential use and industrial use with a planned Dominion substation. To the west is warehousing, industrial, vacant land and the recently approved data center campus approved as part of #REZ2020-00024, Village Place Technology Park.
- F. <u>Background and Context</u>: Additional context for the subject application is as follows:
 - a. Original Board Approvals: On June 4, 1997, the Board approved Rezoning #REZ1997-0004, Southview at Prince William, to rezone ±64.7 acres from M-2, Light Industrial, to B-1, General Business, and applied proffers to the remaining portion of the property already zoned B-1. The existing proffers permit the development of up to 1,132,560 square feet of gross floor area (GFA) of retail and commercial space. If the proffer amendment is approved, the site would be permitted to develop under the previous approval with an additional allowance to increase to the permitted GFA up to 2,957,680 square feet in the event the property is developed with a data center use. In addition, the Applicant is requesting a building height modification to permit a maximum of 75 feet and a 0.65 FAR for data center development.
- G. <u>July 21, 2021 Planning Commission Public Hearing</u>: The Planning Commission held a public hearing on Rezoning and Proffer Amendment #REZ2021-00001, I-66 and Route 29 Technology Park and Special Use Permit #SUP2021-00002, I-66 and Route 29 Technology Park and moved to defer both applications to a date certain of October 20, 2021, with the Applicants agreement to extend to a date outside the 90-day requirement for the Planning Commission to take action. The public hearing was closed.
- H. October 20, 2021 Planning Commission Public Hearing The PC made a motion to recommend denial of the applications, which subsequently failed. The PC took no further action on October 20, 2021. Sec. 32-700.42.2 states, "Failure of the commission to make a recommendation within the 90-day time period shall be deemed a recommendation of approval." Therefore, both applications are deemed to have a recommendation of approval by the PC.
- I. Revisions Following the October 20, 2021 Planning Commission Public Hearing: At the October 20, 2021 hearing, the Applicant voluntarily proposed revised proffers to allow for monetary contributions in the amount of \$500,000 towards affordable housing. This has been incorporated as shown in the proffer statement now dated November 10, 2021. Proffers allow for development proposals to mitigate anticipated impacts caused by the proposed development. Proffers should draw a nexus between the anticipated impact and the proposed mitigation. The proposed data center campus will be entirely commercial and is not anticipated to generate impacts to housing. Therefore, the proposed proffer does not mitigate an impact of the development. The Applicant has indicated that the proffer is intended to provide a community benefit. There is both no identified impact that would be mitigated or a Comprehensive Plan policy which supports non-residential mitigation of affordable housing.

STAFF RECOMMENDATION

Staff recommends approval of Proffer Amendment and Rezoning #REZ2021-00001, I-66 and Route 29 Technology Park, subject to proffers dated November 10, 2021, and Special Use Permit #SUP2021-00002, I-66 and Route 29 Technology Park, subject to conditions dated July 9, 2021, for the following reasons:

- The proposed data centers further the employment goals central to the RCC, Regional Commercial Center, designation.
- The rezoning and special use permit proposals enable the delivery of a data center campus, which is a targeted industry use.
- The Applicant proffers to abandon the development of data centers if electrical service to the data center triggers the need for construction of new transmission towers carrying overhead bulk electric transmission lines from west of the property in the direction of the Town of Haymarket and residential areas.
- As conditioned, the project construction will include sustainability features such as a green screen, permeable parking areas, and the use of recycled materials.

The Planning Office is also currently in the process of evaluating the current Data Center Opportunity Overlay District, as directed by the Board of on March 2, 2021. This evaluation includes an assessment of the current overlay standards. The Board directed that further revisions to the overlay incorporate methods to embrace green technology and encourage the conservation of green and open spaces. While staff believes the current proposal incorporates these concepts.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated RCC, Regional Commercial Center. It is also within the I-66 / Route 29 Sector Plan. The purpose of the Regional Commercial Center is to provide for areas located close to, and / or with good access to/ from, an interstate highway, where large-scale retail projects that serve a regional rather than local market are to be located. RCC projects should be planned and developed in a comprehensive, coordinated manner. When implemented in accordance with its intent to provide large scaled commercial projects, the B-1 district is an implementation tool for the RCC designation. Data centers are allowed in B-1 subject to SUP approval.

<u>Level of Service (LOS)</u>: If the application is approved, the LOS impacts for this proposed rezoning would be mitigated by the proffered monetary contributions, as follows:

Water Quality	\$75 per acre	±102.38 acres	\$7,678.50
Fire & Rescue	\$0.61 per sq. ft.	Maximum 0.65 FAR 2,957,680 sq. ft.	\$1,768,268.00
TOTAL \$			\$1,775,946.50

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Materially Relevant Data Center Considerations

<u>Data Center Opportunity Zone Overlay District</u>: The subject site is not located within the Data Center Opportunity Overlay District, where data center uses are allowed by-right. The Data Center Opportunity Zone Overlay District was established by the Board on lands in proximity to high voltage transmission lines of 115kv or more and planned or zoned for office or industrial uses. Data centers are permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M / T zoning districts and in designated office or industrial land bays in the PBD and PMD districts. A special use permit has been filed to permit the proposed data center use outside of the overlay in the B-1 district.

<u>Board of County Supervisor Directive</u>: On March 2, 2021, staff was directed to bring the Board recommendations to expand and change the Data Center Opportunity Overlay District. Staff was asked to analyze the existing Data Center Opportunity Overlay District and maps and return to the Board with possible Zoning Text Amendment (ZTA) language to amend the map and expand the overlay district in appropriate areas. Any process undertaken to amend the overlay is requested to 1) engage existing and new stakeholders, 2) incorporate methods to embrace green technology, and 3) encourage the conservation of green and open spaces.

<u>Potential Power Needs and Impacts to the Haymarket Transmission Line</u>: In Dominion Energy's communications with the County and the public, Dominion has expressed a preference not to address the impacts of new load growth on the area's electric grid with new electric transmission infrastructure connecting into the Haymarket substation. Dominion has identified alternatives to provide necessary service, including growth in service, that limits impact to the Haymarket substation. Correspondence from Dominion Energy is attached to this report.

The application does not include a statement of power availability. An end user for the proposed data center is not known at this time. The Applicant commits, by condition, that no data center use building permit may be issued for development on the Property if, in connection with the execution of a power purchase agreement for the provision of electrical power to such proposed data center building, it is determined by the provider that service thereto triggers the need for construction of new transmission towers carrying overhead bulk electric transmission lines from west of the property.

Community Input

Notice of the rezoning application has been transmitted to property owners within 1,320 feet of the site due to the requested building height increase. As of the date of this staff report, the Planning Office received nine (9) emails in opposition to the project with concerns about impacts of future data centers on the area, impacts to power infrastructure in the area, environmental impacts, and procedure.

Other Jurisdiction Comments

The site is located approximately 0.8 miles southeast of the Town of Haymarket. Each submission has been forwarded to the Town of Haymarket for review and comment.

Town Comments:

- i. Significant concern for the visual impact of additional power lines to support the data center complex (complexes) along the Route 55 corridor leading into the Town of Haymarket.
- ii. Property value concern for the residential properties that may be affected by additional power lines.

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- iii. Significant concern for the health and safety of the Town residents, schools, and surrounding communities and the long-term impact the larger power substations, above ground and below ground lines will cause.
- iv. Significant concern regarding the route of the additional power lines, specifically through the historic overlay.

Legal Issues

If the requests are approved, the site could be developed as proffered, to include data center uses. Legal issues resulting from the Board action are appropriately addressed by the County Attorney's Office.

Timing

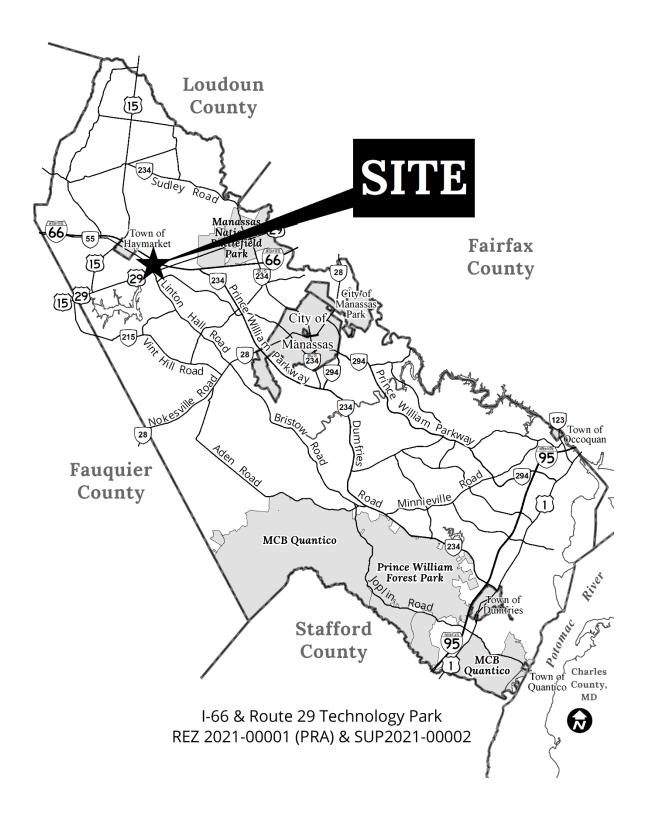
The Board generally has one (1) year from the date of acceptance to take action on a rezoning request. In this case, the one (1) year timeframe was August 3, 2021.

STAFF CONTACT INFORMATION

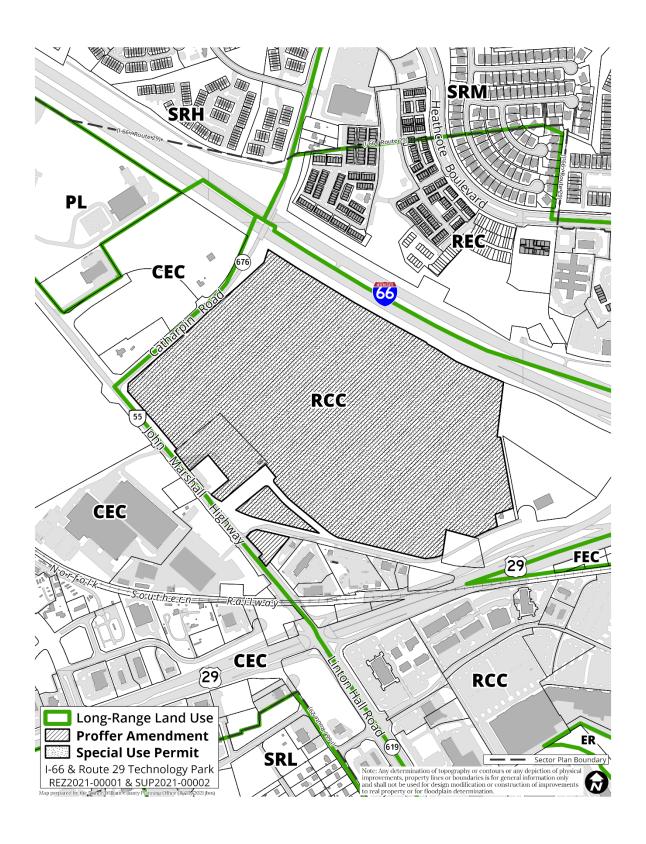
Bryce Barret | (703) 792-8007 BBarrett@pwcgov.org

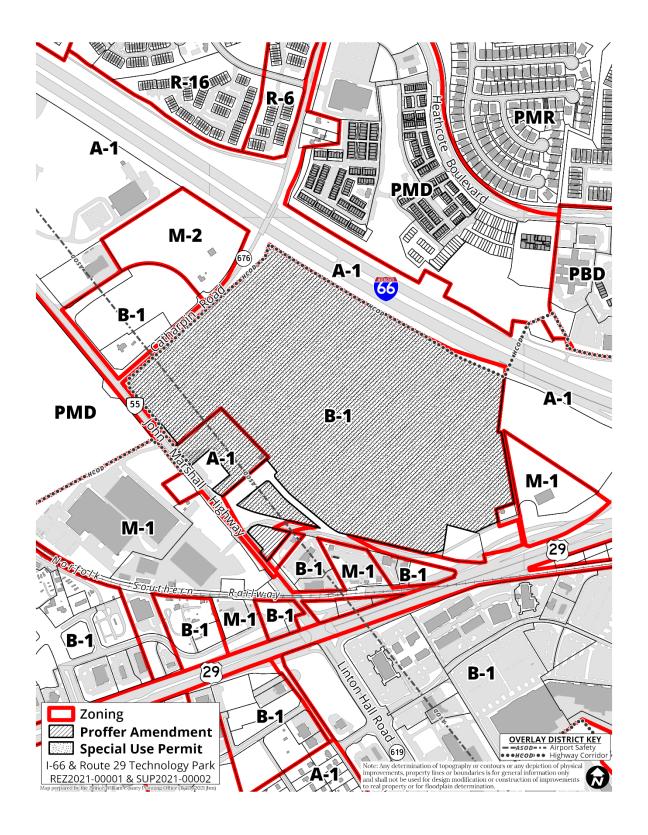
ATTACHMENTS

Area Maps
Staff Analysis
Rezoning Plat
Special Use Permit Plan
Environmental Constraints Analysis
Project Illustrations
Economic Impact Analysis
Correspondence from Dominion Energy
Historical Commission Resolutions
Planning Commission Resolutions









Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Catharpin Road, Vacant Land	RCC, REC, CEC	B-1, M-2, PMD
South	Industrial, Office, Hotel, US 29 Lee Highway	FEC & RCC	B-1 & M-1
East	Interstate 66, Industrial, Residential	RCC & REC	A-1 & M-1
West	John Marshall Highway, Warehousing, Industrial, Vacant Land	RCC & CEC	A-1, M-1. PMD

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This is a request to rezone ±5.01 acres from A-1, Agricultural, to B-1, General Business and amend the proffers associated with Rezoning #REZ1997-0004 to include the entire site and permit up to 2,957,680 square feet, in the event the subject site is developed with a data center use; and a special use permit to allow data center uses in the B-1 zoning district with a waiver request to allow for a maximum height of 75 feet and a maximum FAR of 0.65 for data center uses.

The subject property is located within the Development Area of the County and is classified RCC, Regional Commercial Center, in the Comprehensive Plan. Additionally, it is in the I-66/Route 29 Sector Plan. The following table summarizes the uses and densities intended within the RCC designation:

Long Range Land Use Map Designation	Intended Uses and Densities
Map Designation Regional Commercial Center (RCC)	The purpose of the Regional Commercial Center classification is to provide for areas, located close to and/or with good access to/ from an interstate highway, where large-scale retail projects that serve a regional rather than local market are to be located. RCC projects should be planned and developed in a comprehensive, coordinated manner. Primary uses include regional retail malls, mixed-use projects, and large single-user retail buildings. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total RCC gross floor area of the project. Drive- in/drive-through uses are discouraged. Residential uses shall, with the exception of Residential Elderly, be part of a mixed-use building.
	Shared/structured parking is encouraged. The acceptable housing type within any mixed-use RCC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER designated portion of a property. Development in RCC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment, and lodging uses is developed adequately for each

	phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, retail, and lodging uses are always the primary uses within the area rezoned.		
I-66/Route 29 Sector Plan	Long-Range Land Use Action Strategies		
	Develop the intersection of I-66 and Route 29 with high-density regional employment, regional retail, mixed-use, and industrial employment uses.		

Proposal's Strengths

- Zoning and Long-Range Land Use Compatibility: The property is currently zoned B-1, General Business, which allows for retail, office, and institutional uses. Data Centers are permitted in B-1 subject to SUP approval. B-1 is an implementing zoning district of the RCC designation in the Comprehensive Plan. The proposed proffer amendment allows for an increase in gross floor area and building height only in the event of data centers development, and the concurrent SUP allows for data centers development in the B-1 zoning district. Development of retail, office, and institutional use are still permitted under the existing proffers associated with #REZ1997-0004 which are amended as part of this proposal. Development of the site could occur as a mix of uses permitted under the existing proffers allowing for B-1 uses and data center development, entirely B-1 uses or entirely data center uses.
- Targeted Industry: The subject application allows for data center uses. Data centers are identified as targeted industry status by the Board of County Supervisors. Staff notes that the site is not located within the Data Center Opportunity Overlay Zone District, which identifies areas where there is existing infrastructure that could adequately support data center uses. At its closest point, the Data Center Opportunity Zone Overlay is approximately .5 miles southeast of the site, on the south side of I-66. Data centers are permitted in B-1 zoning district, subject to SUP approval.
- Retention of Non-Residential/Employment Uses: The RCC land use designation recommends that office, employment, retail, and lodging uses are always the primary uses. The entirety of the rezoning area is proposed nonresidential uses (data center, retail, office, or institutional uses permitted in B-1), which are a type of employment use that will contribute to enhancing the tax base of Prince William County.
- Consistency with the I-66/Route 29 Sector Plan: The Sector Plan encourages development of the intersection of I-66 and Route 29 with high density regional employment, regional retail, mixed-use, and industrial employment uses. B-1 permitted uses and data centers provide retail and/or industrial employment uses which contribute to enhancing the tax base of Prince William County.

Proposal's Weaknesses

• Potential Reduction in Primary Uses and Employment Identified in RCC: As proffered, the site can be developed for 1,132,560 square feet of primary uses identified in the RCC designation such as regional retail malls, mixed-use projects, and large single user retail buildings. If the proffer amendment and special use permit were approved the site could be developed to the maximum of 2,957,680 square feet data center uses. Such a scenario would reduce or entirely supersede the potential 1,132,560 square feet of primary RCC uses. The Applicant indicates large scale regional retail uses have not been viable on the site for the 24 years since the original rezoning due to the reduced demand and lack of sustainability of commercial retail at this location. Staff does not dispute market realities and only notes that the employment generation potential associated with 1,132,560 square feet of retail uses exceeds that associated with 2,675,803 square feet of data center uses.

<u>On balance</u>, this application is found to be generally consistent with the relevant components of the Long-Range Land Use Plan, as amended by the I-66/Route 29 Sector Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Height Modification Request

The subject SUP proposal also contains a height modification request to exceed the established height of 45 feet for data center uses to be up to a maximum of 75 feet for data center uses.

• <u>Summary of Applicant Justification</u>: According to the Applicant, the data center market is rapidly expanding and the demand for data center square footage remains high. As a result, many data centers are looking to increase available square footage for data centers by developing with two-story buildings, which corresponds to building heights of approximately 75 feet. The increase in height allows for additional FAR for data center uses which is consistent with the Board's policy of allowing an increased FAR for data centers.

In accordance with Section 32-400.03.2 of the Zoning Ordinance, the Board of County Supervisors may, by approval of a special use permit, approve a structure with a height greater than any specific limitation, subject to the following standards:

- a) For a rezoning application, the maximum height shall be specifically proffered by the applicant and accepted by the Board of County Supervisors; and
 - a. <u>Applicant Response</u>: Special Use Permit Condition 7.a states the maximum building height of 75 feet.
- b) The Board of County Supervisors shall be satisfied that approval of a proffer is a more appropriate course than a rezoning to a classification permitting the height requested; and
 - a. <u>Applicant Summarized Response</u>: Many data centers are looking to increase available square footage to meet market demands by developing two-story buildings, which corresponds to building heights of approximately 75 feet. The Applicant believes the SUP is the most appropriate land use entitlement to permit the use of the Property for data center uses, rather than rezone the Property.
- c) The Board of County Supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties; and
 - a. Applicant Response: The proposed height should not have a substantial adverse impact on the light and air of adjacent and nearby properties. The Property is surrounded by I-66 to the north, Catharpin Road to the west, and Route 55 to the South. The proposed height should not impact the properties located across these travelways. In addition, the properties south of Route 55 and west of Catharpin Road are subject to pending land use applications seeking similar uses with similar building heights. Lastly, the Applicant proposes significant landscaping and buffers to screen the Property and future buildings from the surrounding area and mitigate any potential impact to light and air of nearby properties. Please see the landscape plan and line of sight exhibit submitted with this application that demonstrate the effective screening of future buildings.
- d) The County Fire Marshal has certified in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire; and
 - a. <u>Applicant Response</u>: Prior to site plan approval, the Applicant will obtain written certification from the County Fire Marshal that the proposed building or other structure can be property protected and will not endanger improvements on adjacent properties in case of fire.
- e) All other requirements of this chapter for a conditional rezoning have been met; and
 - a. <u>Applicant Response</u>: The Applicant has met, and will continue to meet, the requirements necessary for a Special Use Permit application.
- f) The proposal shall not constitute a hazard to aerial navigation. Where the Board of County Supervisors believes a proposal may be such a hazard, the proposal shall not be approved

unless the Federal Aviation Administration certifies in writing that the proposal does not constitute a hazard to aerial navigation.

a. <u>Applicant Response</u>: It is not anticipated that the proposal will create a hazard to aerial navigation.

Staff Position: Staff supports the building height modification. While a site layout is not provided, buffers at the perimeter of the site, tree preservation, and increased building setbacks provide for additional mitigation. The Applicant has provided a line of sight exhibit that illustrates the anticipated visual impact from all adjacent roads. Approval of the requested height modification should, therefore, not have any significant adverse impact on the light and air of adjacent and nearby properties. For building height modifications, the Zoning Ordinance recommends that the County Fire Marshal certify in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire. The Fire Marshal's Office has indicated that they do not anticipate issues with the height increase, as long as there is sufficient Fire Department access. Such site layout and emergency response access details are not known at this time, but will need to be reviewed and assessed during site plan review. In addition, adequate fire suppression and safety measures will need to be addressed at the time of site plan and building permit review, when information is made available regarding site layout and building design.

FAR Modification Request

The subject SUP proposal also contains a FAR modification request to exceed the established FAR of 0.40 for data center uses to be up to a maximum of 0.65 feet.

In accordance with Section 32-400.04.3 of the Zoning Ordinance, The Board of County Supervisors may, by approval of a special use permit, approve a FAR higher than that permitted by right. When approved by Special Use Permit, the maximum FAR shall be made a condition of the permit. Matters to be considered by the Board of County Supervisors in evaluating such application shall include, but not be limited to, increased buffering and landscaping, unique design features that improve visual impact or minimize shadow); general compatibility with surrounding uses; compatibility with surrounding structures (architecturally, materials used, etc); environmental protection or enhancement on-site; public amenities on-site; off-site transportation improvements; fire and health safety design features (beyond those required by law), or any other design improvement which promotes the health, safety, and general welfare of the workers at the site and the citizens of the County.

- <u>Summary of Applicant Justification</u>: According to the Applicant, in an effort to align with the Boards policy of allowing increased FAR for data centers, the Applicant seeks this special use permit to increase the permitted maximum FAR to 0.65 to allow for a maximum GFA to be 2,957,680 square feet. This increase in square footage will only apply for data center uses on the Property. All other uses would be limited to the proffered GFA of 1,132,560 square feet.
 - Increased buffering and landscaping: The Applicant proposes landscaping and buffering that exceeds County code requirements along Daves Store Lane, I-66, and

- Catharpin Road. The County Code requires 10-foot landscape strips along public rights-of-way. The Applicant proposes a 50-foot undisturbed landscape area along Daves Store Lane, and is 50-foot buffer along Catharpin Road and I-66.
- Unique design features that improve visual impact or minimize shadow (such as stepped building design): The Applicant proposes special use permit conditions that mirror the data center design standards adopted by the County and set forth in Zoning Ordinance Sec 32-509.02(4). These standards include change in building height, building step-backs or recesses, fenestration, change in building materials, pattern, texture, color, and use of accent materials.

<u>Staff Position</u>: Staff supports the FAR modification. While site layout and building elevations are not provided, the Applicant has, by condition, agreed to building desirable architecture features for facades within 150 feet and facing Route 55, I-66, or Catharpin. The Applicant has further agreed to submit building elevations to the Planning Director prior to release of building permit letter. Additionally, the requested FAR modification is in line with current data center development in the County.

Proposal's Strengths

- <u>Data Center Guidelines</u>: As conditioned, the Applicant has agreed to provide architectural design guidelines for data center development, including commitment to desirable building materials. In addition, the Applicant has, by condition, agreed to incorporate at least three of the following design elements into the building: change in building height; building stepbacks or recesses; fenestration; change in building material; change in building pattern; change in building texture; change in building color; or use of accent materials.
- <u>Screening of Mechanical Equipment</u>: As conditioned, the Applicant has agreed to screen from public right-of-way all roof top mechanical equipment. Additionally, any ground level mechanical equipment not screened by the principal building or existing vegetation shall be screened by visually solid fence, screen wall or panel, or other visually solid screen that is compatible with the exterior of the principal building.
- Conceptual Building Illustratives/Layout and Line-of-Sight Exhibits: Due to the lack of an end user for the site, the Applicant is unable to provide building layout and/or elevations for data center development of the site. However, staff has worked with the Applicant to condition data center architecture and design guidelines as provided above. The Applicant has also provided additional exhibits intended to provide context to the conditioned designed guidelines. This includes a site layout illustrating the conditioned landscape and building setbacks and Illustrative Building Elevations showing design elements the Applicant has conditioned, including a minimum of three of the design elements noted above. Finally, a line-of-sight exhibit showing the visual impact of data center development. These exhibits are not intended to be used as conditioned site layout and/or building elevations.

- <u>Proffered Setbacks and Buffers</u>: The Applicant proffers setbacks that exceed the minimum DCSM standards as well as buffers along I-66, Route 55, and Catharpin Road. As conditioned, the principal building setbacks and buffers will be as follows:
 - o <u>Interstate 66 (I-66)</u>: A 125-foot building setback is proposed with a 50-foot-wide Type C landscape buffer.
 - John Marshal Highway (Route 55): A 100-foot building setback is proposed with a 50-foot-wide Type C Landscape Buffer. Surrounding the Cemetery, the Applicant has proposed a 25 to 36-foot-wide undisturbed cemetery bufferand an additional 25-foot-wide landscape buffer to ensure continued landscaping along the frontage of Route 55.
 - <u>Catharpin</u>: A 100-foot building setback is proposed with a 50-foot-wide landscape buffer.
 - Daves Store Lane: A 50-foot building setback is proposed with a 50-foot-wide undisturbed landscape buffer.
 - Adjacent to A-1 Zoned Property: A 100-foot-wide building setback is proposed with a 50-foot-wide tree preservation area.

Proposal's Weaknesses

- Lack of Conditioned Site Layout: The Comprehensive Plan recommends that generalized development plans submitted with rezoning and special use permit applications include architectural, sign, lighting, and landscape concepts for all developments. In addition, proposed layouts and architectural elevations for all non-residential projects should be provided. This information was not submitted even though the application included a modification for a height increase, which created difficulty for staff and the Fire Marshal's Office to fully evaluate this request. Fire Marshal review will be required prior to approval of a final site plan and building permits.
- <u>Lack of Architectural Elevations</u>: Staff recommended that the Applicant provide architectural
 elevations for the proposed data centers, which are located outside of the Data Center
 Opportunity Zone Overlay District. Architectural elevations have not been provided.
 Additionally, the application includes a building height increase for the data centers, which
 will make the buildings more visible from surrounding properties. While architectural
 elevations can be provided prior to the issuance of building permits, this will not give the
 public or adjacent jurisdictions an opportunity to review the final building designs prior to
 construction.

On balance, while there are noted Community Design weaknesses, this application is found to be generally consistent with the relevant components of the Community Design Chapter in the Comprehensive Plan.

<u>Cultural Resources Plan Analysis</u>

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The site surrounds a cemetery associated with the former Gainesville United Methodist Church. The cemetery is separately parceled and an access easement to the site has been proffered. During their regularly scheduled meeting on September 8, 2021, the Prince William County Historical Commission reviewed Gainesville Technology Park Proffer Amendment, as it was formally known, and recommended no further work. Following this meeting the application was expanded to include the rezoning and the rezoning and special use permits were renamed I-66 & Route 29 Technology Park. During their regularly scheduled meeting on January 12, 2021, the Prince William County Historical Commission recommended a barrier or fence be installed around GPIN 7397-55-0446 by the Applicant in consultation with the owner.

Proposal's Strengths

- Phase I Cultural Resource Survey: With the incorporation of the ±5.01 acre site a Phase I Cultural Resource Survey of the additional parcel was conducted with a recommendation of no further archaeological work.
- Cemetery and Landscape Buffer: During their regularly scheduled meeting on January 12, 2021, the Prince William County Historical Commission recommended a barrier or fence be installed around GPIN 7397-55-0446 by the Applicant in consultation with the owner. Staff worked with Applicant to determine an appropriate separation between the cemetery and future development of the site. Typical data center development, due to the nature of the use, utilizes security features such as fences and barriers. Because a fence would likely be included as part of data center development of the site, the Applicant has proposed to provide an additional 25-foot-wide landscape buffer surrounding the proposed 25-foot-wide cemetery buffer to act as a barrier and separate the uses.

Proposal's Weaknesses

None identified.

<u>On balance</u>, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Economic Development

The Comprehensive Plan states the intent, goals, policies, and action strategies supporting the Economic Development Plan for the County. The I-66/Route 29 Sector Plan incorporates the Economic Development Plan's intent, goals, policies, and action strategies and states additional action strategies which apply specifically to the I-66/ Route 29 Sector Plan area.

The sector plan area has the benefit of being strategically located with direct access to Interstate and regional highway routes as well as rail lines connecting Gainesville and Prince William County to the north, south, east, and west. There are direct connections available to Washington, DC and the northeast corridor, as well as to southeast metropolises via I-81. Economic growth should be promoted based on this accessibility. It should, however, also encourage desirable commercial investment that is compatible with and supportive of a quality residential environment within the sector plan area and nearby portions of the County and the region.

Proposal's Strengths

- <u>Nonresidential Development</u>: The application proposes nonresidential development that will increase the County's nonresidential tax base.
- <u>Targeted Industry</u>: The applications would allow for the implementation of data center uses, which are a target industry, on the subject site.
- <u>Economic and Fiscal Impact Analysis</u>: The Applicant has submitted an economic and fiscal impact analysis prepared by Mangum Economics entitled "I-66 & Route 29 Technology Park Data Center Campus." The analysis found benefits including increased jobs for construction, increased local employment, and increased tax revenue.

Proposal's Weaknesses

None identified.

On balance, this application is found to be consistent with the relevant components of the Economic Development Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of

problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site includes a mixture of early to mid-successional forest and open fields. There are 4.61 acres of wetlands and 3,487 ft. of intermittent stream channels.

Proposal's Strengths

- <u>Tree Preservation/Undisturbed Landscape areas</u>: The Applicant has committed, by condition, to provide a 50-foot-wide tree preservation area adjacent to the residential use to the southeast. Additionally, the Applicant has committed, by condition, to provide a 50-foot-wide undisturbed landscape area along Daves Store Lane and the industrial zoned property to the east.
- <u>Sustainability Initiatives</u>: The Applicant indicates that the data center campus will be designed to include many of the following sustainability features which will be demonstrated at the time of final site plan:
 - o Permeable paving.
 - Recycled aggregate material.
 - o Aeration of ponds utilizing solar power.
 - o Recycling of construction material waste.
 - Use of high recycled content construction materials.
 - o LED site and interior lighting.
 - Heat reflective roof.

Proposal's Weaknesses

• Comprehensive Landscape Plan: The subject proffer amendment is intended to amend the proffers associated with Rezoning #REZ1997-0004 to allow for the development of data centers. Rezoning #REZ1997-0004 includes a comprehensive landscape plan (CLP) which outlines the landscaping and buffer requirements of the original approval. This CLP which was adopted 24 years ago is now substandard to current DCSM requirements. The Applicant has stated that the proffer amendment is only intended to allow for the addition of data center uses. Previously approved uses could be developed with the existing CLP as previously approved. In the event the site is developed for data center uses the associated SUP landscaping and buffering shall apply.

On balance, this application is found to be generally consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment

through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #4 (Gainesville) is the first due fire/rescue resource. The first due fire station is located directly across John Marshall Highway from the subject site. In FY 2019, Fire/Rescue Station #4 responded to 4,138 incidents. The workload capacity for Fire/Rescue Station #4 is 4,000 incidents per year.

The Capital Improvement Program (CIP) includes Station 22 (Groveton Station), which recently opened. This new facility location will affect the total response for Station #4, but the full effect has yet to be determined.

FY2021-2026 Capital Improvement Program (CIP) - Planned Public Facilities

Groveton Station (#22) is a new Fire and Rescue station located at 7500 Century Park Drive in the west end of the County. The 21,000 square foot station houses a pumper, rescue unit, collapse unit, and an Advanced Life Support (ALS) ambulance. Career staffing will be provided for a 24-hour pumper unit, 24-hour rescue unit, and a 24-hour medic unit. The building includes sleeping quarters, a kitchen and dayroom, physical fitness room, training room, storage for heavy tactical rescue equipment, and offices. The station includes four apparatus bays, an area for personal protective equipment, and an exterior training tower.

The station opened in 2021. Systemwide response times are expected to improve and ease the burden on existing nearby stations.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant shall make a monetary contribution of \$0.61 per square foot of building area for any new building(s) or addition to the existing building constructed on the property.
- <u>Inside of 4.0-Minute Travel Time</u>: The site is located within the recommended 4.0-minute travel time for fire suppression and basic life support.
- <u>Inside of 8.0-Minute Travel Time</u>: The site is located within the 8.0-minute travel time for advanced life support services.

Proposal's Weaknesses

• <u>Station Workload</u>: FY19 figures indicate that Fire and Rescue Station #4 is currently operating over capacity. Staff notes that there is a new station, Station 22 (Groveton Station), which recently opened. This new facility location will affect the total response for Station #4, but the full effect has yet to be determined.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

Proposal's Strengths

- <u>Secured Campus</u>: As proposed by the Applicant, a future data facility would be designed as a secure campus with security measures.
- <u>Graffiti Removal</u>: As conditioned, the Applicant agrees to remove any graffiti from the Property.

Proposal's Weaknesses

None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan

includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available from an existing 18-inch water main and 12-inch water mains routed along the southern and western portions of the property. The developer will be required to provide onsite looping for increased redundancy and water quality.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design and construct all on-site and off-site water utility improvements necessary to develop the subject property in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

• <u>Water Connection & Service</u>: As previously proffered, the Applicant shall connect to public sewer and water in connection with development of the property.

Proposal's Weaknesses

None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available onsite from an existing 12-inch gravity sewer main located near the northwestern corner of the property.

The Applicant shall plan, design, and construct all on-site and off-site sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

• <u>Sewer Connection & Service</u>: As previously proffered, the Applicant shall connect to public sewer and water in connection with development of the property.

Proposal's Weaknesses

None identified.

On balance, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The following table provides current VDOT annual average daily traffic and Prince William County travel demand model levels of service (LOS) relevant to this development:

Roadway Name	Number of Lanes	2019 VDOT Annual Average Daily Count	Travel Demand Model 2015 Daily LOS
John Marshall Highway (Route 55)	2	11,000 VPD	D
Catharpin Road (Route 676)	2	5,200 VPD	D

Access to the site is planned at three (3) access points:

- 1. A full-movement access on Catharpin Road.
- 2. A right in/right out entrance on John Marshall Highway approximately 550' east of Catharpin Road.
- 3. A partial movement entrance on John Marshall Highway at Grove Hill Boulevard with prohibited inbound left turns.

The Comprehensive Plan calls for John Marshall Highway to be a 4-lane Minor Arterial (MA-1) standard facility with a 10-foot asphalt shared use path on the north side of the road. The application includes proffers for John Marshall Highway that provide right-of way in keeping with the MA-1 road standard, an additional westbound through lane, and a sidewalk along the John Marshall Highway site frontage with turn lanes at both proposed entrances. The Comprehensive Plan calls for the segment of Catharpin Road adjacent to the site to be a 4-lane Major Collector (MC-1) standard facility with a 10-foot asphalt shared use path on the eastside of the road along the site frontage. The application includes proffers which provide right-of way in keeping with the MC-1 road standard, an additional northbound through lane, a 10-foot asphalt shared use path along the site frontage on Catharpin Road, and turn lanes at the proposed entrance. Signalization is also proffered at all site entrances if warranted and approved by VDOT.

A Traffic Impact Analysis (TIA) was not required as the proposed data center uses generate significantly less traffic than the approved retail uses for the site. Note that the 2015 daily LOS from the Prince William County traffic demand model did not assume the second westbound through lane on John Marshall Highway or northbound lane on Catharpin Road now proffered by the Applicant. This will further improve the traffic LOS in the vicinity of the site.

Proposal's Strengths

- <u>Site Access</u>: Access to the property will be provided onto John Marshall Highway and Catharpin Road as shown on the GDP.
- Right of Way Reservation and Frontage Improvements: The Applicant is proffering right of
 way and frontage improvements on John Marshall Highway and Catharpin Road as shown
 on the GDP. This includes an additional through lane on both roads and turn lanes at the
 proposed site entrances. Signalization is also proffered at all site entrances if warranted and
 approved by VDOT
- <u>Pedestrian Connections</u>: This development furthers pedestrian connectivity in the area. The Applicant proffers sidewalk and shared use path extensions which connect to existing and planned facilities.
- <u>Bicycle Racks</u>: The Applicant will provide one bike rack for each building to be constructed.

Proposal's Weaknesses

None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services and activities; that support

even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: "Robust Economy," "Mobility," "Wellbeing," "Safe and Secure Community," and "Quality Education and Workforce Development." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

Robust Economy Strategy

• The application supports the revised list of Target Industries and several goals of the Robust Economy Strategy, including increasing new investment by Targeted Industries; increasing new jobs in Targeted Industries; and increasing at-place employment opportunities.

Increase commercial tax base

 The proposed rezoning is favorably aligned with the County's goal to increase the commercial tax base as a percentage of overall tax revenue.

Increase at-place employment

• Increase growth in at-place employment between 500 to 630 jobs.

The Applicant provided an Economic and Fiscal Impact Analysis which provided the following information:

The proposed data center campus at full build out and operation would employ from 500 to 630 people and support an additional 1,350 to 2,300 local jobs. The additional pay and benefits supported by the data center campus would amount to about \$90 to \$150 million and generate between \$34 to \$65 million annually in Prince William County Tax revenue.

The Applicant's submitted economic and fiscal analysis is attached to this report.

Materially Relevant Data Center Considerations

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

• <u>Dominion Energy Virginia (Dominion)</u>: In Dominion Energy's communications with the County and the public, Dominion has expressed a preference not to address the impacts of

new load growth on the area's electric grid with new electric transmission infrastructure connecting into the Haymarket substation. Dominion has identified alternatives to provide necessary service, including growth in service, that limits impact to the Haymarket substation. This correspondence is attached to this report. The Applicant has not secured a statement of power availability from Dominion.

- Board of County Supervisor Directive: On March 2, 2021, staff was directed to bring the Board recommendations to expand and change the Data Center Opportunity Overlay District. Staff was asked to analyze the existing Data Center Opportunity Overlay District and maps and return to the Board with possible Zoning Text Amendment (ZTA) language to amend the map and expand the overlay district in appropriate areas. This evaluation is in progress. Any process undertaken to amend the overlay is requested to 1) engage existing and new stakeholders, 2) incorporate methods to embrace green technology, and 3) encourage the conservation of green and open spaces.
- <u>Substation</u>: The Applicant has identified the adjacent Dominion Energy owned parcel as the location for the future substation which is anticipated to serve the facility.
- Power Supply: The Applicant conditions that no data center use building permit may be
 issued for development on the Property if, in connection with the execution of a power
 purchase agreement for the provision of electrical power to such proposed data center
 building, it is determined by the provider that service thereto triggers the need for
 construction of new transmission towers carrying overhead bulk electric transmission lines
 from west of the property.

Proffer Analysis

This section of the report is intended to identify relevant issues within the proffer statement, as drafted:

• At the At the October 20, 2021 hearing, the Applicant voluntarily proposed revised proffers to allow for monetary contributions in the amount of \$500,000 towards affordable housing. This has been incorporated as shown in the proffer statement now dated November 10, 2021. Proffers allow for development proposals to mitigate anticipated impacts caused by the proposed development. Proffers should draw a nexus between the anticipated impact and the proposed mitigation. The proposed data center campus will be entirely commercial and is not anticipated to generate impacts to housing. Therefore, the proposed proffer does not mitigate an impact of the development. The Applicant has indicated that the proffer is intended to provide a community benefit. There is both no identified impact that would be mitigated or a Comprehensive Plan policy which supports non-residential mitigation of affordable housing.

Modifications / Waivers

Pursuant to Section 32-250.23.6 of the Zoning Ordinance, the Applicant is requesting a waiver/modification of Section 32-250.23 to retain the signage permitted by Rezoning #1997-0004, Southview at Prince William.

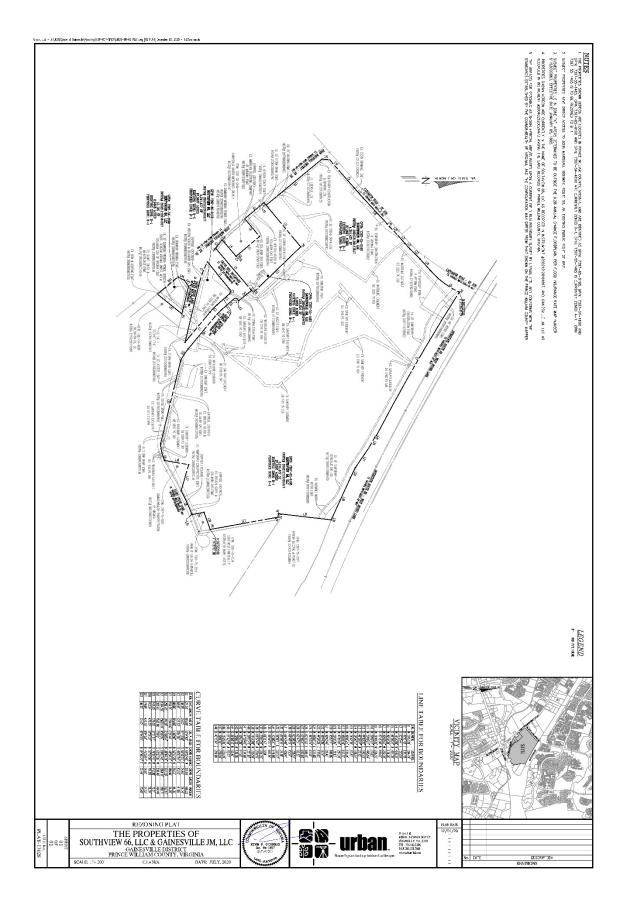
Pursuant to Section 32-400.03.2 of the Zoning Ordinance, the Applicant is requesting a waiver/modification of Section 32-401.14.5 to permit a maximum height of seventy-five feet (75') should any portion of the Property be developed with data centers uses.

Pursuant to Section 32-400.04.3 of the Zoning Ordinance, the Applicant is requesting a waiver/modification of Section 32-401.14.4 of the Zoning Ordinance to permit a maximum FAR of 0.65 should any portion of the Property be developed with data centers uses.

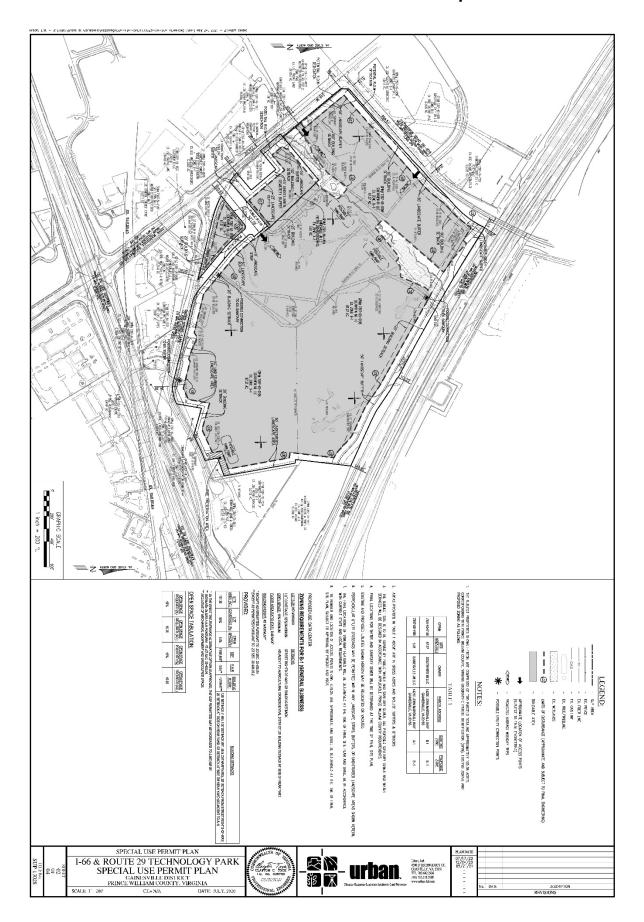
Agency Comments

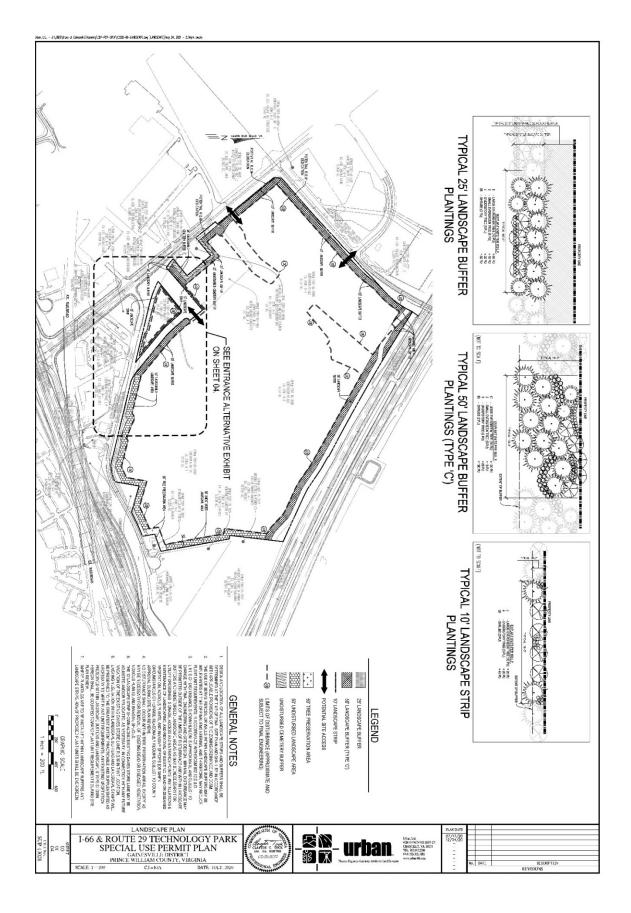
The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- Dominion Energy
- PWC Archaeologist
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office
- PWC Police / Crime Prevention
- PWC Public Works Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Town of Haymarket
- Virginia Department of Transportation (VDOT)

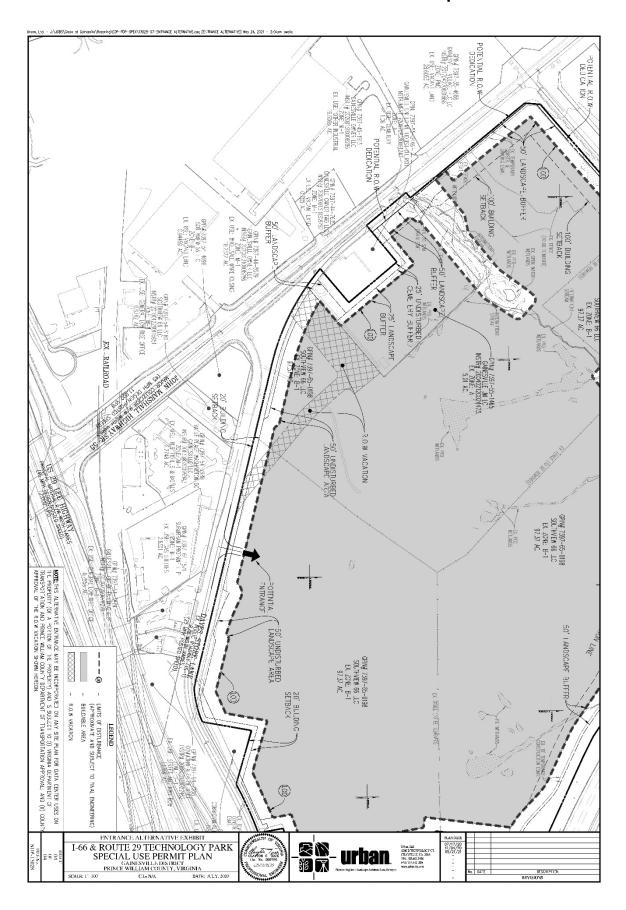


Special Use Permit Plan

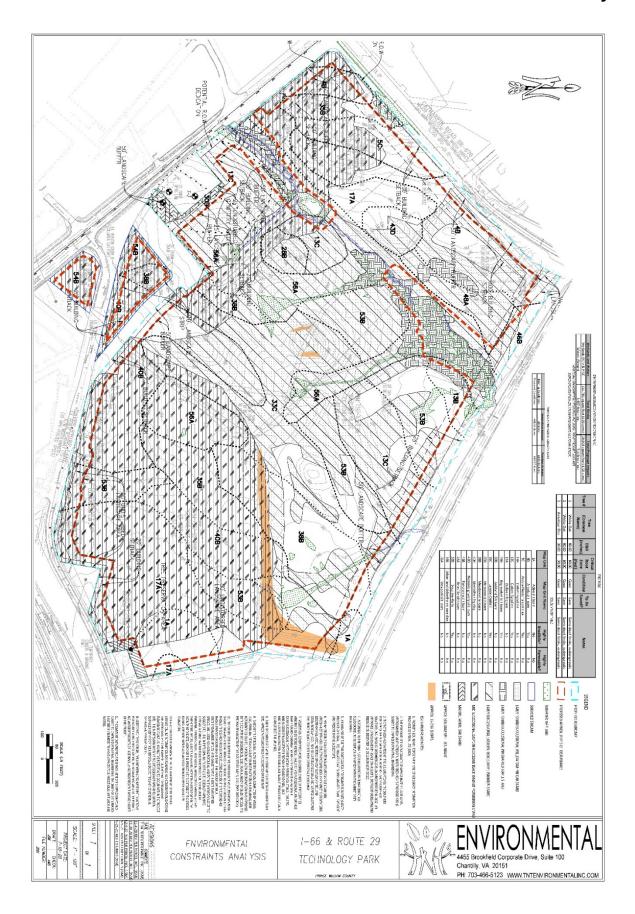


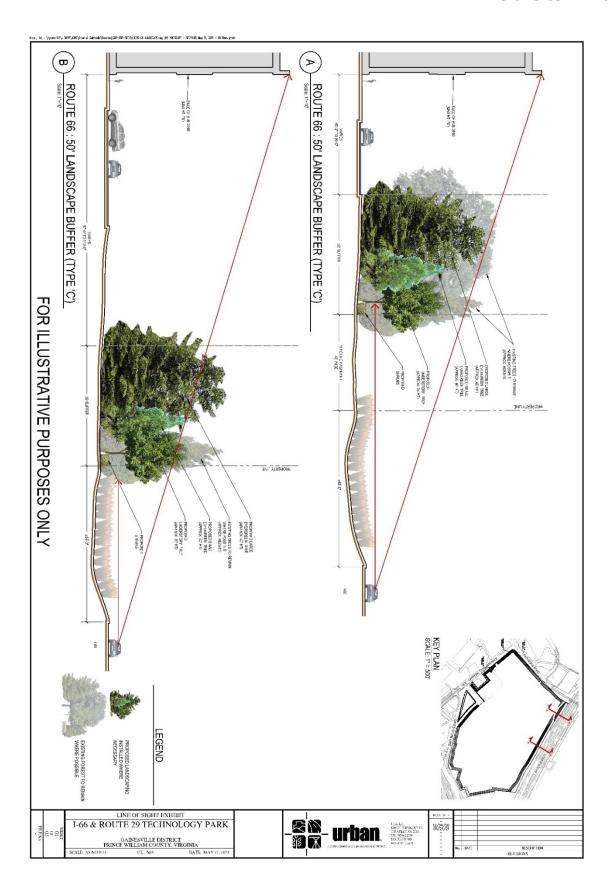


Special Use Permit Plan

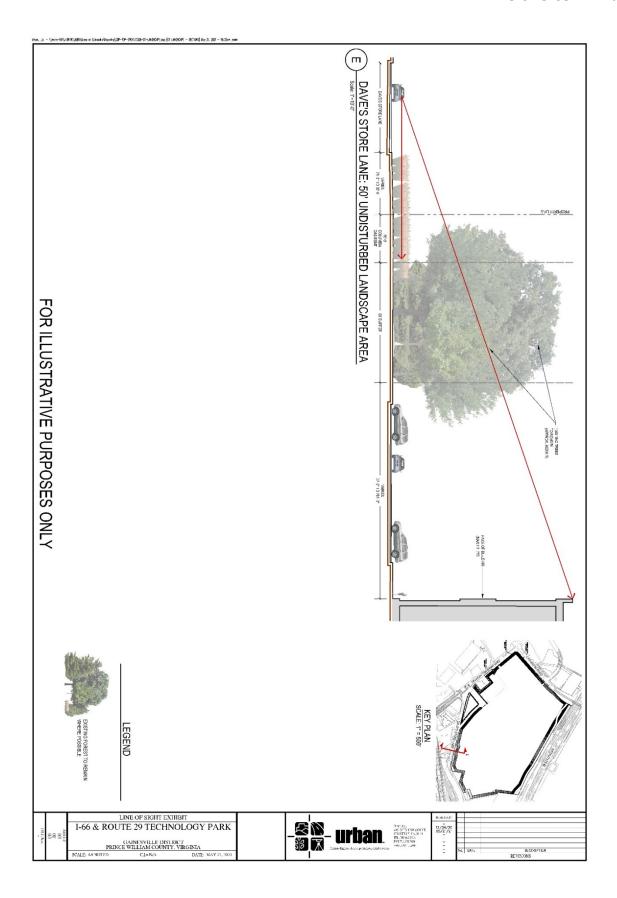


Environmental Constraints Analysis









Project Illustrations Conceptual Site Layout



Project Illustrations Conceptual Site Layout



Project Illustrations Illustrative Building Elevations



Economic and Fiscal Impact Analysis

DECEMBER 28, 2020

I-66 & ROUTE 29 TECHNOLOGY PARK **DATA CENTER CAMPUS**

ECONOMIC AND FISCAL CONTRIBUTION TO PRINCE WILLIAM COUNTY, VIRGINIA



4201 DOMINION BOULEVARD, SUITE 114 GLEN ALLEN, VIRGINIA 23060 804-346-8446

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Economic and Fiscal Impact Analysis



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Executive Summary

Southview 66, LLC commissioned Mangum Economics to assess the economic and fiscal contribution that a data center campus project would make to Prince William County, Virginia.

Southview 66, LLC has applied to Prince William County for a special use permit to develop property as the I-66 & Route 29 Technology Park for a data center campus. The application requests gross floor area for data center use of 2,675,803 square feet on approximately 102.32 acres. A site of this size could be developed as a data center campus similar to other data center campuses, such as Compass' 100-acre, 75 MW data center campus in Loudoun County, the Loudoun County, and Facebook's 2.5 million square foot data center campuses in Henrico County, Virginia and Covington, Georgia.

Currently, the property is undeveloped and generates a negligible amount of revenue for the County. With its current zoning, if a shopping mall were built on the property it would generate less than \$13 million annually in County tax revenue. But that is unlikely given that the Virginia Gateway shopping mall has been sited on the other side of US-29. That amount of tax revenue also assumes that shopping mall revenues will return to pre-pandemic levels, which is unlikely.

A data center campus, as proposed by Southview 66, would provide more economic benefits to Prince William County than a retail development. The County has experienced firsthand the benefits that data center development has on economic output.¹ For example:

- The construction investment in data centers ripples out to construction workers and the local suppliers of building materials, equipment, and trucking.
- In turn, the ripples continue as construction workers spend money with local retailers and for housing and services like healthcare. In the same way, construction businesses pay for business services, for transportation, for security, and for utilities.
- Counting the economic ripple effects generated by data centers, the total impact on Prince William
 County from the data center industry in 2018 was approximately
 - 1,786 jobs,
 - \$111.4 million in associated employee pay and benefits, and
 - \$292 million in economic output.
- In 2018, data centers provided almost \$36 million in tax revenue for the County.
- That amounts to a Prince William County benefit-to-cost ratio of 17.8.
- Data center tax revenue has kept County real estate taxes 7% lower than they would be otherwise.
- For Prince William County homeowners, that means that their average property tax bill would have been almost \$300 higher in 2020 without revenues from data centers.

 $^{^{}m 1}$ Economic output is an accounting of all of the money that changes hands in a local economy.



Economic and Fiscal Impact Analysis



Full build-out of a data center campus, as proposed by Southview 66, with greater than 2.6 million square feet, would take at least 10 to 15 years.

- The construction impact alone would directly provide 7,600 to 14,200 construction jobs and support an additional 2,900 to 5,600 additional local non-construction jobs.
- The additional pay and benefits for construction workers over the entire construction period would be \$500 to \$938 million, and \$1.7 to \$3.3 billion would be added to the local economy.
- Over the entire construction period, all of that construction activity would generate a total of \$30 to \$57 million in Prince William County tax revenue.

Once the full data center campus is built out and operational:

- It would employ from 500 to 630 people, support an additional 1,350 to 2,300 local jobs.
- Accounting for all of the additional pay and benefits supported by the data center campus would amount to about \$90 to \$150 million.
- In the long run, the data center campus would generate \$34 to \$65 million annually in Prince
 William County tax revenue.

With a fully operational, 2.6 million square foot data center campus, the I-66 & Route 29 Technology Park could potentially generate 80 percent more County tax revenue than all of the other data centers in Prince William County paid in 2018.

The estimates provided in this report are based on the best information available and all reasonable care has been taken in assessing that information. However, because these estimates attempt to foresee circumstances that have not yet occurred, it is not possible to provide any assurance that they will be representative of actual events. These estimates are intended to provide a general indication of likely future outcomes and should not be construed to represent a precise measure of those outcomes.





Introduction

This report assesses the economic and fiscal contribution that a data center campus project would make to Prince William County, Virginia. It was commissioned by Southview 66, LLC and produced by Mangum Economics. For context, along with our estimate of the impact of a data center campus development in Prince William County, we also summarize our previous report (attached) on the impact of data centers on Prince William County. The information is also consistent with the results of our report on the impact of data centers on the state of Virginia (attached). Northern Virginia is the largest data center market in the world, but the data center industry has an important footprint in every part of the Commonwealth of Virginia. Data center industry pay has increased twice as fast as the statewide average since 2001.

We estimated that in 2018 the data center industry in Virginia directly provided approximately:

- 14,644 jobs with an average annual pay of \$126,000,
- \$1.9 billion in associated pay and benefits, and
- \$4.5 billion in economic output.

Taking into account the economic ripple effects that direct investment generated, we estimated that the total impact on Virginia from the data center industry in 2018 was approximately:

- 45,290 jobs,
- \$3.5 billion in associated pay and benefits, and
- \$10.1 billion in economic output.

The Proposed I-66 & Route 29 Technology Park Project

Southview 66, LLC has applied to Prince William County for a special use permit to develop property in the county as I-66 & Route 29 Technology Park for a data center campus. The property consists of a little more than 102 acres. It is roughly bounded by I-66, Catharpin Road, Route 55, and Daves Store Lane. Details can be found in the application submission for a special use permit for I-66 & Route 29 Technology Park. The application requests gross floor area for data center use of 2,675,803 square feet.

With a site of this size, the property could be developed as a data center campus similar to other data center campuses, such as Compass' 100-acre, 75 MW data center campus in Loudoun County, the proposed AWS 2.5 million square foot data center campuses in Henrico County, Virginia and Covington, Georgia.

³ Mangum Economics, The Impact of Data Centers on the State and Local Economies of Virginia, 2020.



² Mangum Economics, The Impact of Data Centers on the State and Local Economies of Virginia: Spotlight on Prince William County, February 2020.



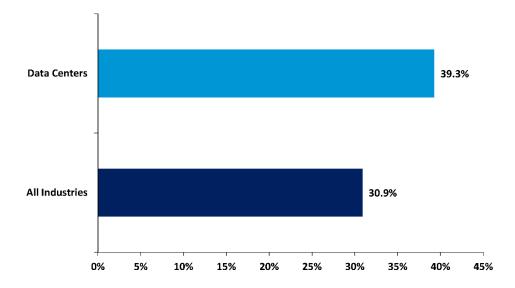
Data Center Industry Impact in Prince William County

In February 2020, Mangum Economics published a report for the Northern Virginia Technology Council spotlighting the impact of data center development on Prince William County in 2018.⁴ This report, outlined the large, positive economic effects that the construction and ongoing operation of data centers have had on Prince William County. A summary of the highlights is provided below.

Data Center Employment and Wages in Prince William County

Data centers are a high growth/high wage industry in Prince William County. As shown in Figure 1, over the ten-year period from 2009 through 2018 private sector employment in the data center industry grew by almost 40 percent in Prince William County, as compared to almost 31 percent growth in private sector employment across all industries.⁵

Figure 1. Private Sector Employment Growth in Prince William County – 2009 to 2018



⁵ Data Source: U.S. Bureau of Labor Statistics.

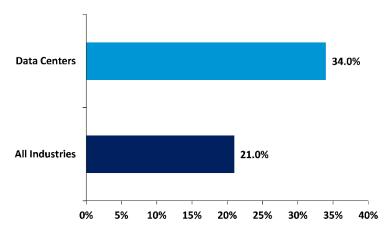


⁴ Mangum Economics, *The Impact of Data Centers on the State and Local Economies of Virginia: Spotlight on Prince William County*, February 2020.

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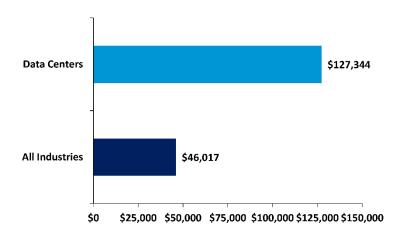
Over the same period, as shown in Figure 2, private sector wages in the data center industry grew by 34 percent in Prince William County as compared to 21 percent across all industries.⁶

Figure 2. Private Sector Wage Growth in Prince William County – 2009 to 2018



Finally, as shown in Figure 3, data centers also pay wages that are substantially above average – about \$127,000 a year in Prince William County in 2018 as compared to about \$46,000 a year across all industries.⁷

Figure 3. Private Sector Average Annual Wage in Prince William County in 2018



⁶ Data Source: U.S. Bureau of Labor Statistics.

 $^{^{\}rm 7}$ Data Source: U.S. Bureau of Labor Statistics.



Prince Wm. Co. Data Center Campus Impact

5



Data Center Investment in Prince William County

Data centers also involve significant capital investment. Not only does that investment have an immediate and significant impact on the county's construction industry, but it also has long-term positive implications for the county's fiscal health and business climate. Figure 4 depicts capital investment in data centers in Prince William County over the period from 2009 through 2019 and compares those figures to capital investment from all other industries. New capital investment in data centers ranged from a low of \$0 in 2009 to a high of \$2.1 billion in 2019. Moreover, as these data show, data center investment accounted for the vast bulk of all new investment in the county over this period – averaging 75 percent of all new capital investment each year.

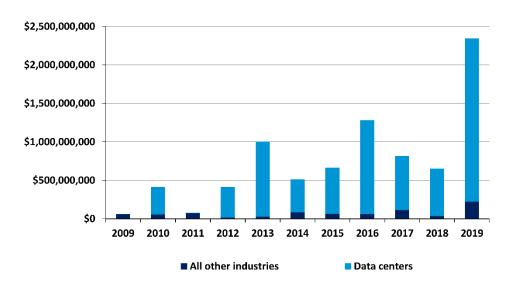


Figure 4. New Capital Investment in Data Centers in Prince William County – 2009 to 2019

2018 Economic Impact of Data Centers on Prince William County

Our February 2020 report estimated the economic impact of the data center industry on Prince William County in 2018 in terms of jobs, pay & benefits, and economic output. We provide that information here to put the impact of the proposed data center campus development in context. We estimated that in 2018 the data center industry in Prince William County directly provided approximately:

- 241 jobs,
- \$31.5 million in associated employee pay and benefits, and
- \$65.4 million in economic output.



Prince Wm. Co. Data Center Campus Impact

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Taking into account the economic ripple effects generated by that direct impact, we estimated that the total impact on Prince William County from the data center industry in 2018 was approximately:

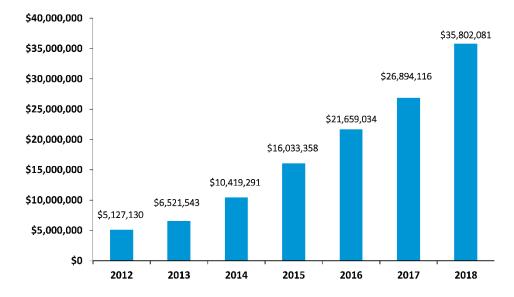
- 1,786 jobs,
- \$111.4 million in associated employee pay and benefits, and
- \$292 million in economic output.

2018 Fiscal Impact of Data Centers on Prince William County

In the report that we released in February 2020, we assessed the fiscal impact that data centers had on Prince William County by relying on data provided to us by Prince William County Department of Economic Development.⁸ Data centers provide a very high benefit-to-cost ratio to local governments and that helps to keep overall tax rates low.

Figure 5 details the County revenue directly generated by data centers over the period from 2012 through 2018. As these data show, annual county revenue rose from \$5.1 million in 2012 to \$35.8 million in 2018 – an increase of almost 600 percent over the period.

Figure 5. County Revenue Directly Generated by Data Centers in Prince William County – 2012 to 2018



⁸ Because the County data only included taxes directly paid by data centers and did not include tax revenue collected by the County from second round economic activity, our local revenue estimates actually underestimated the total fiscal impact that data centers have on Prince William County.





Data Centers Help Keep Tax Rates Low

Data centers are a capital-intensive industry. That means they spend a much larger proportion of their budget on expensive capital equipment than they do on staff. Because the largest source of revenue for any locality is property tax, while the largest source of expenditures is educational services, this means that data centers offer a high benefit-to-cost ratio – they provide more in revenue than they require in local services. And importantly, that disparity serves to keep overall tax rates low, thereby improving the local business climate for everyone.

Data Centers Have a High Benefit-to-Cost Ratio

Prince William County is home to one of the larger concentrations of data centers in Virginia. County Department of Economic Development staff were able to provide us with detailed data on the tax revenue that this industry generates for the county from real and business personal property taxes. As a result, we are able to use that data, in combination with data from other confidential sources, to compute the benefit-to-cost ratio associated with the data center industry in Prince William County. To quantify the budgetary cost that the data center industry imposed on Prince William County in 2018, we used data from the Virginia Department of Education on local elementary and secondary education expenditures per student, and data from the Virginia Auditor of Public Accounts on local non-education expenditures per county resident. This approach focuses on the largest costs that any business imposes on a local government – the costs associated with providing primary and secondary education along with other county services, to the employees of that business.

We estimated that, in 2018, the Prince William County budgetary cost imposed by the data center industry (in terms of education, public works, general expenditures, and emergency & public safety) was approximately \$2 million. As shown in Table 1, combining the estimates of budgetary cost with the 2018 revenue estimate from Figure 5 shows that in 2018 the benefit-to-cost ratio associated with the data center industry in Prince William County was 17.8. This means that for every \$1.00 in county expenditures the data center industry was responsible for generating in 2018, it provided approximately \$17.80 in county tax revenue.

Table 1. Estimated Benefit/Cost Ratio Associated with the Data Center Industry in Prince William County in 2018

Estimated Tax Revenue	Estimated Budgetary Cost	Benefit/Cost Ratio
\$35,802,081	\$2,006,154	17.8

 $^{^{10}}$ See our February 2020 Prince William County Spotlight report for detailed calculations.



⁹ Of necessity, these estimates exclude BPOL and other local taxes that also apply to the data center industry. As a result, the revenue estimates provided almost certainly underestimate the actual local tax revenues of the data center industry.



Data Centers Reduce the Overall Tax Burden and Tax Rates

One of the most useful concepts in economics is the concept of opportunity cost — what is the cost of not doing something? Or in this case, what would have been the cost to Prince William County if there had been no data centers in the county in 2018? The obvious answer is that the County would not have received the estimated \$35.8 million in tax revenue that this industry provided in 2018. Therefore, in order to maintain County expenditures at the same level, that revenue would have had to come from other sources. The two most likely sources would have been: 1) additional education funding from the state triggered by the negative impact that this loss in tax base would have had on the composite index formula Virginia uses to allocate education funding to localities, and 2) an increase in the County's real property tax rate. As shown in Table 2, according to our estimates, this means that the State would have had to reallocate \$10.5 million in State education funding away from other Virginia localities to provide additional formula-driven funding to Prince William County.¹¹

Table 2. Estimated Additional Revenue Required to Compensate for Loss of the Data Center Industry in Prince William County in 2018 by Source

Revenue Loss	State Education Funding Off-Set	Additional Local Tax Revenue Required from Other Sources
(\$35,802,000)	\$10,465,000	\$25,337,000

The remaining \$25.3 million in lost tax revenue would likely have been made up through increased property taxes (by far the largest source of revenue for localities). We estimated that the county would have had to increase its real property tax rate from \$1.125 per \$100 of assessed value to \$1.200 (a seven percent increase). Since the average residential property tax bill in 2020 was \$4,177, without data centers, a seven percent increase in the residential property tax rate would have cost homeowners \$292 without any increase in County services.

The Impact of the Proposed I-66 & Route 29 Technology Park

In this section, we quantify the economic impact that the proposed I-66 & Route 29 Technology Park would have on Prince William County. Our analysis separately evaluates the one-time pulse of economic activity that would occur during the construction phase of the project, as well as the annual economic activity that the project would generate during its ongoing operations phase. We use the IMPLAN regional input-output model to estimate these impacts. ¹⁴ Like all economic impact models, the IMPLAN model uses economic multipliers to quantify the economic impact. Economic multipliers measure the ripple effects that an expenditure generates as it makes its way through the economy.

¹⁴ IMPLAN is produced by IMPLAN Group, LLC.



 $^{^{11}}$ See our February 2020 Prince William County Spotlight report for detailed calculations.

 $^{^{\}rm 12}$ See our February 2020 Prince William County Spotlight report for detailed calculations.

¹³ Prince William County, <u>Your Tax Dollars at Work</u>, last accessed December 15, 2020.

Economic and Fiscal Impact Analysis



Potential Data Center Campus at the Proposed I-66 & Route 29 Technology Park

As proposed, the 103-acre I-66 & Route 29 Technology Park would have room for over 2.6 million gross floor area of data center facilities. That is a very large contiguous area that could support a large data center campus. A data center campus is a group of separate data centers (usually owned by a single firm) that are all interconnected. Interconnecting data centers dramatically increases their use and productive value. This is one reason why we often see multiple data centers locating near each other. Finally, data center campuses are more efficient because they can share security and other services. The cost of constructing data centers and the amount of data center equipment (e.g., computer servers, switches) inside them varies significantly depending on their purpose. For this analysis, we have created two different hypothetical data center campuses (a colocation data center¹⁵ campus and an enterprise data center¹⁶ campus) to illustrate the range of the potential economic and fiscal impact that could be experienced in Prince William County. If a full data center campus is built on the property it is likely that the actual economic and fiscal impact will be somewhere between the two hypothetical estimates. However, we are confident that at full build-out, a 2.6 million square foot data center campus would not generate less than the low estimate that we provide here.

Both of the illustrative campuses are based on 2.6 million gross floor area on the property. It is important to realize that full build-out of data center campuses of this size would require at least 10 to 15 years. All of our construction estimates therefore represent the impact of these hypothetical data center campuses that would be spread out over many years.

Below we describe our assumptions about the two hypothetical, illustrative data center campuses. Our assumptions and calculations are based on expert opinion, actual data center projects, similar research projects, and information about expenditures from data center industry sources.

Colocation Data Center Campus

The illustrative colocation data center campus would cost approximately \$5.2 billion for the construction of the buildings, associated infrastructure, and the purchase and installation of the data center equipment housed inside. Of that total, \$3.1 billion would be for the data center (computer) equipment and \$2.1 billion would be for the construction of the buildings and all of the fixed (non-data center) equipment. Because we exclude from our impact calculations the purchase of materials and equipment from outside the county, we estimate that about 26 percent of the total initial investment would impact the local Prince William County economy. After full construction and preparation activities have been completed and all of the computer equipment has been installed, then operations can begin. We assume that once it is fully operational, a colocation data center campus of this size would have 650 direct employees.

¹⁵ A colocation data center is like an apartment building for data centers. Space is rented to other companies for the housing of their own private computer equipment. The computer equipment of multiple businesses share the location of the data center.
¹⁶ An enterprise data center is like a single-family home for a data center. All of the computer equipment at the location is owned and used by the owner or lessor of the data center.





Enterprise Data Center Campus

The illustrative enterprise data center campus would be for a highly secure data center with the most sophisticated equipment and density of computing equipment. It would cost approximately \$10.4 billion for the construction of the buildings, associated infrastructure, and the purchase and installation of the data center equipment housed inside. Of that total, \$6.5 billion would be for the data center (computer) equipment and \$3.9 billion would be for the construction of the buildings and all of the fixed (non-data center) equipment. Because we exclude from our impact calculations the purchase of materials and equipment from outside the county, we estimate that about 24 percent of the total initial investment would impact the local Prince William County economy.

After full construction and preparation activities have been completed and all of the computer equipment has been installed, then operations can begin. We assume that once it is fully operational, an enterprise data center campus of this size would have 520 direct employees.

Construction Impacts

Colocation Data Center Campus

As shown in Table 3, full build-out of a 2.6 million square foot colocation data center campus in Prince William County over the course of at least 10 to 15 years would directly support approximately:

- 7,600 construction jobs,¹⁷
- \$500 million in pay and benefits, and
- \$1.4 billion in economic output.

Taking into account the direct expenditures and the economic ripple effects that that direct investment would generate, we estimate that the total economic impact in Prince William County would be to support a total of approximately:

- 10,500 jobs,
- \$640 million in pay and benefits, and
- \$1.8 billion in economic output.

Table 3: Estimated Economic Impact for Full Build-Out of a 2.6 Million Square Foot Colocation Data Center Campus Spread Over 15 Years (2020 dollars)

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	7,600	\$500,000,000	\$1,354,600,000
2 nd Round Indirect and Induced Economic Activity	2,900	\$134,500,000	\$464,000,000
Total Economic Activity	10,500	\$639,900,000	\$1,818,600,000

¹⁷ It is important to note that construction sector jobs are not necessarily new jobs, but the investments made can also support an existing job during the construction of the project. Construction workers may not be Prince William County residents.



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As shown in Table 4, we estimate that the construction of such a colocation data center campus would generate almost \$32 million in property and sales tax revenue for Prince William County.

Table 4: Estimated Fiscal Impact for Full Build-Out of a 2.6 Million Square Foot Colocation Data Center Campus Spread Over 15 Years (2020 dollars)

Fiscal Impact	Prince William County	State of Virginia
Total Tax Revenue	\$31,700,000	\$26,600,000

Enterprise Data Center Campus

As shown in Table 5, full build-out of a 2.6 million square foot enterprise data center campus in Prince William County over the course of at least 10 to 15 years would directly support approximately:

- 14,200 construction jobs,¹⁸
- \$938 million in pay and benefits, and
- \$2.5 billion in economic output.

Taking into account the direct expenditures and the economic ripple effects that that direct investment would generate, we estimate that the total economic impact in Prince William County would be to support a total of approximately:

- 19,800 jobs,
- \$1.2 billion in pay and benefits, and
- \$3.4 billion in economic output.

Table 5: Estimated Economic Impact for Full Build-Out of a 2.6 Million Square Foot Enterprise Data Center Campus Spread Over 15 Years (2020 dollars)

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	14,200	\$937,800,000	\$2,540,200,000
2 nd Round Indirect & Induced Economic Activity	5,600	\$262,400,000	\$870,300,000
Total Economic Activity	19,800	\$1,200,200,000	\$3,410,500,000

As shown in Table 6, we estimate that the construction of such an enterprise data center campus would generate over \$59 million in property and sales tax revenue for Prince William County.

Table 6: Estimated Fiscal Impact for Full Build-Out of a 2.6 Million Square Foot Enterprise Data Center Campus Spread Over 15 Years (2020 dollars)

Fiscal Impact	Prince William County	State of Virginia
Total Tax Revenue	\$59,400,000	\$50,000,000

¹⁸ It is important to note that construction sector jobs are not necessarily new jobs but the investments made can also support an existing job during the construction of the project. Construction workers may not be Prince William County residents.





Operational Economic Impact

Colocation Data Center Campus

As shown in Table 7, after full build-out of a 2.6 million square foot colocation data center campus in Prince William County, operating it would annually directly support approximately:

- 660 jobs,
- \$34 million in pay and benefits, and
- \$156 million in economic output.

Taking into account the direct expenditures and the economic ripple effects that that direct investment would generate, we estimate that the total economic impact in Prince William County would be to annually support a total of approximately:

- 2,060 jobs,
- \$97 million in pay and benefits, and
- \$414 billion in economic output.

Table 7: Estimated Annual Economic Impact for Operation of a 2.6 Million Square Foot Colocation Data Center Campus After Full Build-Out (2020 dollars)

Economic Impact	Employment	Labor Income	Output
1 st Round Direct Economic Activity	660	\$34,200,000	\$156,100,000
2 nd Round Indirect and Induced Economic Activity	1,400	\$62,600,000	\$258,000,000
Total Economic Activity	2,060	\$96,800,000	\$414,100,000





Enterprise Data Center Campus

As shown in Table 8, after full build-out of a 2.6 million square foot enterprise data center campus in Prince William County, operating it would annually directly support approximately:

- 520 jobs,
- \$51 million in pay and benefits, and
- \$234 million in economic output.

Taking into account the direct expenditures and the economic ripple effects that that direct investment would generate, we estimate that the total economic impact in Prince William County would be to annually support a total of approximately:

- 2,900 jobs,
- \$159 million in pay and benefits, and
- \$688 million in economic output.

Table 8: Estimated Annual Economic Impact for Operation of a 2.6 Million Square Foot Enterprise Data Center Campus After Full Build-Out (2020 dollars)

Economic Impact	Employment	Labor Income	Output
1 st Round Direct Economic Activity	520	\$51,300,000	\$234,200,000
2 nd Round Indirect and Induced Economic Activity	2,380	\$107,700,000	\$453,800,000
Total Economic Activity	2,900	\$159,000,000	\$688,000,000





Operational Fiscal Impact

We have estimated the local tax impact of the illustrative data center campuses in Prince William County. For simplicity, these estimates assume that full data center campus build-out occurs before operations begin. In reality, revenues will begin lower after only one of the data centers on the campus is completed while other data centers are being constructed. Then, tax revenues would increase as more of the campus is built out and comes online. We also consider Prince William County's special tax rates for data centers.

We take the construction costs and data center equipment purchase costs as the assessed value. These are underestimates of total tax revenue because the construction and operation of the data centers and their employees would generate other direct tax revenue. Moreover, we do not estimate the additional tax revenue generated by the additional indirect and induced economic activity that the data centers would create. Additionally, data centers would be subject to other taxes, such as the state corporate income tax. However, we only have information to estimate Prince William County real estate and data center equipment tax revenues.

Data center equipment is refreshed on a three to five-year cycle. So that we do not overstate the estimates, we use a five-year equipment refresh cycle starting in the fourth year of operation.

Colocation Data Center Campus

The real estate value for the illustrative colocation data center campus is assumed to be about \$2.1 billion and the campus is assumed to house \$3.1 billion of data center equipment. Table 9 shows the estimated Prince William County tax revenues for the first six years of operation of the illustrative colocation data center campus. After the fifth year, data center equipment revenues and total revenues remain constant.

Table 9: Estimated Prince William County Tax Revenues from the Operation of 2.6 Million Square Foot Colocation Data Center Campus (in millions of 2020 dollars)

Revenue Source	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Real Estate Effective Tax Rate	1.125%	1.125%	1.125%	1.125%	1.125%	1.125%
Colocation Campus Real Estate Revenue	\$23.6	\$23.6	\$23.6	\$23.6	\$23.6	\$23.6
Data Center Equipment Effective Tax Rate	0.675%	0.4725%	0.27%	0.135%	0.0675%	0.0675%
Colocation Data Center Equipment Revenue	\$21.1	\$14.8	\$8.4	\$7.6	\$8.4	\$10.1
Total Revenue	\$44.7	\$38.4	\$32.0	\$31.2	\$32.0	\$33.7





Enterprise Data Center Campus

The real estate value for the illustrative enterprise data center campus is assumed to be about \$3.9 billion and the campus is assumed to house \$6.5 billion of data center equipment. Table 10 shows the estimated Prince William County tax revenues for the first seven years of operation of the illustrative enterprise data center campus. After the sixth year, data center equipment revenues and total revenues remain constant.

Table 10: Estimated Prince William County Tax Revenues from the Operation of 2.6 Million Square Foot Enterprise Data Center Campus (in millions of 2020 dollars)

Revenue Source	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Real Estate Effective Tax Rate	1.125%	1.125%	1.125%	1.125%	1.125%	1.125%	1.125%
Enterprise Campus Real Estate Revenue	\$43.9	\$43.9	\$43.9	\$43.9	\$43.9	\$43.9	\$43.9
Data Center Equipment Effective Tax Rate	0.675%	0.4725%	0.27%	0.135%	0.0675%	0.0675%	0.0675%
Enterprise Data Center Equipment Revenue	\$43.9	\$30.7	\$17.6	\$15.8	\$17.6	\$20.2	\$21.0
Total Revenue	\$87.8	\$74.6	\$61.5	\$59.7	\$61.5	\$64.1	\$64.9

Economic and Fiscal Impact of the Currently Zoned Use - Retail

The property for the proposed I-66 & Route 29 Technology Park is currently zoned to allow for retail development on 1,132,560 square feet of gross floor area. We can estimate the economic and fiscal impacts of a retail development of that size in Prince William County for comparison to the economic and fiscal impact of the proposed use (data center development). Given the general location of the property and the surrounding retail offerings, it is reasonable to assume that a class B or C mall would be suitable for the property if it were to be developed for retail.

CBL & Associates Properties is a large owner of class B and C shopping malls in the United States. In its November 2019 quarterly filing with the U.S. Securities and Exchange Commission, the company reported that for the prior twelve months (pre-pandemic), on average store revenues in its malls were \$383 per square foot. This provides a good basis for making a reasonable estimate of shopping mall revenues that could be expected for a new mall on the property in Prince William County.





Tables 11 and 12 show our estimates of the economic and fiscal impacts of a 1.1 million square foot shopping mall in Prince William County once it is fully opened and operating at a pre-pandemic level of business. It would provide about 4,900 jobs and support an additional 1,200 jobs in the county. The annual County tax revenue that would be expected would be less than \$13 million.

Table 11: Estimated Annual Economic Impact for 1.1 Million Square Foot Shopping Mall in Prince William County (2020 dollars)

Economic Impact	Employment	Labor Income	Output
1st Round Direct Economic Activity	4,900	\$123,700,000	\$326,300,000
2 nd Round Indirect and Induced Economic Activity	1,200	\$43,600,000	\$165,400,000
Total Economic Activity	6,100	\$167,300,000	\$491,700,000

Table 12: Estimated Prince William County Tax Revenues from the Operation of 1.1 Million Square Foot Class B or C Shopping Mall (in millions of 2020 dollars)

Revenue Source	Annual Tax Revenue
Real Estate Effective Tax Rate	1.125%
Shopping Mall Real Estate Revenue	\$4.7
Sales Tax Rate	1.7%
Shopping Mall Sales Tax Revenue	\$7.2
Business License Rate	0.17%
Shopping Mall Business License Revenue	\$0.7
Total Revenue	\$12.6

However, those estimates are likely to be difficult to realize for a number of reasons. First, to some extent the tax revenue from a shopping mall would be offset by the impact on the Prince William County road infrastructure that mall traffic brings. Second, the Virginia Gateway shopping mall has already been built on the south side of US-29. It is therefore very unlikely that the property north of US 29 would be developed for retail in the foreseeable future. That leaves the property undeveloped and generating very little economic or fiscal benefit for Prince William County. Finally, shopping mall revenue was declining before the COVID-19 pandemic began with the rise of e-commerce and online retailing. The pandemic has influenced many consumers who shopped mainly at physical stores to increase their use of online retail. Even after the pandemic ends and concerns about health risks associated with leaving home abate, it is likely that shopping in physical stores will not go back to pre-pandemic levels. All of these issues add up to the conclusion that the development of the property under its currently permitted use will not generate as much economic activity and tax revenue for Prince William County as estimated in Tables 9 and 10, above.





Conclusion

In this report we provided an overview of the impact that the data center industry has had on Prince William County. We then estimated the impact that a 2.6 million square foot data center campus, as proposed by Southview 66, LLC.

A site of this size could be developed as a data center campus similar to other data center campuses, such as Compass' 100-acre, 75 MW data center campus in Loudoun County, the proposed AWS 2.5 million square foot data center campus in Loudoun County, and Facebook's 2.5 million square foot data center campuses in Henrico County, Virginia and Covington, Georgia.

Currently, the property is undeveloped and generates a negligible amount of revenue for the County. With its current zoning, if a shopping mall were built on the property it would generate less than \$13 million annually in County tax revenue. But that is unlikely given that the Virginia Gateway shopping mall has been sited on the other side of US-29. That amount of tax revenue also assumes that shopping mall revenues will return to pre-pandemic levels, which is unlikely.

A data center campus, as proposed by Southview 66, would provide more economic benefits to Prince William County than a retail development. The County has experienced firsthand the benefits that data center development has on economic output.¹⁹ For example:

- The construction investment in data centers ripples out to construction workers and the local suppliers of building materials, equipment, and trucking.
- In turn, the ripples continue as construction workers spend money with local retailers and for
 housing and services like healthcare. In the same way, construction businesses pay for business
 services, for transportation, for security, and for utilities.
- Counting the economic ripple effects generated by data centers, the total impact on Prince William
 County from the data center industry in 2018 was approximately
 - 1,786 jobs,
 - \$111.4 million in associated employee pay and benefits, and
 - \$292 million in economic output.
- In 2018, data centers provided almost \$36 million in tax revenue for the County.
- That amounts to a Prince William County benefit-to-cost ratio of 17.8.
- Data center tax revenue has kept County real estate taxes 7% lower than they would be otherwise.
- For Prince William County homeowners, that means that their average property tax bill would have been almost \$300 higher in 2020 without revenues from data centers.

¹⁹ Economic output is an accounting of all of the money that changes hands in a local economy.



Economic and Fiscal Impact Analysis



Full build-out of a data center campus, as proposed by Southview 66, with greater than 2.6 million square feet, would take at least 10 to 15 years.

- The construction impact alone would directly provide 7,600 to 14,200 construction jobs and support an additional 2,900 to 5,600 additional local non-construction jobs.
- The additional pay and benefits for construction workers over the entire construction period would be \$500 to \$938 million, and \$1.7 to \$3.3 billion would be added to the local economy.
- Over the entire construction period, all of that construction activity would generate a total of \$30 to \$57 million in Prince William County tax revenue.

Once the full data center campus is built out and operational:

- It would employ from 500 to 630 people, support an additional 1,350 to 2,300 local jobs.
- Accounting for all of the additional pay and benefits supported by the data center campus would amount to about \$90 to \$150 million.
- In the long run, the data center campus would generate \$34 to \$65 million annually in Prince William County tax revenue.

With a fully operational, 2.6 million square foot data center campus, the I-66 & Route 29 Technology Park could potentially generate 80 percent more County tax revenue than all of the other data centers in Prince William County paid in 2018.





About Mangum Economics, LLC

Mangum Economics, LLC is a Richmond, Virginia based firm that specializes in producing objective economic, quantitative, and qualitative analysis in support of strategic decision making. Much of our recent work relates to IT & Telecom Infrastructure (data centers, terrestrial and subsea fiber), Renewable Energy, Economic Development, and Tax and Regulatory Policy. Examples of typical studies include

- Potential Impact of Data Center Development in Southwest Virginia, 2020;
- Potential Impact of the Development of the Offshore Wind Energy Industry on Hampton Roads and Virginia, 2020;
- The Potential Impact of a Data Center Incentive in Maryland, 2020;
- The Impact of Data Centers on the State and Local Economies of Virginia, 2016, 2018, and 2020;
- Opportunities for Southside Virginia to Participate in the Cloud Economy, 2019;
- The Economic and Fiscal Contribution that Data Centers Make to Virginia: Spotlight on Prince William County, 2018;
- · The Potential Impact of a Data Center Incentive in Illinois, 2018; and
- Opportunities for Southside Virginia to Participate in the Cloud Economy, 2019.

POLICY ANALYSIS

Identify the intended and, more importantly, unintended consequences of proposed legislation and other policy initiatives.

ECONOMIC IMPACT ASSESSMENTS AND RETURN ON INVESTMENT ANALYSES

Measure the economic contribution that business, education, or other enterprises make to their localities.

CLUSTER ANALYSIS

Use occupation and industry clusters to illuminate regional workforce and industry strengths and identify connections between the two.

The Project Team

David Zorn, Ph.D.

Economist

A. Fletcher Mangum, Ph.D.

Founder and CEO

Martina Arel, M.B.A.

Researcher and Economic Development Specialist



Correspondence from Dominion Energy

Dominion Energy Virginia Dominion Energy North Carolina Electric Transmission PO Box 26666, Richmond, VA 23261 DominionEnergy.com



Dec., 15 2020

Steve Donohoe Planning Director Prince William County Planning Office 5 County Complex Court #210 Prince William County, Virginia 22192

Dear Mr. Donohoe:

Dominion Energy continues to welcome the collaborative nature that has developed over the past few years concerning the future development plans and activities of Prince William County. In addressing the County's growth, we take seriously our responsibilities to provide reliable and cost-effective electric service that reasonably minimizes the impacts to the communities we serve. We are providing this letter in response to requests for information from the County and developers.

We have spent a significant amount of time working with the County regarding its plans for the Gainesville/Haymarket area (and more broadly Western Prince William County) when it comes to development, inevitable electric load growth that comes with such development, and changes to the electric grid that can accompany such development and growth. Among other things, we have also detailed the North American Electric Reliability Corporation (NERC) Reliability Standards to which we are obligated to adhere in previous discussions, and they remain relevant here as well.

This letter reiterates previously communicated preferences to accommodate potential load growth in the Gainesville/Haymarket area, based on general information provided to us by developers as of the date of this letter. Currently, we do not have any firm, new load commitments from Gainesville/Haymarket-area developers participating in the County development review processes. However, based on our informal discussions with certain of these developers and our experiences with similar developers, there are now indications that load directly connected to or served by the Haymarket Transmission Line (which is the new 230 kV hybrid line from Gainesville Substation to Haymarket Substation) will exceed the NERC 300 megawatt (MW) loading limit at some point in the future.

When such load will materialize, and when the 300 MW loading limit will be surpassed (if ever) is unknown at this time. Assuming that it will occur, our preference regarding how to address the 300 MW loading limitation remains the same as from how we have previously communicated with the County on this issue. We would offset the load with new transmission facilities to be located at or near Heathcote Substation, interconnected with the existing, nearby transmission infrastructure, east of that station. This equipment is east/southeast of the easterly and southernly boundaries of the Town of Haymarket. Said another way, currently based on the information we have, our preference is not to address the impacts of new load growth on the area's electric grid with new electric transmission infrastructure connecting into Haymarket Substation.

We greatly appreciate consulting with the County, residents, and developers and remain committed to these conversations as they progress. What may be necessary in the future based on firm and new load information from developers, further County economic development and

Correspondence from Dominion Energy

Dominion Energy Virginia Dominion Energy North Carolina Electric Transmission PO Box 26666, Richmond, VA 23261 DominionEnergy.com



site-development approvals, load growth, potential NERC violations, etc., may change our evaluation of what is needed to provide safe and reliable service in the future. That is, neither the County nor others should read any absolutes into this letter other than our preference to avoid new transmission into the Haymarket substation, which as noted is based solely on the information we have today.

If you have any further questions, please feel free to reach out to me at (804) 229-7650 or via email at <u>Gregory.e.mathe@dominionenergy.com</u>.

Sincerely,

/ss/Greg Mathe

Greg Mathe Manager, Electric Transmission Communications

HISTORICAL COMMISSION RESOLUTION

MOTION:

DULEY

September 8, 2020

Regular Meeting

SECOND:

SARGO

Res. No. 20-032

RE:

LAND DEVELOPMENT RECOMMENDATIONS

ACTION:

APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

Primeland Proffer Amendment	No Further Work
Gaines Technology Park Proffer Amendment	No Further Work
Gaines Technology Park	No Further Work
Virginia Oaks Proffer Amendment	No Further Work
Ronk Gunsmithing Rural Home Business	No Further Work
Bristow Center Coffee Shop with Drive-Through	No Further Work
	Gaines Technology Park Proffer Amendment Gaines Technology Park Virginia Oaks Proffer Amendment Ronk Gunsmithing Rural Home Business Bristow Center Coffee Shop

September 8, 2020 Regular Meeting Res. No. 20-032 Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2021-00003	John Marshall Commons Tech Park	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2021-00004	John Marshall Commons Tech Park	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Carter, Davis, Shockley, Spinks

MOTION CARRIED

ATTEST:

Secretary to the Commission

HISTORICAL COMMISSION RESOLUTION

MOTION:

CARTER

January 12, 2021

Regular Meeting

SECOND:

BURGESS

Res. No. 21-003

RE:

LAND DEVELOPMENT RECOMMENDATIONS

ACTION:

APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

Case Number	<u>Name</u>	<u>Recommendation</u>
REZ2016-00030	Innovation Town Center 3 rd Submission	Table
SUP2016-00031	Innovation Town Center 3 rd Submission	Table
REZ2021-00001	I-66 & Route 29 Technology Park Proffer Amendment 2 nd Submission	Recommend a barrier or fence be installed around GPIN 7397-55-0446 by the applicant in consultation with the owner of the above GPIN.
SUP2021-00002	I-66 & Route 29 Technology Park 2 nd Submission	No Further Work
SUP2021-00012	Sikh Center of Virginia	No Further Work

January 12, 2021 Regular Meeting Res. No. 21-003 Page 2

Case Number	<u>Name</u>	<u>Recommendation</u>
SUP2021-00013	Revival Baptist Ministries	No Further Work
PFR2020-00018	Lake Manassas WTP	No Further Work
REZ2021-00008	Windsor Oaks	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Davis, Duley, Reddick, Spinks

MOTION CARRIED

Secretary to the Commission



Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: BERRY July 21, 2021

Regular Meeting

SECOND: FONTANELLA RES. No. 21-076

RE: REZONING AND PROFFER AMENDMENT #REZ2021-00001, I-66 AND ROUTE 29

TECHNOLOGY PARK

GAINESVILLE MAGISTERIAL DISTRICT

ACTION: DEFER TO DATE CERTAIN OF OCTOBER 20, 2021

WHEREAS, This is a request to rezone ± 5.01 acres from A-1, Agricultural, to B-1, General Business, and amend the proffers associated with Rezoning #REZ1997-0004 to include the entire site and permit up to 2,898,800 square feet, in the event the subject site is developed with a data center use; and

WHEREAS, the subject ± 102.38 -acre site is located on the east side of John Marshall Hwy, at the southeastern corner of the intersection of Catharpin Road and John Marshall Hwy; and is identified on County maps as GPINs 7397-65-0198 and 7397-55-1465.; and

WHEREAS, the subject site is designated RCC, Regional Commercial Center, and is also within the I-66/Route 29 Sector Plan. A portion of the I-66/Route 29 Sector Plan is being amended with the pending Route 29 Small Area Plan. The subject site is outside of the study area of the Route 29 Small Area Plan.; and

WHEREAS, the site is zoned B-1, General Business, and A-1, Agricultural. The B-1 zoned portions contain proffers approved as part of #REZ1997-0004, Southview at Prince William which rezoned approximately 64.7 acres of the property from M-2, light industrial to B-1, General Business.; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 21, 2021, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the deferral of this request;

July 21, 2021 Regular Meeting RES. No. 21-076 Page 2

NOW, THEREFORE, BE IT RESOLVED, on July 21, 2021, the Prince William County Planning Commission does hereby close the public hearing and recommends deferral to date certain of October 20, 2021, extension and date agreed to by the applicant, of Rezoning & Proffer Amendment #REZ2021-00001, I-66 and Route 29 Technology Park, on the Regular Agenda.

Votes:

Ayes: Berry, Fontanella, McKay, McPhail, Milne, Moses-Nedd, Perry, Taylor

Nays: None

Abstain from Vote: None Absent from Vote: None Absent from Meeting: None

MOTION CARRIES

Attest:

Clerk to the Planning Commission



Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: BERRY July 21, 2021

Regular Meeting
SECOND: PERRY RES. No. 21-077

RE: SPECIAL USE PERMIT #SUP2021-00002, I-66 AND ROUTE 29 TECHNOLOGY PARK

GAINESVILLE MAGISTERIAL DISTRICT

ACTION: RECOMMEND DEFERRAL TO DATE CERTAIN OF OCTOBER 20, 2021

WHEREAS, this is a request for a special use permit to allow data center uses in the B-1 zoning district with a waiver request to allow for a maximum height of 75 feet and a maximum FAR of 0.65 for data center uses.; and

WHEREAS, the subject ± 102.38 -acre site is located on the east side of John Marshall Hwy, at the southeastern corner of the intersection of Catharpin Road and John Marshall Hwy; and is identified on County maps as GPINs 7397-65-0198 and 7397-55-1465.; and

WHEREAS, the subject site is designated RCC, Regional Commercial Center, and is also within the I-66/Route 29 Sector Plan. A portion of the I-66/Route 29 Sector Plan is being amended with the pending Route 29 Small Area Plan. The subject site is outside of the study area of the Route 29 Small Area Plan.; and

WHEREAS, the site is zoned B-1, General Business, and A-1, Agricultural. The B-1 zoned portions contain proffers approved as part of #REZ1997-0004, Southview at Prince William which rezoned approximately 64.7 acres of the property from M-2, light industrial to B-1, General Business.; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 21, 2021, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the deferral of this request;

July 21, 2021 Regular Meeting RES. No. 21-077 Page 2

NOW, THEREFORE, BE IT RESOLVED, on July 21, 2021, the Prince William County Planning Commission does hereby close the public hearing and recommends deferral to date certain of October 20, 2021, extension and date agreed to by the applicant, of Special Use Permit #SUP2021-00002, I-66 and Route 29 Technology Park.

Votes:

Ayes: Berry, Fontanella, McKay, McPhail, Milne, Moses-Nedd, Perry, Taylor

Nays: None

Absent from Vote: None Absent from Weeting: None

MOTION CARRIED

Attest:

Clerk to the Planning Commission



Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: BERRY October 20, 2021
Regular Meeting
SECOND: FONTANELLA RES. No. 21-104

RE: REZONING AND PROFFER AMENDMENT #REZ2021-00001, I-66 AND ROUTE 29

TECHNOLOGY PARK

GAINESVILLE MAGISTERIAL DISTRICT

ACTION: RECOMMEND DENIAL

WHEREAS, this is a request to rezone ± 5.01 acres from A-1, Agricultural, to B-1, General Business, and amend the proffers associated with Rezoning #REZ1997-0004 to include the entire site and permit up to 2,898,800 square feet, in the event the subject site is developed with a data center use; and

WHEREAS, the subject ±102.38-acre site is located on the east side of John Marshall Hwy, at the southeastern corner of the intersection of Catharpin Road and John Marshall Hwy; and is identified on County maps as GPINs 7397-65-0198 and 7397-55-1465; and

WHEREAS, the subject site is designated RCC, Regional Commercial Center, and is also within the I-66/Route 29 Sector Plan. A portion of the I-66/Route 29 Sector Plan is being amended with the pending Route 29 Small Area Plan. The subject site is outside of the study area of the Route 29 Small Area Plan; and

WHEREAS, the site is zoned B-1, General Business, and A-1, Agricultural. The B-1 zoned portions contain proffers approved as part of #REZ1997-0004, Southview at Prince William which rezoned approximately 64.7 acres of the property from M-2, light industrial to B-1, General Business.; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 21, 2021, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, on July 21, 2021, the Prince William County Planning Commission closed the public hearing and deferred, extension and date agreed to by the applicant, Rezoning & Proffer Amendment #REZ2021-00001, I-66 and Route 29 Technology Park to the date certain of October 20, 2021; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the denial of this request;

October 20, 2021 Regular Meeting RES. No. 21-104 Page 2

NOW, THEREFORE, BE IT RESOLVED, on October 20, 2021, the Prince William County Planning Commission does hereby recommend denial of Rezoning & Proffer Amendment #REZ2021-00001, I-66 and Route 29 Technology Park.

Votes:

Ayes: Berry, Fontanella, McKay

Nays: McPhail, Moses-Nedd, Perry, Taylor

Abstain from Vote: None Absent from Vote: None Absent from Meeting: None

MOTION FAILS

Attest:

Clerk to the Planning Commission



Planning Commission

PLANNING COMMISSION RESOLUTION

MOTION: BERRY October 20, 2021
Regular Meeting
SECOND: FONTANELLA RES. No. 21-105

RE: SPECIAL USE PERMIT #SUP2021-00002. I-66 AND ROUTE 29 TECHNOLOGY PARK

GAINESVILLE MAGISTERIAL DISTRICT

ACTION: RECOMMEND DENIAL

WHEREAS, this is a request for a special use permit to allow data center uses in the B-1 zoning district with a waiver request to allow for a maximum height of 75 feet and a maximum FAR of 0.65 for data center uses; and

WHEREAS, the subject ± 102.38 -acre site is located on the east side of John Marshall Hwy, at the southeastern corner of the intersection of Catharpin Road and John Marshall Hwy; and is identified on County maps as GPINs 7397-65-0198 and 7397-55-1465; and

WHEREAS, the subject site is designated RCC, Regional Commercial Center, and is also within the I-66/Route 29 Sector Plan. A portion of the I-66/Route 29 Sector Plan is being amended with the pending Route 29 Small Area Plan. The subject site is outside of the study area of the Route 29 Small Area Plan; and

WHEREAS, the site is zoned B-1, General Business, and A-1, Agricultural. The B-1 zoned portions contain proffers approved as part of #REZ1997-0004, Southview at Prince William which rezoned approximately 64.7 acres of the property from M-2, light industrial to B-1, General Business; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 21, 2021, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, on July 21, 2021, the Prince William County Planning Commission closed the public hearing and deferred, extension and date agreed to by the applicant, Special Use Permit #SUP2021-00002, I-66 and Route 29 Technology Park to the date certain of October 20, 2021; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the denial of this request;

October 20, 2021 Regular Meeting RES. No. 21-xxx Page 2

NOW, THEREFORE, BE IT RESOLVED, on October 20, 2021, the Prince William County Planning Commission does hereby recommend denial of Special Use Permit #SUP2021-00002, I-66 and Route 29 Technology Park.

Votes:

Ayes: Berry, Fontanella, McKay

Nays: McPhail, Moses-Nedd, Perry, Taylor

Absent from Vote: None Absent from Meeting: None

MOTION FAILS

Attest:

Clerk to the Planning Commission



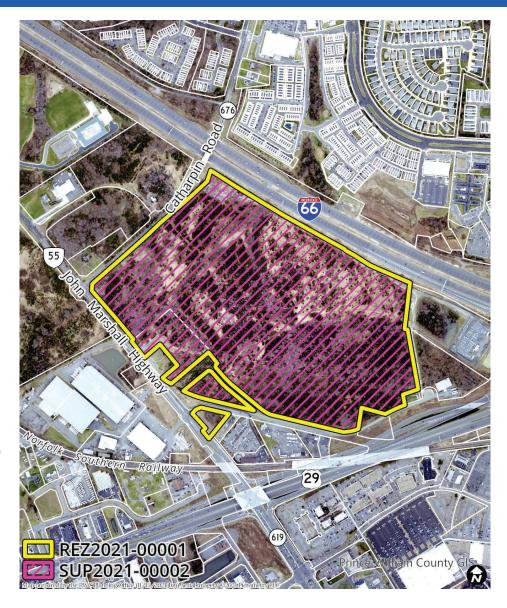
I-66 and Route 29 Technology Park Rezoning and Proffer Amendment #REZ2021-00001 & Special Use Permit #SUP2021-00002

Gainesville Magisterial District

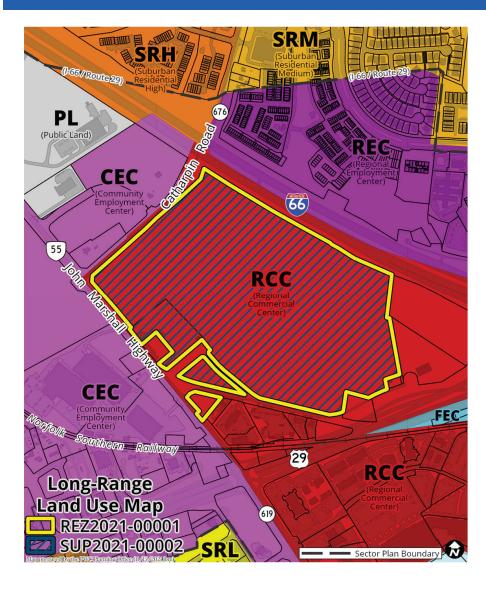
Bryce Barrett
Planning Office

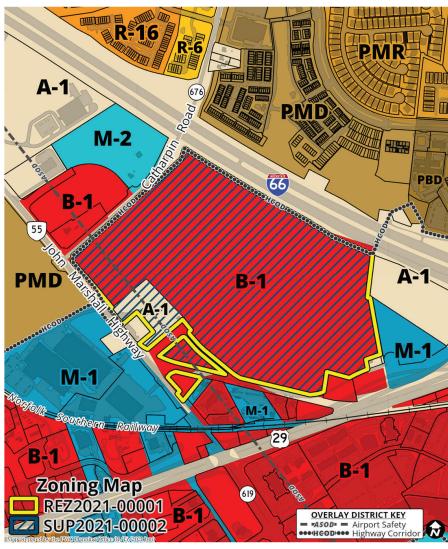


- <u>Request</u>: The request includes three components:
 - **Rezone** ±5.01 acres from A-1, Agricultural, to B-1, General Business.
 - **Amend** the proffers associated with Rezoning #REZ1997-0004 to permit up to 2,957,680 square feet for data center uses.
 - □ Special Use Permit to allow data center uses in the B-1 and waiver request to allow for a maximum height of 75 feet and a maximum FAR of 0.65 for data center uses.
- **Location**: The subject ±103.32-acre site is located on the east side of John Marshall Hwy.
- **□** Recommendation: Approval









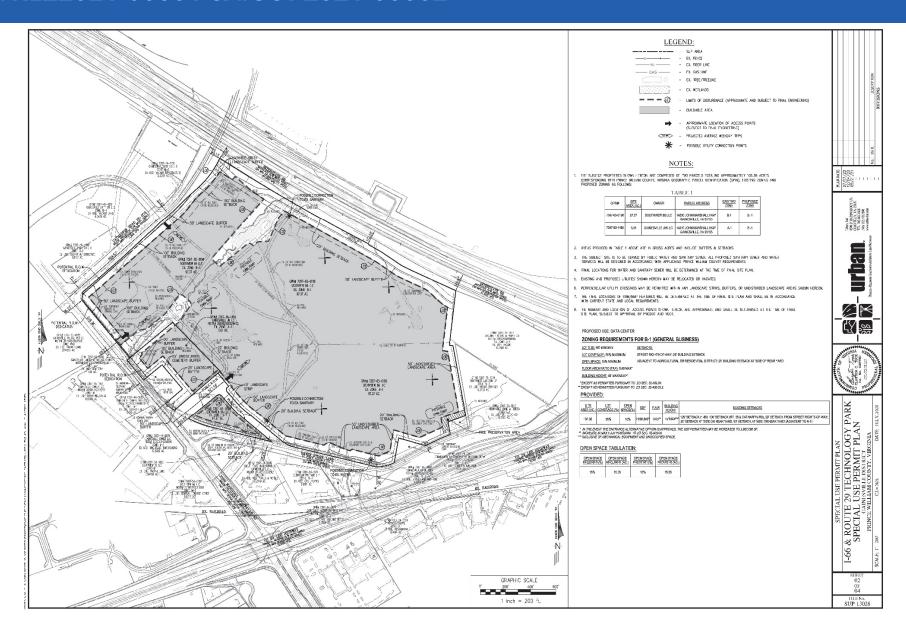


Use/Feature	Prior Approval	Proposed
Zoning	B-1	B-1
Use(s)	Up to 1,132,560 Square feet of permitted uses allowed in B-1	Additional alternative to allow up to 2,957,680 square feet if developed with data center uses.
Han /Fantana		
Use/Feature	Allowed in B-1	Proposed
Minimum Open Space	Allowed in B-1	Proposed 15%
		•

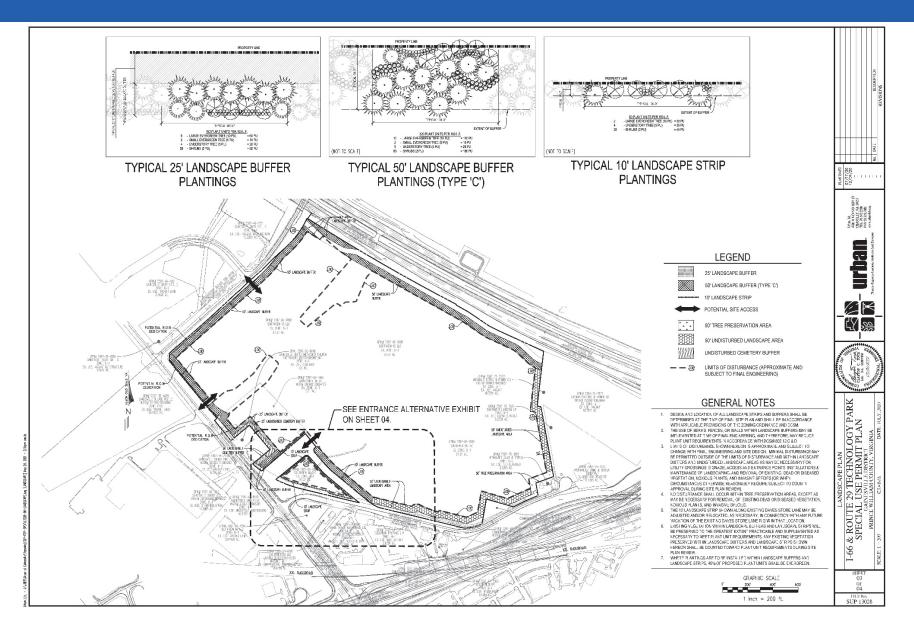




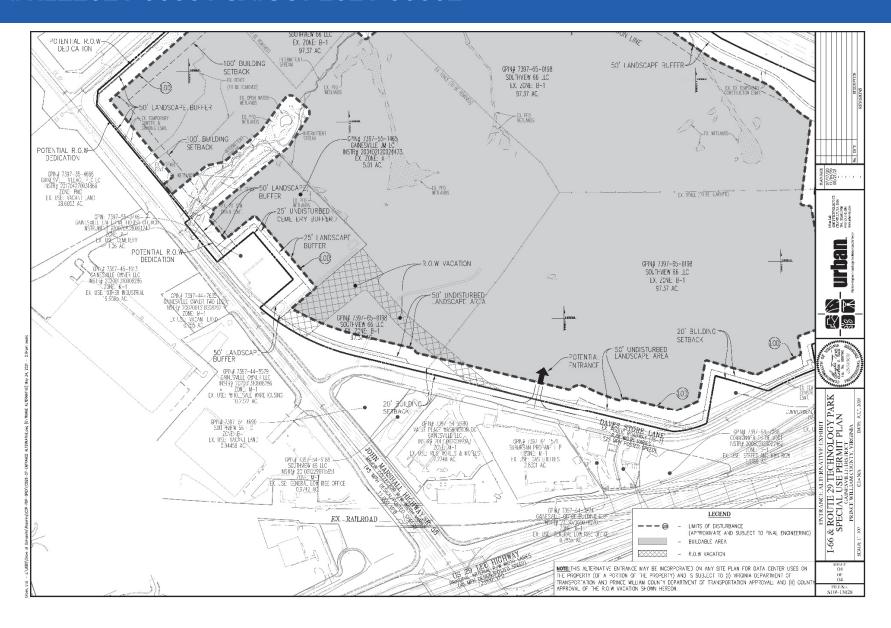




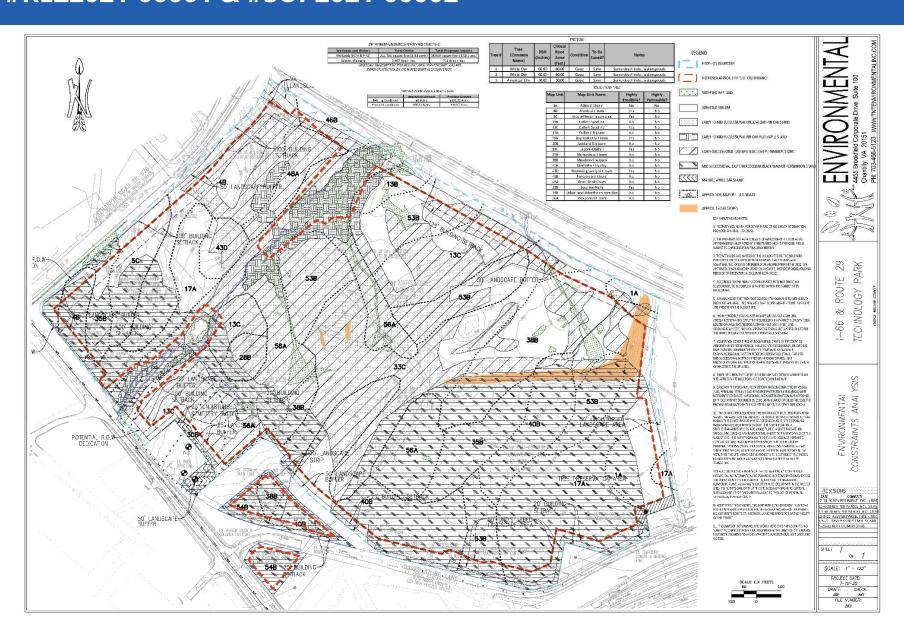














































Staff Recommendation: Approval of Rezoning and Proffer Amendment #REZ2021-00001, I-66 and Route 29 Technology Park, subject to proffers dated November 10, 2021, and Special Use Permit #SUP2021-00002, I-66 and Route 29 Technology Park, subject to the conditions dated July 9, 2021, for the following reasons:

- Furthers employment goals within RCC, Regional Commercial Center, LRLU designation.
- The proposals enable the delivery of a data center campus, which is a targeted industry use.
- The Applicant proffers to abandon the data center development if electrical service triggers the need for construction of new transmission lines from west of the property in the direction of the Town of Haymarket and residential areas.