

PWDG Disinformation - General

There is disinformation being spread that is so inaccurate that it constitutes lies.

<u>DISINFORMATION</u>	<u>TRUTH</u>
There is no significant or sustainable financial benefit to the County from data centers.	<p>County staff considers Data Center Tech a ‘target industry’ that will significantly bolster the county’s tax base and lessen the burden on residents. The PC Staff Report recognizes that additional data centers will help the County achieve a “resilient” economy, as evidenced by the viability and exponential growth in data centers during the pandemic.</p> <p>A study conducted by PFM Group Consulting for Prince William County found that the net benefit to the County from data center investment was \$9.67 per \$1.00 of investment in 2020, \$11.76 in 2021, and \$13.41 in 2022.</p> <p>Given the significant amount of private capital investment, the new jobs created, and the net benefits the County expects from data center tax revenues, the Prince William County of Economic Development has designated these Target Industry Status.</p>
Adoption of the PWDG CPA will approve the development of 2,200 acres of data centers and other industrial uses, without any environmental impact studies being done.	<p><u>No development is approved by the adoption of this CPA.</u> PWDG is an amendment to the County’s Comprehensive Plan. It provides an overall vision, as well as specific standards, guidelines and expectations to be applied in the later review and consideration of detailed rezoning applications.</p> <p>At least 800 acres will become protected open space. No more than 1,339 acres will be developed as data center sites.</p>
Staff’s Plan will allow 27.6 M SF of data center and other heavy industrial development.	No. Staff’s Plan will allow <u>up to</u> 27M SF of data centers and accessory uses. Traditional industrial uses are not appropriate and are strongly discouraged.

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Staff's Plan will result in the loss of extensive tracts of forested land.	No. There are 860+/- acres of forest within the corridor – none of which is currently protected from removal by zoning proffer or Plan policies. Staff's Plan will permanently protect 730+/- acres of existing and new, restored forest by public ownership and/or conservation easement.
Staff's Plan will result in the removal of perennial streams.	No. The Plan's text, as well as Land Use Plan and Green Infrastructure Map, create an expectation that perennial streams will be preserved, protected and, where needed, restored.
The public will have to pay for road widenings, water lines and sewer lines which serve the data centers in PWDG.	No. Staff's Plan (DGLOS Policy 1 on p. 44) continues the current County Plan policy that "development pays for development."
Staff's Plan allows data centers to be located only 100 feet from residential homes.	No. Staff's Plan buffers residences outside of the PWDG corridor by parks and open space. For example, the closest home in Heritage Hunt is over 800 feet and 55 forested acres distant from data center sites.
Data centers will be located next to schools.	No. The closest school, Bull Run Middle School, is located <u>over one mile distant</u> from PWDG data center sites.
Data Centers will all be 110 feet or higher.	No. The Viewshed protection measures embedded in the Cultural Resource <i>Action Strategies</i> will result in data centers closest to the Battlefield being limited to 70 feet in height or lower.
Staff's Plan does not protect viewsheds from Manassas National Battlefield Park.	Staff's Plan contains <u>13 Action Strategies</u> to protect historic viewsheds, which were written by Staff (in consultation with the County Archaeologist and National Park Service). Viewshed protection will be strictly scrutinized during rezoning, when site-specific height limits and other mitigation measures will be established.
Data Centers should be built in the Data Center Overlay where they will not impact the Occoquan Reservoir.	Most of the land within the Data Center Overlay is also within the Occoquan Watershed. Its stormwater runoff also ends

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	up in the Occoquan reservoir (see the attached map).
Staff's Plan reduces the amount of publicly owned or permanently protected open space.	No. Staff's Plan envisions at least 800 acres (more than 1/3 of the area) being new, additional parkland or protected open space. An <i>Action Strategy</i> recommends that, at rezoning, Applicants identify and preserve even more open space than the 800 acres shown on Figure 13.
Staff's Plan does not protect nearby residences from noise caused by the data centers.	An Action Strategy will cap decibel level of noise emitted from data centers at property boundaries of land planned for CRHS or residential use. The language further requires subsequent sound studies to be submitted prior to approval of each site plan for future development sites as well as suggested mitigation measures. Unlike anywhere else in the County, nearby residents will be protected by both the Noise Ordinance and Proffered zoning restrictions.
Staff's Plan does not promote green infrastructure or sustainability goals.	The Plan has 11 green infrastructure and 3 sustainability <i>Action Strategies</i> and policies. These include: (1) reduce heat island effect, (2) reduce, control, and treat surface runoff beyond current ordinance standards, (3) use onsite renewable energy, (4) use heat reflective roofing, (5) utilize sustainable building materials during construction, (6) capture reclaimed water and runoff for non-potable use, (7) minimize use of sodium and chloride during winter months, and (8) Design to PUE or Green Globes standards to achieve energy efficient building designs and building operation standards.
Staff's Plan does not protect or preserve historic cemeteries that lie on both sides of Pageland Lane.	The Cultural Resources section, which was written by the County Archaeologist, prioritizes the study and preservation of all historic cemeteries within the Corridor.

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A PC recommended change to Staff's Plan will delete a prioritization of establishing a substantial amount of public and private protected open space.	No. The PC did not recommend the deletion or amendment of <i>Action Strategy</i> DGGI 1.1, which establishes a prioritization of the establishment of a substantial amount of public and private protected open space.
A PC recommended change to Staff's Plan will result in building over a mass burial site.	No. The recommended change requires studies at rezoning to determine whether a Civil War mass burial site exists and warrants preservation as a cemetery, rather than encouraging the preservation of a rumored mass burial site that has not been found in or near the location identified on Figure 6.
A PC recommended change to Staff's Plan will remove all open space wildlife corridors.	No. The recommended change deletes only one non-existent, north-south wildlife corridor section that cross the 5 residential homesites shown on the attached map. There is no mapped ER land within this non-existent short segment of proposed wildlife corridor. The PC also recommended, at the time of rezoning, to determine on a site-specific basis, the exact alignment and width of the Open Space Wildlife Corridors identified in the Plan (Figure 13), rather than by applying a "one size fits all" approach.

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