

Project Washington

Project Washington is an economic Game Changer for Delaware and New Castle County.

Project Overview:

- 10 buildings, comprised of 2 phases of approximately equal size. The project will be developed over a period of 8 to 10 years.
- The Southern Parcel is zoned “Heavy Industrial” and data center use is permitted under code. The Northern Parcel is going through a rezoning to “Industrial”, however data center use at the Parcel is already in line with the business flex designation in the New Castle County Comprehensive Plan.

Labor:

- Executed a project labor agreement (“PLA”) with 20 local labor unions. The signing of this PLA solidifies Project Washington’s dedication to high-skilled, local labor.
- Project Washington is a huge win for tradesmen, local Delaware unions, and represents an investment in the future of the Delaware workforce.
- Since announcing the PLA, the outpouring of support for the project has been overwhelming from local leaders, the state business community and hundreds of County residents.

Economic Impact:

- Construction Phase: ~3,500 construction jobs; ~35M total worker hours; ~\$2.5B in total labor wages.
- Annual Operations: ~700 new permanent jobs paying over \$100,000 per year; ~\$105M+ in annual wages.
- Low Impact, High Benefit
 - o For every \$1 in municipal expenditures required, data centers generate \$26 in tax revenue.
 - o For every 1 job in the data center industry, 6 jobs are created in other industries.
- Property Taxes
 - o Anticipate ~\$75M in total annual property taxes; ~\$17M to New Castle County; ~\$55M to Colonial School District and Crossing Guard; ~\$5M to Vocational School.
 - o In addition, the project will provide gross receipts tax to the state, and the employees will pay their fair share of personal income tax.
 - o Project Washington will provide needed revenue to help balance local budgets and represents a substantial investment in the state.





Environmental:

- The site will contain 40% open space (exceeding code requirements by 2-3x) with more trees planted than exist today.
- No wetlands will be disturbed and endangered species studies have found none will be impacted.
- The site is located in a heavy industrial area with a 6-lane highway separating Project Washington from the closest residential community, over ~1,700 feet away.

Water:

- The facility will utilize a state-of-the-art closed loop, air cooled solution.
- The team is actively engaged with the local water utility and believes adequate water infrastructure is available. No well sources will be utilized.
- Upon completion, the estimated water usage is 1.2M gallon per building, in line with a similar sized office building and 5 to 10 times less water than a golf course or agricultural use.

Power:

- The project is committed to paying its fair share. Located alongside a 500kV transmission line, a superhighway for power transmission, the project utilizes existing infrastructure and minimizes grid costs.
- Project Washington will be a major revenue generator for DelMarva, providing \$100s of millions in transmission and distribution revenue that can be invested into modernizing aging infrastructure, increasing reliability or lowering costs for ratepayers.
- The campus will be built over the next 8 to 10 years with power purchased in the market at energization supporting development of new regional energy sources. It will not “use up Delaware’s power”.

For any further information, please connect with the Project Washington team.