# DAHLGREN WEST

**FEBRUARY 11TH, 2025**
King George County, VA
Planning Commission Presentation

# Team

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# Project Overview

DAHLGREN WEST is a proposed data center campus strategically located on 485-acres in King George County on the north side of James Madison Parkway (Route 301).

- Dahlgren West is designed to have minimum impact on surrounding area and to protect nearby neighborhoods.

- A minimum of 40% will retain native trees or meadow.

- Project Site will include data center buildings, substations, access roads, stormwater management facilities and utilities.

- The project will drive substantial recurring revenue for the County while also delivering new jobs and infrastructure upgrades.

# Project Background

**APRIL 2024**

Initial Community Town Hall

On April 17th, the Dahlgren West team introduced the initial concept plans for the proposed project. This Town Hall was well attended with positive feedback from attendees.

**MAY 2024**

Zoning Application Filed

The Dahlgren West team submitted the original application to King George County. The application has since been revised three times to address Planning comments and concept plan adjustments.

**OCTOBER 2024**

2nd Community Town Hall

As a commitment to providing transparency to the King George Community the Dahlgren West team hosted a 2nd Community Town Hall to provide updates to address valuable Community input.

**FEBRUARY 2025**

Planning Commission

The Dahlgren West team officially introduces the proposed project plans to the Planning Commission and Community.

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# Community Engagement

Central to our philosophy of good development is engaging with the Community and incorporating their feedback. These are just two examples of the larger meetings we held. Additionally we have held numerous individual meetings which led to some project enhancements:

- Addition of a community trail system
- Fewer buildings and more open space
- Increased setback off Route 301 to 250ft.

Additionally we have opened a local office on James Madison Highway adjacent to the site.

We have launched a project-specific website to collect community input and provide updates to the community: **dahlgrenwest.com**



**APR. 17, 2024**
**Dahlgren Campus**
**Mary Washington University**

On April 17, the team hosted approximately 100 people. The event was advertised, posted and mailed to not just our neighbors, but the County at large.



**OCT. 17, 2024**
**L.E. Smoot Library**
**Meeting Rooms A&B**

On October 30, the Dahlgren West Data Campus hosted an informative community meeting at the L.E. Smoot Library for our immediate neighbors, including the Cleydael and Peppermill Subdivisions.

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# Open Space & Trails



**Minimum 40% Open Space or approximately 200 Acres**

**Enhanced 100' Landscape Buffer behind existing Utility Easement fronting Route 301**

**Plan protects existing sensitive environmental features**

**Community Trail System with access to the Machodoc Creek**

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# Proffers and Benefits to KGC

## TOPLINE

1. Only Data Centers, Public Uses, Utility Services, Electric Generating Facilities and Water Systems are permitted

2. Minimum 40% open space

3. Community Trail

4. Increased Setbacks

5. Development Standards controlled through covenants

6. Property owners association to maintain common and public areas

7. Sound mitigation measures

## PROFFER CONTRIBUTIONS

1. Parks & Rec - $1M + Trail ($500K)

2. Workforce Development - $500K

3. Public Safety - $3M

4. Water Tower - ~ $5-6M

## OFFSITE IMPROVEMENTS

1. Utility infrastructure - waterline upgrades

2. Sewer line upgrades

3. Necessary improvements to the wastewater plant due to these connections

4. Road improvements per approved VDOT TIA review

5. Emergency Action Plan with County Fire and EMS

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# Fiscal Impact Highlights

Approximate # of Construction Jobs:

Approximate # of Full-Time Jobs (Per Building):

# 1,500 50–60

Annual Fiscal Impact for Real Estate and Personal
Property Taxes Generated from Dahlgren West at Full Build-Out:

# ~$100m–120m

*subject to change

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