

Registration List for Targeted Industry Q&A

	A	B	C
1	First Name	Last Name	Questions (if provided)
2	Guy	Jeffress	
3	Mark	Granville-Smith	
4	Greg	Gorham	In the document you state a data center requires 30 acres, preferably 100 acres. This limits available data center land to 300 in the planned area. Using that approach, there are only 2 parcels in the proposed expansion area along Pageland that can be used for data centers. With buffer requirements equal to Latsios data center development, many parcels in the proposal can't be used for anything other than the current use. All the others or a significant majority are under 30 acres. Your logic implies there are only 200 estimated in the entire proposed area. Your logic is obviously flawed or at least poorly conveyed. Can you update the number of available acres in present data center overlay area, including area presently used for other purposes, that can be redeveloped for data center use?
5	Aisha	Cozad	1. What are you doing to plan for climate adaptation in your land use plans? 2. What is your plan to reduce new construction on the East side of the county? 3. What are you doing to reduce the sprawl of the county and preserve green space? What efforts are being made to require vertical building?
6	Tim	Kissler	No question, only want to register.
7	Mike	Kitchen	How can the county best provide sufficient land for both conventional industrial as well as data center development without the two having to compete with each other? Is there an opportunity to replan land currently proposed for office or repurpose existing outdated/underutilized retail space? And is there sufficient land planned for residential uses of all types and affordability ranges that will provide sufficient housing for anticipated growth and employment?
8	Kevin	Kask	
9	Helen	Taylor	
10	John	McBride	
11	Clancy	Mcquigg	
12	Chris	Mullen	
13	mary ann	ghadban	
14	Bill	Wright	<ul style="list-style-type: none"> * Why did the County prejudice the Camoin report by providing its own disproven assertions about land availability and suitability in its contract solicitation documents? * The Camoin report states that the upper limit of data center demand within the next 20 years is 48 million square feet. When will the County release a definitive document citing the number and total square footage of data centers operating, under development and in the planning process? * The Camoin report assumes an unrealistically low FAR to project County buildout capacity. What is the actual average FAR being approved and what would the buildout capacity be if the actual FAR was used? * Why does the County continue to declare parcels in the overlay district less than 30 acres unsuitable when there have been recent news reports of several being developed for data centers? * Why does the Camoin report cite anecdotal information regarding some data center companies' preference for 100 acre lots when that is clearly not a prerequisite for development?
15	Sandra	Painter	
16	Kenn	Knarr	What is the rationale or justification for using 100 acres as the industry standard for a state of the art data center campus?
17	Pamela	Montgomery	
18	Vida	Carroll	I will email them. Thx
19	Ali	Imam	
20	Page	Snyder	
21	Mary	Winsky	Where do we stand on clean energy and climate change? If those aren't addressed. all else won't matter.

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22	Elena	Schlossberg	<p>Why did the County prejudice the Camoin report by providing its own disproven assertions about land availability and suitability in its contract solicitation documents?</p> <p>The Camoin report states that the upper limit of data center demand within the next 20 years is 48 million square feet. When will the County release a definitive document citing the number and total square footage of data centers operating, under development and in the planning process?</p> <p>The Camoin report assumes an unrealistically low FAR to project County buildout capacity. What is the actual average FAR being approved and what would the buildout capacity be if the actual FAR was used?</p> <p>Why does the County continue to declare parcels in the overlay district less than 30 acres unsuitable when there have been recent news reports of several being developed for data centers?</p> <p>Why does the Camoin report cite anecdotal information regarding some data center companies' preference for 100 acre lots when that is clearly not a prerequisite for development?</p>
23	Rosemary	Brown Wright	The Camoin report listed three potential demand scenarios: low, medium and high. Where did it state and substantiate which demand scenario applies to Prince William County?
24	JoAnn	Classen	
25	Mike	Grossman	
26	Elizabeth	Scullin	
27	Lorraine	Schooner	
28	Paula	Daly	Why are you not considering transition Zones between Data Centers and residential areas and schools?
29	unknown	unknown	
30	nancy	armour	I do not understand why the study and the County is looking at how much land we will "need" for data centers. Can you explain why the study didn't focus on how much we WANT? Did the Camoin report use the data center land calculation that was recently published in the PW Times newspaper? Did the study factor in the impact of increasing the tax rate to the standard rate being paid by Data Centers across VA to see the potential impact that the cost of being in PW might impact the demand? For instance, if we charge "the market rate" for taxes to the data center industry, does that impact the "demand"? Also, did the study factor in the citizens priorities as defined by the recent survey that was conducted? Is there data that can show the citizens what the County budget will look like when all these targeted industries are paying taxes? How much revenue will we see? How will that revenue fund the new services needed for the 100,000 new residents that are expected? what will the personal and real estate tax rate be when all these industries arrive and start to pay taxes? I have many, many more questions that continue to be asked by myself, and many others, and yet there are never any forums where the County is accountable to answer them. When will the Planning Office hold sessions where the questions that continue to be asked to be answered? Ms Horner committed to 'many, many more meetings' at the January Town Hall but never have ever been held.
31	olaun	simmons	
32	David	Peterson	
33	Michele	Burton	
34	Kristina	Miller	<p>Removal of illegal immigrants and drug activities.</p> <p>Plans that increase Protection of wildlife and protected natural rivers and streams leading into the Potomac and other natural water sources.</p> <p>End deforestation and disruption of natural resources.</p> <p>Public Tram Transport planning for mediums/cement island along major routes (route1, Prince william, dale blvd, minnville, old bridge, to have transportation on par with any other 1st or 2nd world country/major city and suburbs)</p> <p>Low-income housing plan - mandating wifi in existing rental buildings and mandatory housing rates for social security recipients and non-denial/discrimination based on social security income.(rental units are typically closer to transportation routes and social security recipients in PWC are at a much bigger disadvantage than other countries and there isn't a specific program like Fairfax - with these land plans, will there be a plan to incorporate law abiding citizens on disability or social security who would be advocates of your long term ambitions.</p>
35	Louise	Morello	

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36	Bill	McDow	The summary statement about data center impact of balancing the overuse of land along with very low job generation of jobs against potentially high revenue generation for PWC is the primary issue. Why the decision to change our total way of life through overdevelopment of land with an industry that requires large amounts of land and produces few jobs just for the money? Additionally, given the half life of IT and how data center technology might easily change, this land grab decision could end up going the way of underutilized shopping centers in years down the road with no easy way restore the land.
37	Emad	Saadeh	
38	Chris	Saadeh	
39	Kathryn	Hewlett	None
40	Roger	Yackel	
41	Sally	Chandler	Isn't it true that building the Digital Gateway will help with Prince William Counties' self-set goal of reaching a 35% commercial tax base, and potentially ease the tax burden on land owners? Couldn't we use the profits generated from building the Digital Gateway be used to help fund our schools, which need more money anyway? Shouldn't we be supporting projects, like the Digital Gateway, which would generate thousands of jobs for people here in Prince William? Couldn't the Digital Gateway create funding for initiatives of the 2021-2024 County Strategic Plan that otherwise cannot be funded, such as access to affordable public transportation, housing, parks, and open space projects?
42	Irene	MAGNANI-Kelley	Since the Camoin's report TakeAway states high land consumption and relatively low job generation is associated with Data Centers expansion of the overlay, would it not be a better solution to raise taxes for existing data centers and future data centers in the overlay, combined with land use given to offices, medical offices, labs and manufacturing to produce a better source of revenue and jobs for PWC.?
43	Jessica	Grove	The report lists three potential demand scenarios: low, medium and high. Where did it state and substantiate which demand scenario currently applies to Prince William County? Camoin doesn't address what PWC needs. And what is the measure of need. Is it tax revenue? How much? Loudoun has 25 million sq ft and realizes 40% tax base from that. PWC has published a target of 35%. So what is the need for which we will pave over vulnerable historic sites and environmentally sensitive land?
44	Bobbie	Kelly	What is PWC growth target for data centers? Where is the documentation/justification that PWC will lose data center opportunities where smaller parcels are available and currently zoned? If the desired balance is between high growth potential/fiscal revenue against high land consumption why does PWC computer and peripherals tax rate on data centers remain below the prevailing rate of the industry in its competitive market? If the projected demand for data centers remains high what is the risk to raising the data center computer and peripherals tax rates? Why is PWC acquiescing to the perceived demands of the data center industry when the county should be developing/implementing land use guidelines that protect the citizens and assets of their own county, that is, not dictated by the industry rather managed by PWC?
45	Laurie	Snyder	Couldn't the Digital Gateway create funding for initiatives of the 2021-2024 County Strategic Plan that otherwise cannot be funded, such as access to affordable public transportation, housing, parks, and open space projects?
46	Annie	Ewing	Couldn't the Digital Gateway create funding for initiatives of the 2021-2024 County Strategic Plan that otherwise cannot be funded, such as access to affordable public transportation, housing, parks, and open space projects?
47	asad	safdar	
48	Pamela	Montgomey	
49	JP	Raflo	Doesn't PWC currently risk losing out on extremely valuable and needed tax revenues generated by Data Centers if NEW and much larger sized acreage doesn't become available? Wouldn't gaining access to previously unavailable acreage in PWC vastly improve our ability to compete with neighboring counties for these valuable and needed commercial tax revenues which directly benefits our schools, our first responders, and can relieve our excessive real estate tax burden?
50	Christopher	Leet	What is the current status of the Digital Highway? How would this project affect groundwater amounts and water chemistry?

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51	Edward	Donohue	<p>1. Please explain what Camoin used to determine anticipated demand for Data Centers, rather than simple forecasts. The charts that appear in the PowerPoint, and in the May 2022 report are simply projections based on prior development; surely Camoin did some research to determine future demand.</p> <p>2. There seems to be some disagreement on whether data center companies only prefer lots over 100 acres since many have developed on smaller parcels. Can Camoin provide a source for this assertion? The presentation posted online now discusses a 30 acre minimum size, although there is no citation for that number either. Did Camoin do any research, or can it cite to any research to establish the size of the parcel needed to support Data Center development?</p> <p>3. The report seems to assume low FAR to project buildout capacity. Will Camoin please explain the basis for its assumptions? What is the actual FAR being approved and what would continuing the average buildout capacity be? Why wouldn't the county want to encourage a more robust FAR, by for example increasing heights or reducing setbacks to maximize the available build-out in the areas of the county planned and zoned for Data Centers, such as the DCZOD?</p> <p>4. Camoin cites The Impact of Data Centers on the State and Local Economies of Virginia, prepared for Northern Virginia Technology Council, Magnum Economics, 2020, was sponsored by several companies who directly benefit from data centers, including Amazon (AWS) and Cloud HQ. How did Camoin vet the impartiality of the report before using it?</p> <p>5. Further, if one provides the information to receive the NVT report, it is incomplete. The report states in several footnotes "The methodology for estimating and characterizing 2nd round effects is described in detail in the separate Appendix that accompanies this report." There doesn't appear to be a way to access the appendix. Did Camoin have access to the appendix? If not, can Camoin explain how it determined it could rely on the methodologies used in the report? If it did have access to the appendix, can Camoin share it?</p>
52	Elaine	Romanias	<p>What does the BOCS plan to do to check on the salinity problem caused by the hundreds of data centers in PWC? This salinity issue can be a health issue and will affect people from Gainesville to Ft. Belvoir.</p>
53	Ally	Stoeger	<p>The FAR average for Gainesville Crossing, Village Place Tech Park, I-66/29 is over 0.60, which is three times the 0.20 FAR the Camoin study assumes. Using 0.60 FAR would result in a conclusion that PWC needs 16 million square feet to meet high data center demand by 2041, not 48 million as this study cites. On the last page of the study, page 52, Camoin states that it could have used 0.20 FAR or 0.50 FAR. If the goal of this study is for data center zoning planning, can the planning office explain how it benefits the people of PWC to have a study that may be correct for the other businesses in this report. but not correct for data centers?</p>
54	Christopher	Carroll	<p>-Why was this contract directly awarded to Camoin Associates when they had not reviewed the County's targeted industries for five years? What makes them 'the only vendor' that can provide a targeted industry analysis for the County?</p> <p>-Please provide the back-up documentation on all parcel/MSF/acreage calculations that Camoin claims throughout the document.</p> <p>-How will it be decided if we are in a low/medium/high demand for each of the industries?</p>

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55	Carey	Needham	<p>Questions on Data Center Targeted Industry Demand and Development Capacity Study-</p> <ol style="list-style-type: none"> 1)Is this general study effort predicated on determining how much square footage of industrial, data center and targeted industry development sprawl can be wedged into PWC, or is there a more strategic tax revenue generation goal? 2)Why are the metrics in the study formatted in terms of development square footage and acreage, but not also equated to projected tax revenue generation? 3)Is there an underlying study assumption on the applicable tax rate for the targeted industries in the study or is tax rate not considered; and is the current applicable tax rate assumed for the twenty-year study window, by default? 4)What impact does the current PWC tax rate for data centers that is 60% discounted relative to Loudoun County, have on the data center industry interest and demand in PWC? 5)For the data center component of the study, simple mathematics indicate the total square footage of data centers required to meet a strategic PWC tax revenue goal would be reduced by a factor of 2.5 if the current 60% discounted data center tax rate was equalized to be consistent with the Loudoun County tax rate, correct? <p>PWC Staff Study of Market Viable Parcels in the DC Opportunity Zone- May 27, 2021</p> <ol style="list-style-type: none"> 1)Why was the May 27, 2021, study of market viable parcels in the existing DC Opportunity Zone conducted by senior PWC staff so incomplete and inaccurate, and why did County board members and senior staff continue pointing to this flawed and inaccurate study as the baseline for community discussion, even when the flawed premises became well documented and apparent? 2)Why was more complete and accurate information that is so readily available citizen and reporters from PWC land development records never accounted for the Board and county staff in this report? 3)Why did the Board and senior County staff continue to apply the same flawed and arbitrary study constraints to the scope of the Camoin study, even after the flaws and inaccuracies of the May 27, 2021, study had been repeatedly brought to light by members of the community? 4)Why did the scope and parameters of the County staff study and the Camoin study both place clear emphasis on the preferences communicated by the data center industry, and make no account for any considerations reflecting the best interests of the community, environment, and quality of life? 5)Why has the BOCS and senior County leadership continued to point to the May 27, 2021, staff study as the baseline of accurate information for over a year, despite the widespread community recognition that the information contained in the study was arbitrary and the study results were incomplete and inaccurate? 6)Why did the development capacity study conducted by County staff dismiss the development potential for parcels in the DC Opportunity Zone that had environmental and topographic challenges, and dismiss parcels requiring a land use entitlement step (CPA or rezoning), but the Board and staff concurrently pressed forward with the PWDG CPA which clearly has these same, and numerous other, development challenges?
56	Carey	Needham	<p>Camoin Study</p> <ol style="list-style-type: none"> 1)How much did the County pay to have the Camoin study prepared? 2)Why did the PWC Board and senior staff direct the use of arbitrary constraints sourced directly from the data center industry to disregard DC development on parcels less than 30 acres in the Camoin study? 3)Why did the PWC Board and senior staff direct the use of arbitrary constraints sourced directly from the data center industry to disregard DC development on assemblages of smaller parcels? 4)Why did the PWC Board and senior staff direct the use of arbitrary constraints on projected FAR densities in the Camoin study, despite actual data showing that higher FAR densities are actively being sought and approved for the most recent data center development proposals? 5)Everything else being equal, does a higher FAR directly correlate to a lesser demand for acreage to be developed? 6)How is it possible that after more than a year of discussion, a local investigative reporter and two residents have been able to conduct a more complete and accurate assessment of the information on the square footage of date center under development in the planning stages, and of the future data center capacity available in the DC Opportunity Zone? 7)When will the County direct the production of an updated data center development capacity analysis that incorporates a more complete and accurate methodology for the higher FAR densities that are being approved; and to address the development capacity on parcels less than thirty acres, including the assemblage of smaller parcels that should be an expectation of the date center developers? 8)When will the County direct the production of an updated, and more complete and accurate, analysis of the square footage of data center development that is: 1) Currently in operation, 2) that is currently in the planning and development process, and 3) available within the DC Opportunity Zone based on all parcel sizes, assemblages, and a more accurate and appropriate FAR?

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57	Carey	Needham	<p>Balance of County Strategic Planning Priorities-</p> <p>1)How many total square feet of data centers and other targeted industry facilities are online and operational in PWC, and why has the actual tax cost to PWC residents continuously increased even with all that targeted industry development in place?</p> <p>2)While the real cost of personal property, real estate, and meals/beverage taxes for PWC residents continue to increase year after year, how long does the Board believe it is fair and reasonable to continue extending a 60% tax rate discount to the data center industry, with that discount being subsidized by the tax paying citizens of PWC?</p> <p>3)With an unconstrained assessment of data center development demand that is based on the development preferences of the data center industry, at what point does the Board balance that blind interest in targeted industry and data center development with the adverse development impacts; and with the best interests of the community, the environment, our historic and cultural resources, and overall quality of life in PWC?</p> <p>4)What are the Board criteria for weighing the benefits and detriments of the different targeted industry uses with each other, such as job creation, lack of job creation, environmental impacts, loss of open space and tree cover, and compatibility with adjoining land uses?</p> <p>5)Has the Board and County staff conducted an assessment of the collateral, life cycle cost impacts of the massive targeted interest development demand, including stormwater erosion/sedimentation, stream and water quality degradation, drinking water supply impacts, sanitary pump station and treatment plant expansion, climate change, electric and water infrastructure demand costs, transportation system improvements and impacts, and negative impacts on tourism and recreation?</p>
58	Stephen	Kott	Our county's funding needs continue to increase year after year. Isn't the PW Digital Gateway the exact type of commercial project the county should approve in order to solidify and add stability to our county's financial future without adding additional tax burden to our residential tax payers?
59	Juan	McPhail	
60	Jennifer	Garcia	
61	Phyllis	Thompson	
62	Ken	Grimm	
63	Elaine	Romanias	Where is the study that was called for to check on the salinity in the drinking water of 2 million people from PWC to Fairfax County?
64	Simon	De Jong	
65	Mike	Katchmeric	Camoin used what the county provided on availability of land in the data center overlay opportunity zone instead of doing its own analysis. So you basically backed into the answer the county wanted?
66	Kathy	Kulick	
67	Nicole	Bland	
68	Rick	Berry	
69	Jay	Sharma	
70	Christopher	Saadeh	
71	Barbara	Ghadban	