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PW Digital
Gateway



Benefits Analysis of PW Digital Gateway

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Executive Summary

The PW Digital Gateway brings forth a unique and exciting opportunity to make Prince William County a key technology leader in the United States. The data capacity being proposed within this project would establish this area as the backbone of our nation's digital infrastructure moving forward.

The modern day data center industry has made tremendous improvements through the use of technology and new construction techniques to become environmentally friendly and aesthetically pleasing. The data centers of today are no longer the eye sore that they once were. When properly buffered and designed, data centers make great additions to the community. They are good neighbors who pay their taxes and don't require much from the county in return. Through modern principles of smart growth, this project can alleviate the demand currently put on the Occoquan Watershed in order to protect environmentally sensitive areas.

Benefits of the PW Digital Gateway:

1. Over \$25 Billion in capital investment over the next 20 years.
2. Over \$400 Million in new annual revenue to the County that would enable the Board to invest in roads, schools, and new county programs, projects and initiatives.
3. Diversification of a tax base mainly dependent on residential tax bills to provide better predictability.
4. Alleviate strain on Occoquan Watershed by removing private wells and septic systems and implement new environmental protection techniques.
5. Implementation of new storm water management techniques to better manage point and nonpoint source pollution.
6. Dedicated open space to complete PW trails network that would connect Catharpin Greenway, Conway Robinson Park and the Manassas National Battlefield.
7. Protect historic areas through aggressive buffering and strategic planning of area. Remove unpredictability of by-right uses.

Economic Impact

Staff analysis of the CPA has determined that, at full build out, the PW Digital Gateway will represent approximately \$25 billion in capital investment over a 20-year period. This would be the single largest economic development opportunity in the history of the Commonwealth of Virginia, far eclipsing both the Micron and Amazon HQ2 deals combined. The 3-mile stretch along Pageland Lane has the potential to become the backbone of technological infrastructure for the entire US.



\$25 Billion in Capital Investment

that will bring high paying jobs to PWC for years.



Over \$400 Million in New Annual Revenue

to improve PWC schools, fund road project, build parks and implement new programs.



Establish PWC as a Technology Leader

that will be the backbone for the digital infrastructure that serve government, consumer, and business demands.

School Funding

By staff estimates, with over \$400 million in new tax revenue projected for the County, approximately \$229 million would go annually to the school system when factoring in the current Revenue Sharing Agreement. This injection of funding to the schools would enable them to improve teacher pay, build new or expand existing schools, and modernize older school facilities. As seen in Loudoun County, data centers can revolutionize school funding.



\$229 Million in New School Funding

to help rejuvenate outdated school buildings and technology.



Increase Teacher Pay

to be competitive with surrounding school districts that continue to hire away PWC talent.



Expand School Programs

that help target the most underserved and vulnerable students within our community.

Diversified Tax Base

More than 80% of the General Fund revenue is reliant upon residential tax bills. This lack of diversity in the tax base makes the County budget overdependent to the ebbs and flows of the residential real estate market and lacks a sustainable future without large tax increases. This project will dramatically improve the stability of future County budgets and allows growth in the data center industry to fund new programs.



Reduce Reliance on Residential

taxpayers who make up the vast majority of the County's tax receipts. This infusion of new tax revenue would allow the implementation of additional programs without new taxes being shouldered by the residents.



Provide Budget Predictability

that will enable the Supervisors and County staff to better plan new projects which will reduce the need for dramatic and unexpected increases in residential tax bills.

Water & Sewer Impacts

Development of the Pageland Corridor, including water and sewer, will alleviate the strain placed on the Occoquan Watershed by removing private wells and septic systems from this area. Water for new development of this corridor will be supplied by the Prince William County Service Authority from the Corbalis Water Treatment Plant in Herndon. The Corbalis Plant draws its water from the Potomac River, which is a different watershed than the Occoquan. Therefore, development of this corridor will ensure a significant reduction of the current demand placed on the Occoquan Watershed.

Bringing in sewer infrastructure will allow for the complete removal of wastewater from this portion of the Occoquan Watershed because any wastewater generated will be sent to the UOSA treatment plant in Fairfax. Any necessary expansion of these facilities to accommodate development of the Pageland Lane corridor will be borne by the development itself through the payment of availability fees, not by taxpayers or rate payers. Those fees are placed into the PWCSA Expansion Fund that is dedicated to growth of the system. Allowing water and sewer infrastructure to be extended into the rural area will ensure more environmental protection than private wells and septic systems.



Trails and Open Space

Approval of the CPA will open the door to the rezoning process and the opportunity for dedicated open space to be added to the County's park inventory. Additionally, a rezoning will also allow proffers for the construction of trails that will fill the gap in the Catharpin Greenway, connecting communities along Catharpin Road and Heathcote Blvd. with Conway Robinson State Forest, Manassas National Battlefield Park, and Catharpin Regional Park.



Improve County Trail Network

by filling the current gaps between Silver Lake Park, Conway Robinson State Park and the Battlefield.



Proffered Dedicated Open Space

that cannot be developed and allows for protected areas for future generations. If the CPA is not approved, there is a high likelihood of future by-right development along Pageland Lane that would not allow for public open space and may not be aligned with the Battlefield's interests.

Historic Preservation

Approval of the CPA and Rezoning would eliminate current by-right uses that are not compatible with the Manassas Battlefield and provide an opportunity for significant buffering of the lands adjacent to and adjoining the Manassas Battlefield. This opportunity to develop a working partnership between the County, Manassas Battlefield Administration , American Battlefield Trust, and the data center community, will help preserve historically sensitive areas.



Aggressive Buffering Between



the Manassas Battlefield and the Prince William Digital Gateway will help protect the area's historically sensitive lands from future by-right development. This opportunity for strategic growth allows for predictable planning of the area instead of a piecemeal by-right development approach that lacks comprehensive control.



Quiet Neighbors To Preserve

the peaceful environment of the park areas. Because the data centers will bring very little traffic to the area, the long term noise impact will be diminished compared to the amount of cars that would come if Pageland Lane was developed into residential neighborhoods.

THE FINAL WORD

Redefining the Prince William Economy

The PW Digital Gateway has the opportunity to transform Prince William County into the digital backbone for America's technology infrastructure that will help power our future economy. From telecommuting, to financial transactions, self-driving cars, and everything in between, it is clear that our "on-demand" modern world is rapidly accelerating the need for Cloud infrastructure growth. Approving the Prince William Digital Gateway will enable the United States to continue to lead the world on the digital playing field while securing Prince William County's financial future.

Historic Protections

The fact is, Pageland Lane has already become a highly traveled, sparsely populated commuter corridor, and the no-longer-rural 3 mile stretch of roadway is going to continue to change. If the PW Digital Gateway is not approved, land owners will look to other by-right uses such as breweries, outdoor event spaces and other activity venues that might not align with the goals of the Manassas Battlefield. This Digital Gateway project enables all interested parties to come to the table and establish once and for all that environmental and historic preservation can be achieved in conjunction with progress and that dedicated open spaces, buffering and height requirements, can and should usher in predictable and thoughtfully planned future uses.

Environmental Protections

The environmental protection techniques at the disposal of Prince William County are more robust than ever before and allow improvements to be made to this area. As currently planned, the Pageland corridor has no best management practices or implemented strategies in place for managing nonpoint source pollution. By approving the CPA, a rezoning process can establish and implement plans to best manage storm water runoff from both impervious surfaces and nonpoint source pollution. It is time to implement the latest modern strategies to improve our environment.

Investing in Prince William County

As the 2nd largest county in the Commonwealth, it is no secret that Prince William County needs to continue to invest in its schools, roads, parks and public safety. The Prince William Digital Gateway will enable County leaders to make the necessary investments through a diversified tax base that will reduce the burden on residents, while providing sustainability and predictability.