



Understanding the benefits of the Digital Gateway:



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Transformative Tax Revenue

- Creates funding for initiatives of the '21-'24 County Strategic Plan that have otherwise cannot be funded:
 - Access to Affordable Public Transportation
 - Affordable Housing Availability
 - Park and Open Space Projects (including approved bond Referendum projects and a Purchase of Development Rights Program)
- Establishes the means to achieve a 35% commercial tax revenue base and reduce the current burden on residential taxpayers
- Creates funding to support the Schools Strategic Plan

A Strengthened Economic Ecosystem

- Creates the opportunity for hundreds of permanent high-wage technology jobs and thousands of long-term construction and trade positions
- Drives substantial indirect and induced economic activity through billions of capital investment dollars
- Drives demand for technology, communications, and infrastructure related jobs by of a tech-ecosystem

Protected Environmental Resources

- Creates the ability to permanently protect green space:
 - 150 +/- acres of environmental resource land placed in permanent protection by zoning proffer, covenant, and conservation easement
 - 130 +/- acres of additional publicly owned, protected open space proffered and donated to the County as an extension of the Catharpin Greenway.
 - Establishing formal, forested buffers to parks and forests

Enhancements to Parks and Trails

- Presents an opportunity to transform and expand existing public amenities:
 - Improved Manassas National Battlefield Park access and parking at Brawner Farm
 - 4+ Mi of multi-purpose trails linked to Conway-Robinson State Forest and Manassas Battlefield Park
 - Land donations to parks
 - Installation of historical markers, interpretive kiosks, and open space at designated areas of local historic significance



Prince William Digital Gateway

[Enhancements to the National Battlefield Park](#)

[Planning History of Land within the Corridor is like no other in Rural Area](#)

[Water and Sewer](#)

The PW Digital Gateway corridor will be served with public water and sewer to be extended from existing facility along Rt 29 at the expense of the users.

[Photos of Data Center Examples](#)

[Power Availability Narrative](#)

[FAQ's as of Jan 26, 2022](#)

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How does PW Digital Gateway conform with Prince William County 2021-2024 Strategic Plan Goals?

GOAL 1: HEALTH, WELLBEING & HUMAN SERVICES

Promote physical, mental, emotional and social wellbeing through timely and equitable access to services and resources to enhance the quality of life for residents.

- Approval will result in additional public protected natural areas, trails and parkland, as well as, significant additional commercial tax revenue which is crucial to the delivery of quality health and human services to County residents

GOAL 2: SAFE & SECURE COMMUNITY

Prince William County residents desire to live in a safe community where they feel secure in knowing they will be protected from harm, treated equitably, and provided resources that will assist them in continuing to thrive

- Approval will result in significant additional tax revenues which will be needed to support a Child Advocacy Center in the County.

GOAL 3: RESILIENT ECONOMY

A resilient economy for Prince William County improves the economic well-being of the community, creates, and maintains jobs, expands the commercial tax base, and enhances the quality of life for residents. [Learn More](#)

GOAL 4: QUALITY EDUCATION & WORKFORCE DEVELOPMENT

Provide quality and equitable education for all learners and develop and attract a well-trained talented workforce. Prince William County values a world class education for all, from our youngest students in the PWC schools on through to all ages. While learning and education enrich the individuals, they also enrich the community attracting families seeking to provide their children with world class education, by creating skilled workers, and informed citizens that form a talent pool that can draw businesses to our area.

- Implementation of the Prince William Schools Strategic Plan, requires an increase in per pupil spending (PWC currently ranks second to last among School Districts in the DC Area). Increased tax revenues from an increased commercial tax base are needed to implement this plan. Increased commercial tax revenues are needed to implement this plan.

GOAL 5: ENVIRONMENTAL CONSERVATION

Promote and expand the preservation and protection of natural resources and processes and promote environmental justice.

Objective EC-1 - Encourage the preservation and expansion of protected tree cover for carbon uptake and for general human welfare benefits. Make a priority the establishment of substantial protected open space (natural open space, Environmental Resource, and habitat corridors) along the Little Bull Run, Lick Branch and Catharpin Creek stream valleys (and their adjoining bluffs, contiguous steep slopes with highly erodible soils, and connected wetlands). [Learn More](#)

Parks and Recreation - The strategies in this focus area offer reasonable, viable actions that protect and increase the quality of our ecosystems and expand and increase access to parkland and open space that offer opportunities to enjoy all the benefits of nature.

- Catharpin Greenway Extension (> 1 mile) shown on Exhibit Sheets 8 and 6.
- North – South major trail connection (provides greater access to the Manassas Battlefield Park and to Conway-Robinson State Forest)
- Protect Environmental Resource (ER) designated land (more so than farming, agritourism or 10-acre residences)
- 149 +/- Ac. protected by zoning proffer, covenant and easement.
- 128+ acres of additional publicly-owned protected natural open space (The Catharpin Greenway linear park extension)

Provide an extension of the County's planned Catharpin Greenway linear natural habitat park and trail network, from the western perimeter of the Corridor at Heritage Hunt, along Little Bull Run to the eastern perimeter of the Corridor, connecting to a new planned north-south major trail connection and to the Manassas National Battlefield Park. [Learn More](#)

GOAL 6: SUSTAINABLE GROWTH

Establish Prince William County as a leader in promoting sustainable growth that ensures the social, economic, and environmental health of the County.

Objective SG-1 - Promote a sustainable community with a variety of housing types, densities, and affordability to ensure a safe and livable environment for all residents. **SG1: E** - Prioritize identifying and eliminating barriers to home ownership for residents of median to low-income levels. [Learn More](#)

GOAL 7: TRANSPORTATION & MOBILITY

Objective TM-2 - Improve multi-modal options

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