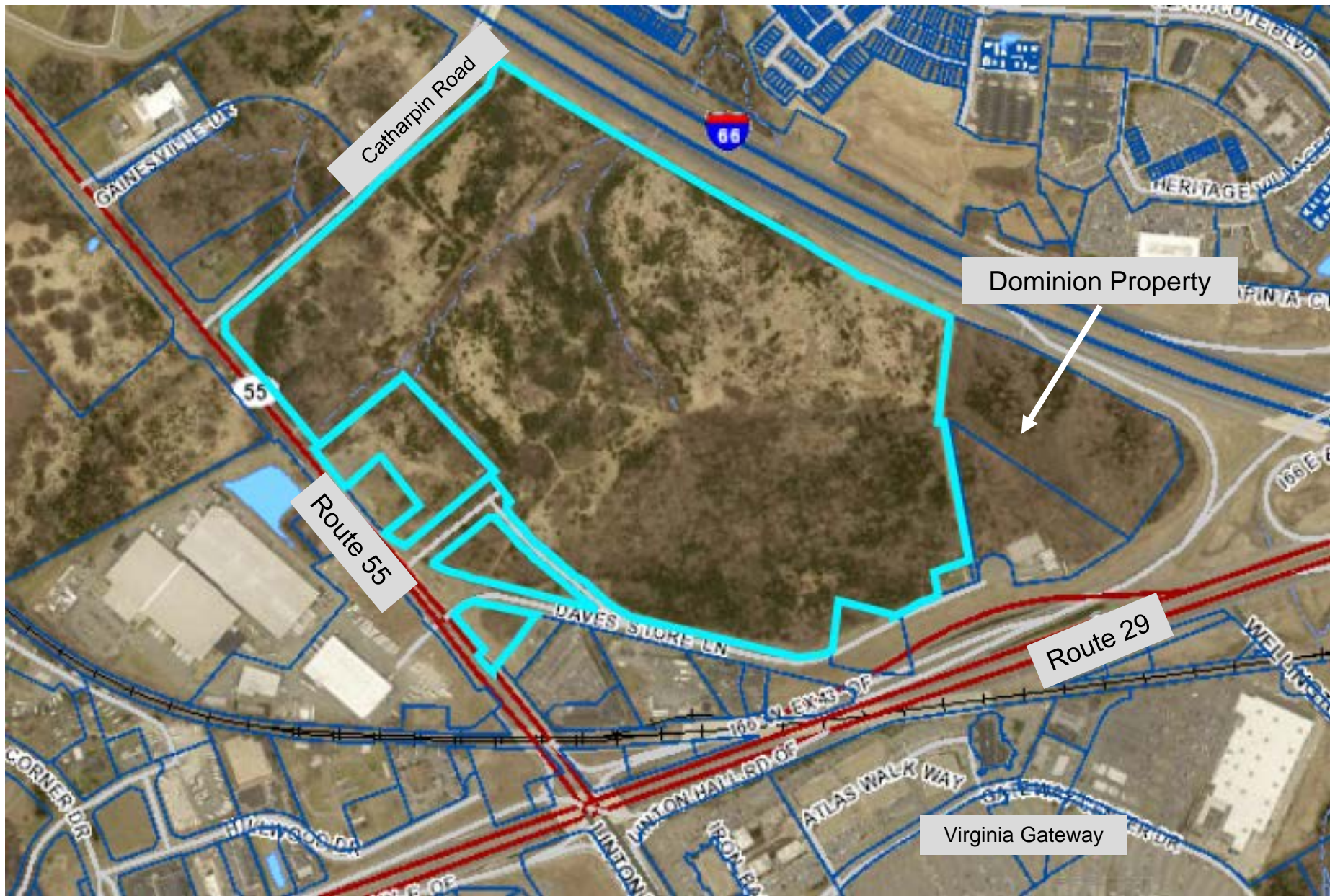


I-66 & ROUTE 29 TECHNOLOGY PARK

July 21, 2021

Planning Commission Public Hearing

1

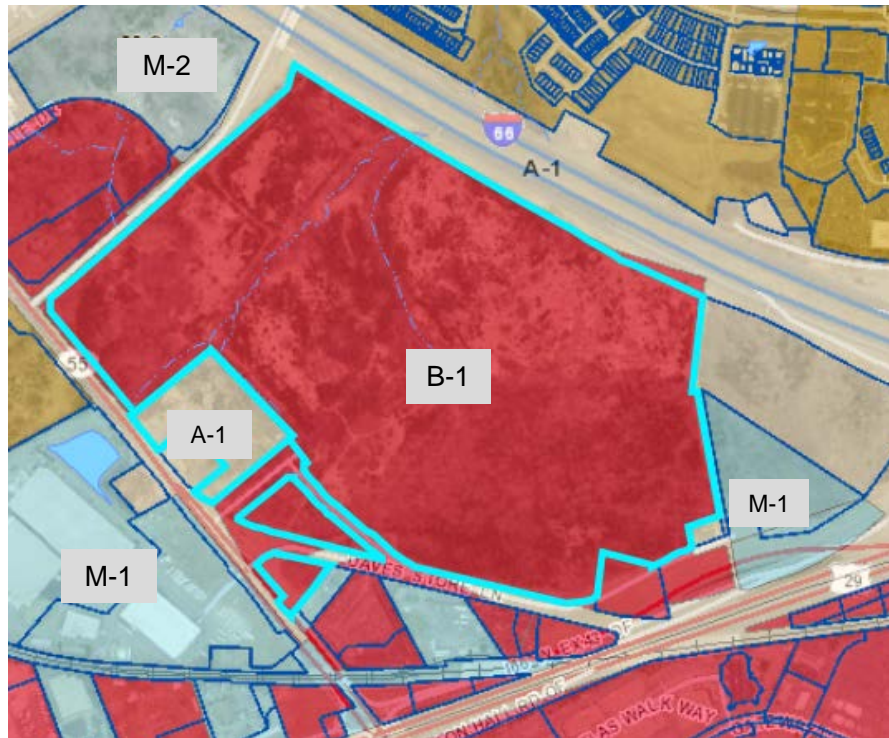


The Property

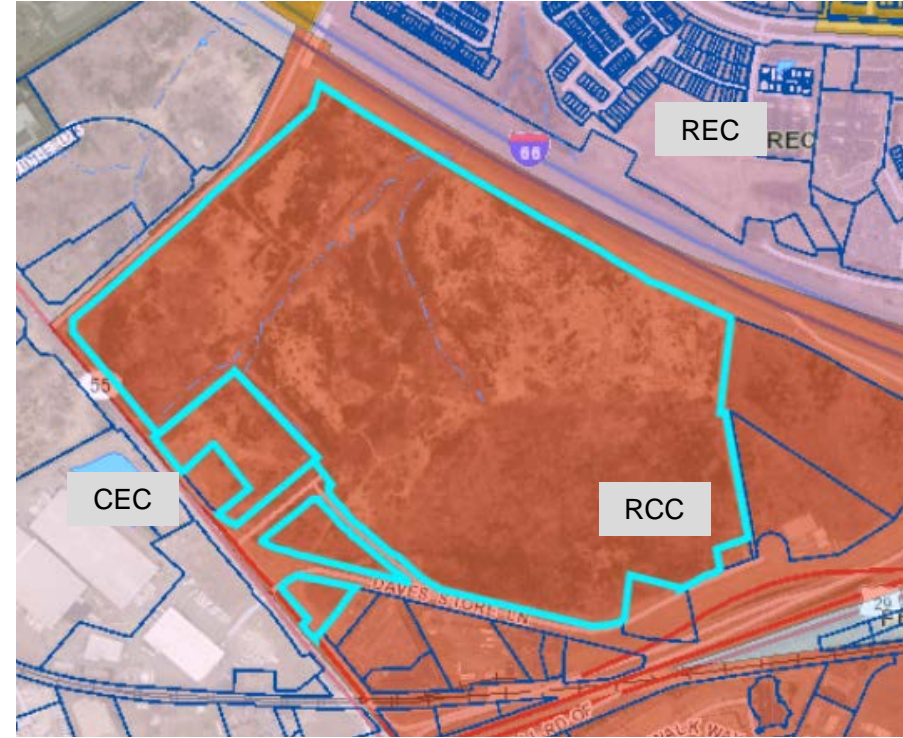
ZONING & COMP PLAN DESIGNATION

3

ZONING
B-1, GENERAL BUSINESS &
A-1, Agricultural



COMPREHENSIVE PLAN
RCC, REGIONAL COMMERCIAL CENTER





Data Center Illustrative Layout



Data Center Illustrative Layout - Alternate

25' LANDSCAPE BUFFER

50' LANDSCAPE BUFFER (TYPE 'C')

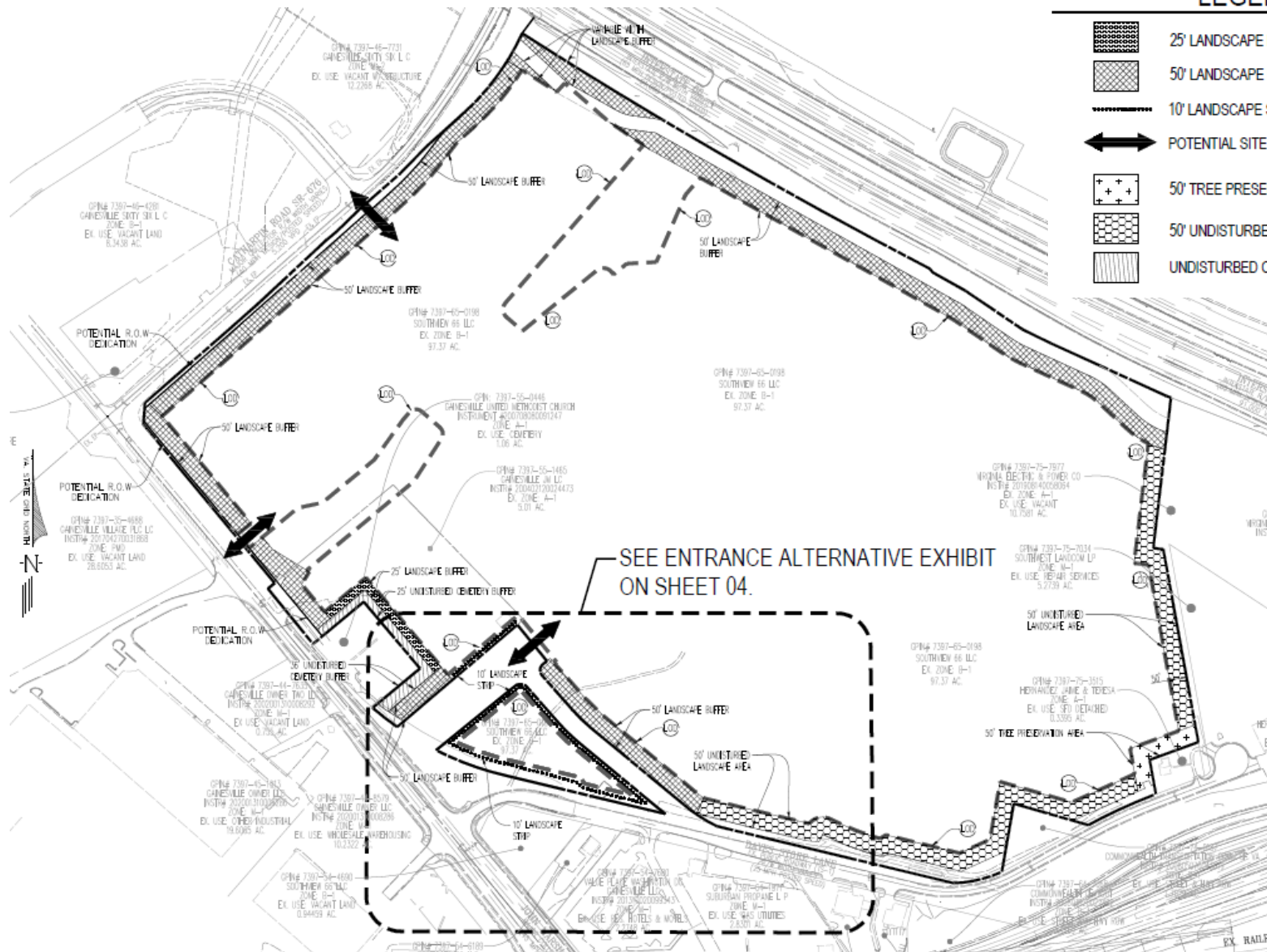
10' LANDSCAPE STRIP

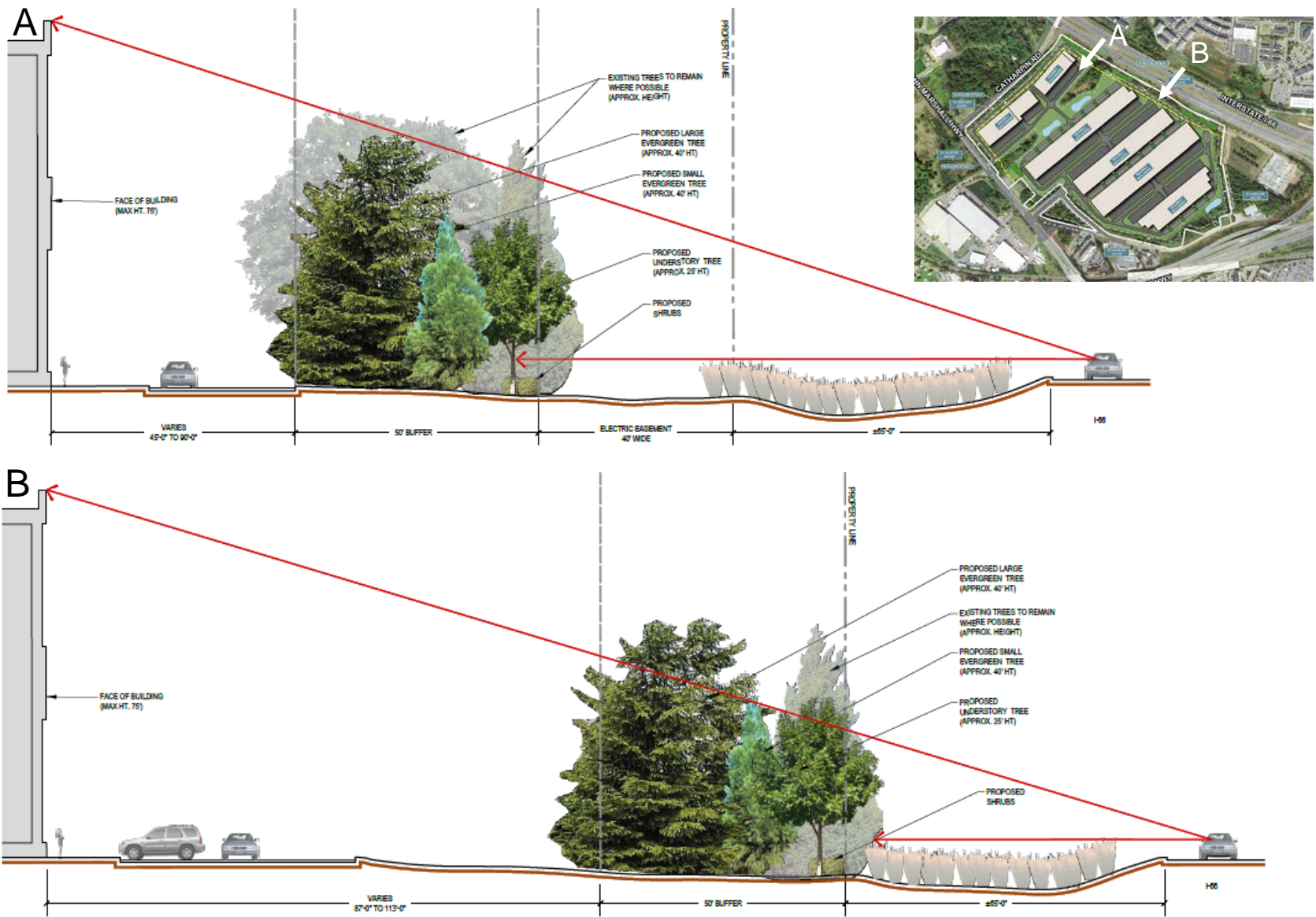
POTENTIAL SITE ACCESS

50' TREE PRESERVATION AREA

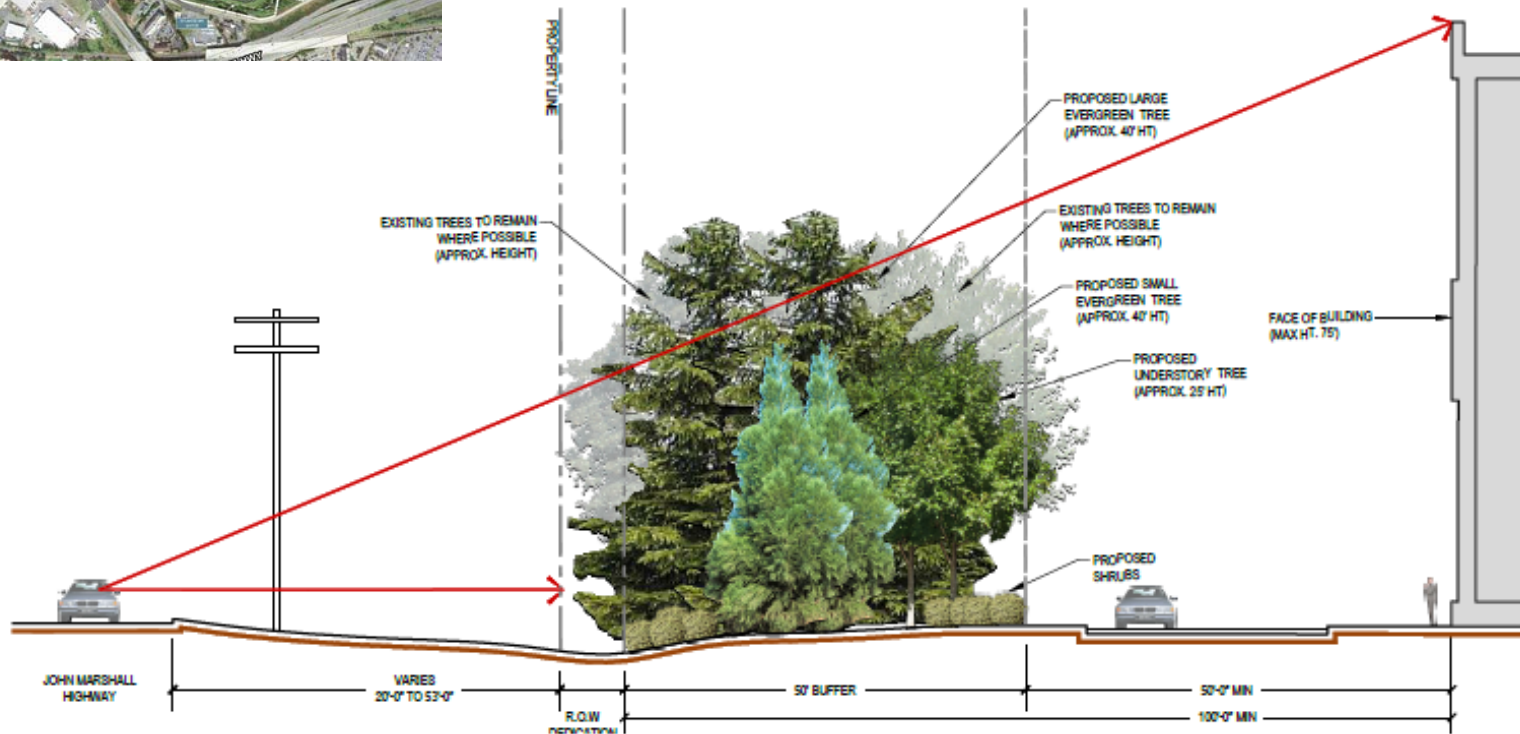
50' UNDISTURBED LANDSCAPE AREA

UNDISTURBED CEMETERY BUFFER

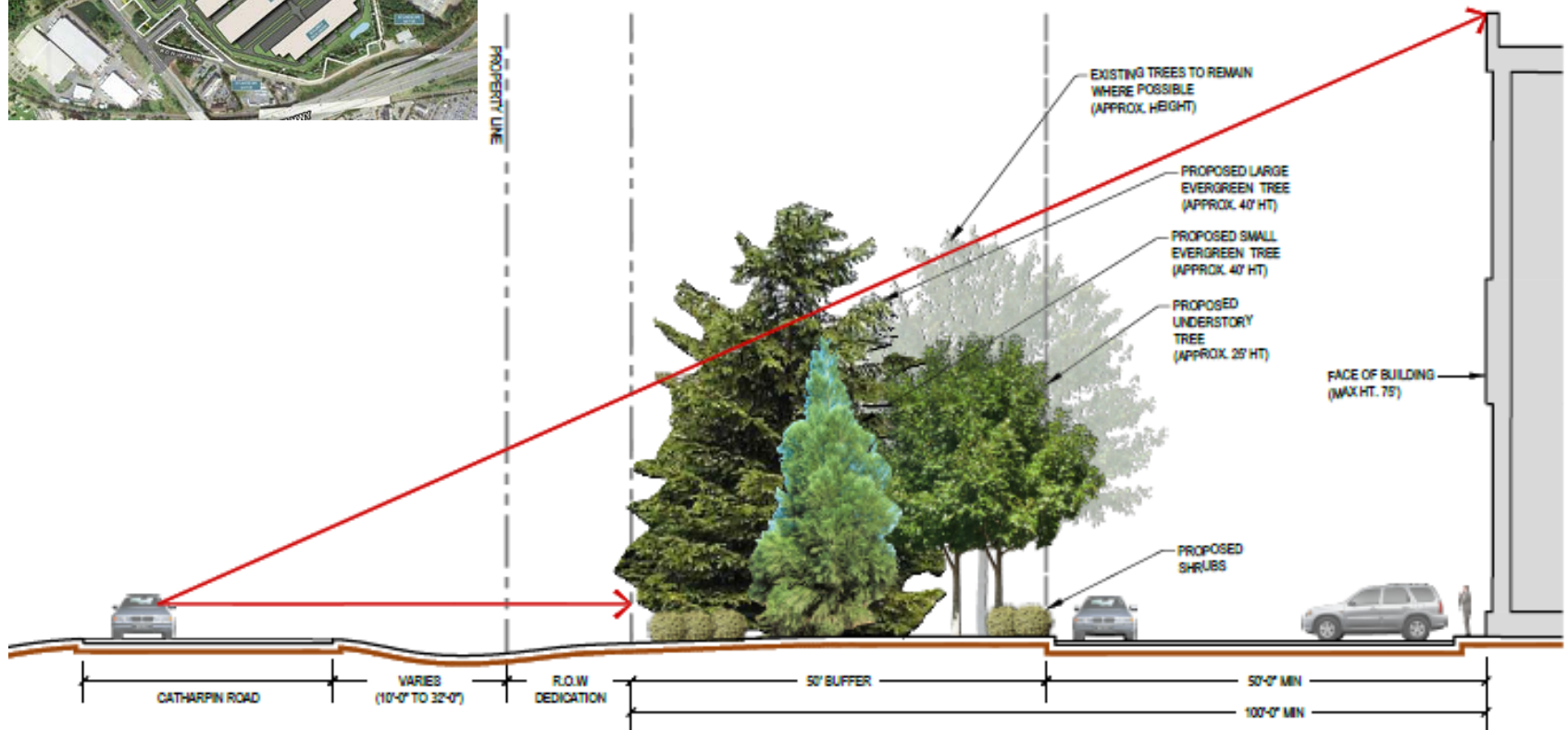
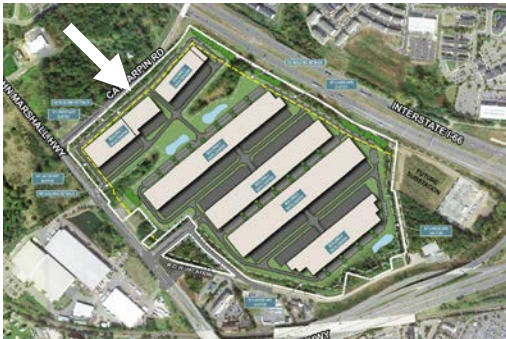




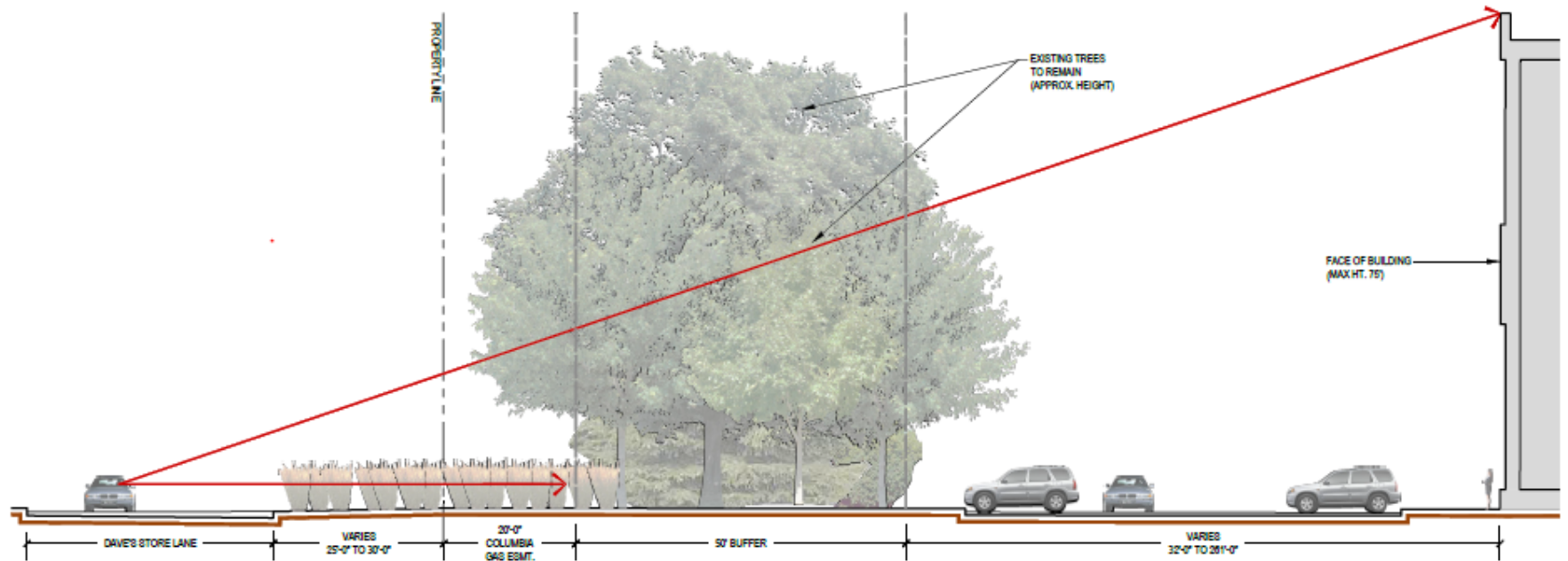
Line of Sight – Interstate 66



Line of Sight – John Marshall Hwy



Line of Sight – Catharpin Rd.



Line of Sight – Daves Store Lane

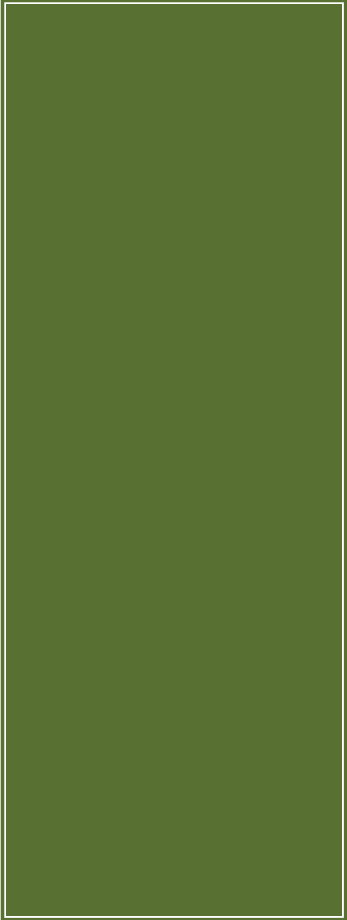


Design Criteria: A) Change in building height; B) Building step-backs or recesses; C) Fenestration; D) Change in building material, pattern, texture, color; E) Use of materials.

Building Elevations

Sustainability Measures

12

- 
- ❑ Permeable Paving.
 - ❑ Recycled Aggregate Materials.
 - ❑ Aeration of ponds utilizing solar power.
 - ❑ Recycling of construction material waste.
 - ❑ Use of high recycled content construction materials.
 - ❑ LED site and interior lighting.
 - ❑ Heat reflective roof.

Data Centers in PWC

13

Economic Benefits

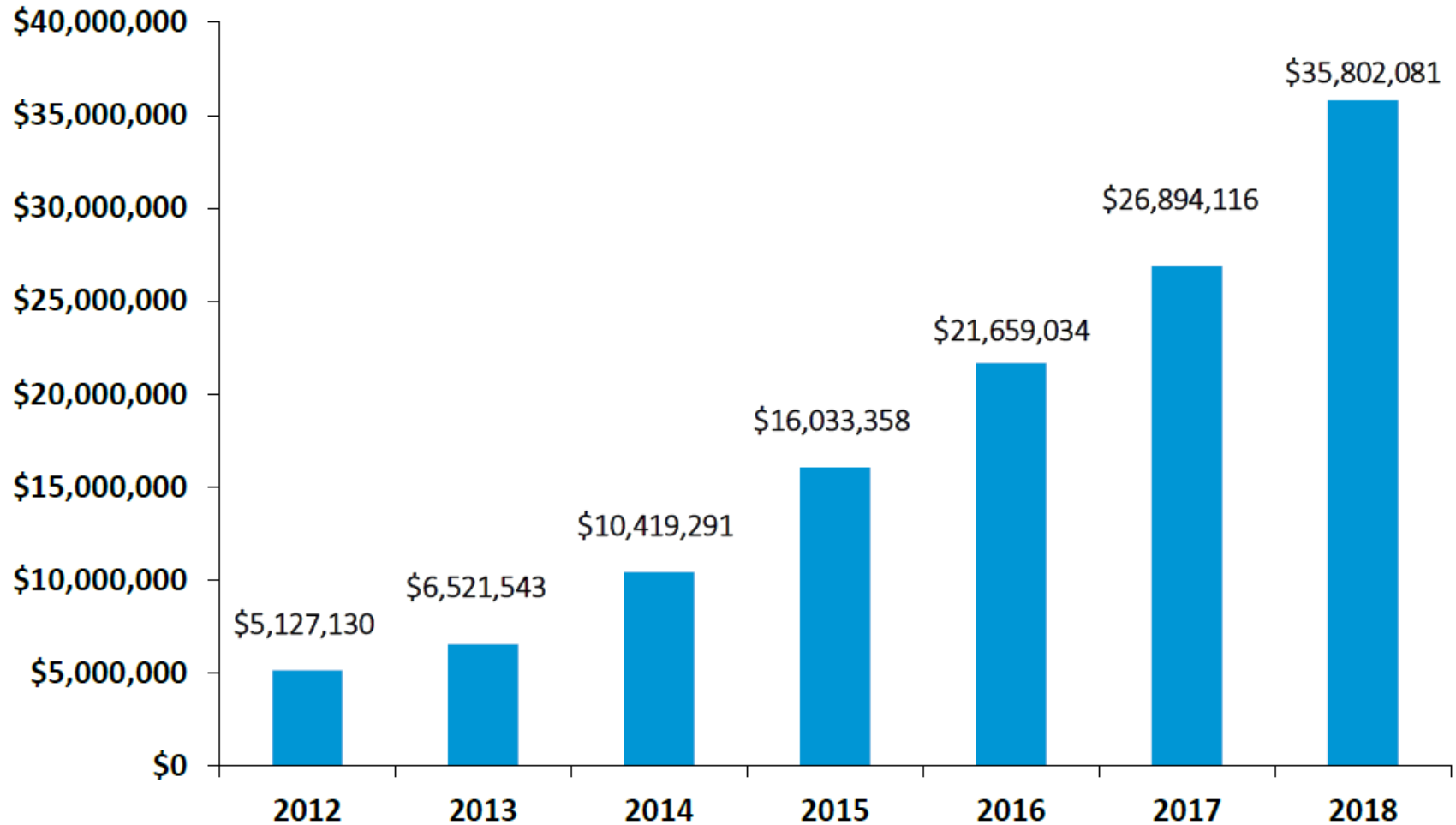
- Targeted Industry
- Low impact to Levels of Service – 17.8 cost-to-benefit ratio.*
- Real estate taxes 7% lower in PWC (2018) - \$300 higher per resident w/o data centers.*

Assessed Value of Data Center Properties In PWC:

- \$493,189,200 (27 acres)
- \$131,009,000 (12 acres)
- \$102,367,900 (62 acres)
- \$98,216,000 (12 acres)

*Source: I-66 & Route 29 Technology Park Data Center Campus – Economic and Fiscal Contribution to Prince William County, Virginia, Mangum Economics, December 28, 2020.

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



Source: I-66 & Route 29 Technology Park Data Center Campus – Economic and Fiscal Contribution to Prince William County, Virginia, Mangum Economics, December 28, 2020.

Economic Impacts

15

Construction

- 7,600 to 14,200 construction jobs
- \$500 - \$938 Million of pay and benefits for construction workers
- Construction activity to generate \$30 to \$57 million in PWC tax revenue

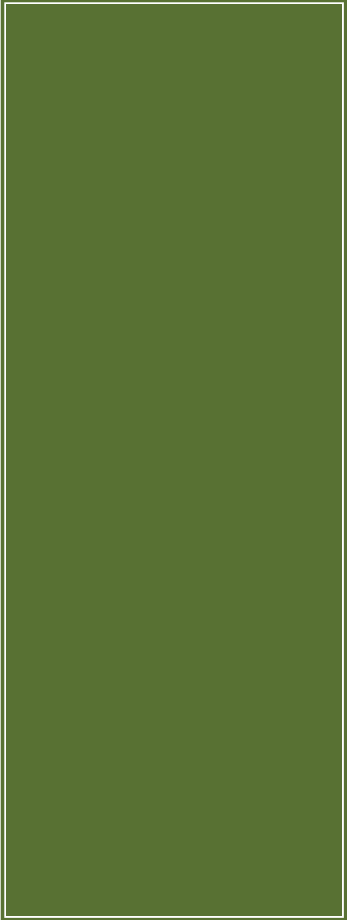
Operational

- 500 to 630 jobs
- Pay and benefits would amount to \$90 to \$150 Million
- Generate \$34 to \$65 Million annually in PWC tax revenue

Source: I-66 & Route 29 Technology Park Data Center Campus – Economic and Fiscal Contribution to Prince William County, Virginia, Mangum Economics, December 28, 2020.

Power

16

- 
- 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.
 - If/when 300 MW exceeded “[Dominion] 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.”
 - “not to address the impacts of new load growth on the area’s electric grid with new electric transmission infrastructure connecting into Haymarket Substation.”

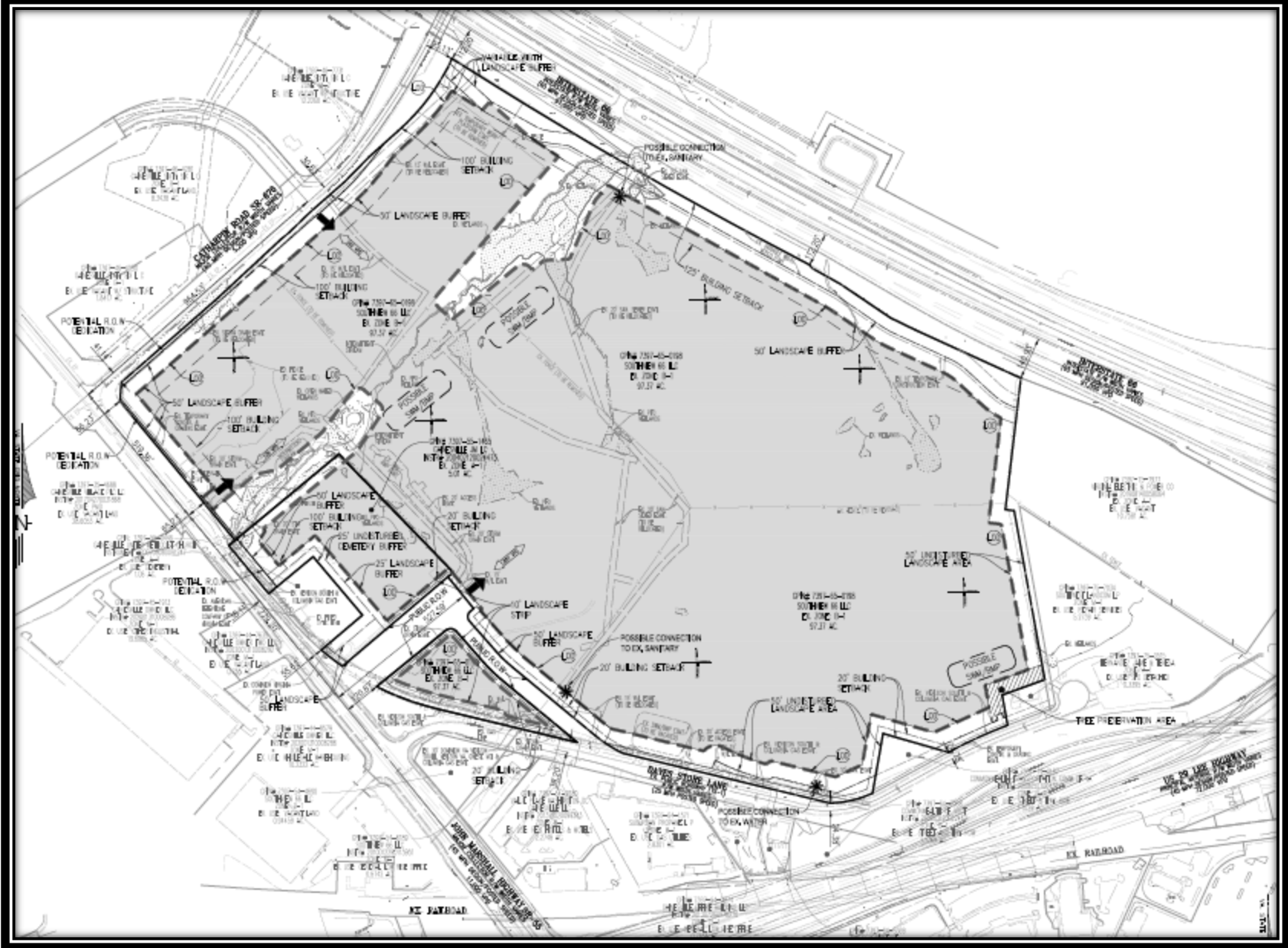
THANK YOU



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