

**STAFFORD TECHNOLOGY CAMPUS
IMPACT STATEMENT
February 22, 2023**

INTRODUCTION

The applicant, Stafford Technology LC (the “Applicant”) is the owner of the property identified as Tax Map Number 38 124, which is comprised of approximately 496.7 acres. The Applicant is the contract purchaser of Tax Map Number 38 29A, which is comprised of approximately 27.2 acres. Collectively, these parcels are approximately 523.94 acres (the “Property”). The proposal is to reclassify the Property from A-1, Agricultural, to M-1, Light Industrial.

The Applicant’s proposal includes a phased data center campus which will contain approximately 5.5 million square feet of data center uses at full buildout. An Overall Illustrative Plan is included with the GDP package and shows how the property could potentially be developed.

CAPACITY

Highways. Access to the Property will be provided from both Richmond Highway and Eskimo Hill Road as depicted on the GDP. A traffic impact analysis will be submitted at a future date.

Utilities. The Property will be served by public water and sewer. The Applicant is in discussions with the County’s Department of Utilities to review the utility infrastructure and looking at ways in which the surrounding infrastructure can be improved through a partnership with the Applicant.

- Water – The Property is partially located within the Central and Falmouth Pro Rata Water Pressure Zones. Public water for the Property will be provided by existing public water infrastructure located along Eskimo Hill Road. The need to upgrade offsite water infrastructure will be determined at time of site plan. More information, including gallons per day, can be provided in connection with site plan and building permit review.
- Sewer – The Property is partially located within the Potomac Creek Sewershed. Public sewer for the Property not currently located within the Potomac Creek Sewershed is proposed to be provided by extending sewer infrastructure to the unserved area of the Property and expanding the Urban Service Area. More information, including gallons per day, can be provided in connection with site plan and building permit review.

Storm Drainage. The proposed development of the Property will be constructed in accordance with local, state and federal regulations. For stormwater management purposes, the Virginia Department of Environmental Quality regulations for both quality and quantity will be met as required by local and state code. Final design for both quality and quantity treatment will be shown in connection with site plan review.

Schools. The proposed reclassification will have no impact on the school facilities in Stafford County.

Recreational Facilities. The proposed rezoning will have no impacts on the recreational facilities in Stafford County.

ENVIRONMENTAL IMPACT

TNT Environmental, Inc. (“TNT”) has determined the boundaries of the jurisdictional wetlands and other waters of the U.S. (i.e., streams) on the referenced study area with a wetland delineation, which was confirmed by the U.S. Army Corps of Engineers through a preliminary jurisdictional determination (PJD) dated January 13, 2023. Additionally, Critical Resource Protection Area (“CRPA”) core components on and within 100 feet of the study area were evaluated to determine the extent of the CRPA on the project study area. Based upon this wetland delineation, there are three main wetland and stream systems that run across the study area and tie into larger waterways offsite.

Based on TNT’s field work, the limits of the field-verified CRPA on the study area are shown on the Generalized Development Plan. In accordance with Section 28-62 of the Stafford County Zoning Ordinance, the perennial streams (i.e., unnamed perennial tributaries to Potomac Creek) and all wetlands and ponds that are contiguous and connected by surface flow to the perennial streams are components of the CRPA, and the field-verified CRPA extends 100 feet landward of these features. The CRPA delineation will be submitted during the site plan stage and confirmed upon approval of an Environmental Site Assessment (“ESA”) by Stafford County. Wetland and stream areas outside of the CPRA may be disturbed and mitigated per all Federal and State requirements at time of site plan.

The U.S. Department of Agriculture (“USDA”), Natural Resources Conservation Service (“NRCS”), Web Soil Survey (“WSS”) depicts that the site is underlain primarily by Alluvial land (Ae), Aura gravelly sandy loam (AvB, AvC2, and AvE2), Aura-Galestown-Sassafras complex (AwD, AwE), Bibb fine sandy loam (Bb), Bladen loam (Bd), Bourne fine sandy loam (BmB), Caroline fine sandy loam (CaB2, CaC2, and CaD2), Caroline- Sassafras complex (CdE), Luka fine sandy loam (Iu), Kempsville fine sandy loam (KfB), Marr very fine sandy loam (MdB, MdC2, MdD2, and MdE2), Sandy and clayey land (ScF), and Sassafras fine sandy loam (SfB, SfC2, SfD2, and SfE2). Alluvial land (Ae), Bibb fine sandy loam (Bb), Bladen loam (Bd), and Luka fine sandy loam (Iu) are classified by the NRCS as hydric. The GDP identifies the location of the soil map units.

FISCAL IMPACT

The proposed development will have a positive fiscal impact on Stafford County, as follows.

- It is anticipated that there will be approximately 130 data center jobs with each of the five phases.
- The real property investment is anticipated to be \$1.5 billion.
- The business personal property investment is estimated to be \$3.024 billion in data center equipment.

- The state and local tax revenue for construction for each phase is anticipated to be \$36.9 million.
- The annual fiscal impact to Stafford County for each 1.2 million square foot phase is estimated to be \$27.78 million annually.
- The tax revenue once all five phases are developed is estimated to be \$127 million annually.

HISTORIC SITES

There is one historical site that has been identified on the property, Site 44ST0680. The site is located on Parcel 38 124 and consists of a relatively large prehistoric resource procurement camp of unknown temporal affiliation. This site is not proposed to be developed and will remain undisturbed. Site 44ST0680 is potentially eligible for listing in the NRHP under Criteria D.

IMPACT ON ADJACENT PROPERTY

The proposed development will have minimal impact on the adjacent properties. The development is near the County's law enforcement academy shooting range and landfill, which are located to the east of the Property. There are also M-1 zoned properties adjacent to the Property along Richmond Highway. The Overall Illustrative Plan shows large buffers and/or screening areas along the perimeter of the Property.

NOISE, DUST & SMOKE EMISSIONS

Any noise emissions shall comply with the applicable provisions of Chapter 16 of the Stafford County Code of Ordinances. Similarly, any dust and smoke emissions shall comply with the applicable State and Federal standards in final buildout, and to the Virginia Erosion and Sediment Control Handbook ("VESCH") during construction.