

QUALIFIED DATA CENTERS

in Prince George's County



— PRINCE GEORGE'S COUNTY —
QUALIFIED DATA CENTER TASK FORCE

Abstract

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Title	Qualified Data Centers in Prince George's County
Author	Data Center Task Force
Pages	464

The Prince George's County Data Center Task Force was officially established on April 15, 2025, by County Council Resolution CR-16-2025 to address the impact of data centers on:

- Existing and future local energy demands and potential impacts to County ratepayers and taxpayers in meeting future energy demand.
- Environmental impacts on the air, water, and woodland quality and supply in Prince George's County, including recommended measures to mitigate the adverse effects.
- Impact on quality of life aspects of areas surrounding data centers, such as views, open and green spaces, accessibility and urban mobility, and social or recreational facilities.

The M-NCPPC Prince George's County Planning Department, in collaboration with Gensler, led a public engagement initiative to gather community input that will shape future data center development strategies in Prince George's County.

The aim of the public engagement initiative was to:

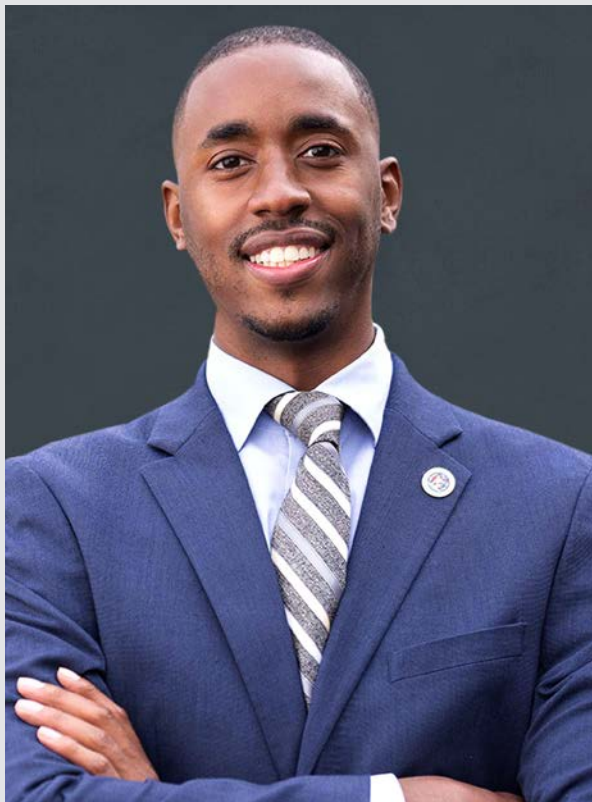
- Explore benefits and potential impacts around data center development.
- Understand community concerns around data center development.
- Gather community and stakeholder opinions to inform future planning and policy recommendations.

These discussions did not propose the construction of any new data centers but rather to gather public input that will inform future policy regulations and identify potential community benefits priorities for data center development in Prince George's County.

This report outlines the findings of the research process and the public engagement initiative.

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The Honorable Edward Burroughs, III

Task Force Chair

Chair of the Prince George's County
Council, District 8

DEAR MEMBERS OF the Prince George's County Council and Prince George's County Residents,

The Prince George's County Qualified Data Centers Task Force sought to create an open and transparent process to analyze the potential risks and benefits of data centers as an economic development tool. The Task Force held eight meetings from May through November, 2025, where we heard from over a dozen subject matter experts with experience in areas including electricity and water usage, job opportunities, zoning, local government revenue potential, community benefits and environmental impacts. To inform our decision-making process, the Task Force toured data centers in Prince William County, Virginia, and Frederick County, Maryland, and met with data center developers and local government officials responsible for zoning and data center plan approvals.

The Task Force hosted four community meetings in July and October, 2025 to seek community input and feedback about data centers. Over 600 interested people attended these community meetings. All our efforts were designed to ensure that we considered diverse perspectives about data centers and their impacts on communities.

The recommendations that are included in this report are the result of the extensive discussions with subject matter experts, with Prince George's County residents, with other local governments with experience in regulating data centers, and other stakeholders. Data centers, like other economic sectors, have tradeoffs with both positive and negative consequences. The Qualified Data Centers Task Force believes that the economic and community benefits that would accrue from data center development outweigh the negative



Anthony Jones, Esq.

Task Force Co-Chair

Prince George's County Attorney

consequences that may result, such as increased electricity rates. The Task Force believes that data centers represent the future of technological innovation in this country. We believe that data centers can help broaden Prince George's County's tax base and spur investment in underserved parts of our community.

This report includes 14 recommendations from five general categories related to: 1) Zoning and Land Use, 2) Site and Building Design, 3) Environment, 4) Planning Processes, and 5) Community Benefits and Incentives. The recommendations are heavily influenced by best practices adopted by other jurisdictions with a history of regulating data centers. It is our hope that the recommendations in this report will provide clear guidelines that will aid the Prince

George's County Council and the County Executive in their efforts to regulate the data center industry.

Data centers can be harnessed to significantly expand the County's economic base but they must be regulated in a manner that protects the people and environment of Prince George's County. Special thanks goes to the members of the Task Force and staff of the Prince George's County Planning Department for their hard work and contributions to this report.

Respectfully,

Anthony D. Jones, Esq.

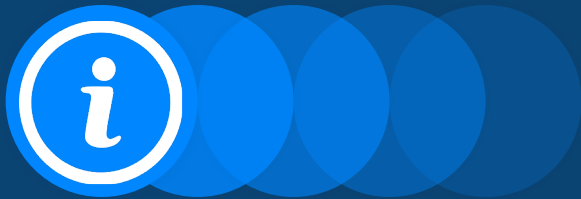
Co-Chair of the Prince Georges County Qualified Data Centers Task Force

Acting Prince George's County Attorney



Section 1

Introduction & Executive Summary



Why now?

Data centers have been drawing increased news coverage as the public voices their concerns about land use incompatibility, environmental sustainability, utility strain, and the equity implications of large-scale data center development on existing communities.

Ongoing research findings on the environmental impacts of data center development are limited at best and often reliant on information that is not publicly available or accurate.

As such, divergent perspectives remain on whether the potential economic benefits outweigh the environmental and social impacts of development.

This report serves as a good-faith attempt to recommend zoning and land use policies that better respond to a new and rapidly changing industry sector while centering the needs and concerns of the communities of Prince George's County.

Introduction

Overview

The digital revolution, which means the update of analog equipment to digital technology, has resulted in the rapid increase of data center development over the past two decades. The sudden rise of hyperscale facilities being used to store, access, process, and safeguard data in areas such as Northern Virginia has become a focus for policymakers. While data centers can provide significant economic benefits through tax revenue and job creation, they also raise important ecological and social concerns that must be considered and addressed holistically to mitigate adverse impacts to the communities they are meant to benefit.

This report has been prepared in accordance with Council Resolution CR-016-2025 to study the potential risks, community benefits, and revenue potential of Qualified Data Center uses in Prince George's County, as adopted under the Zoning Code. It is intended to inform the Qualified Data Center Task Force of potential policies that could be implemented to further regulate the siting of Qualified Data Centers. All of the policy recommendations within this report work to address the key community goals and priorities articulated during the public meetings and are informed by policy best practices implemented in other jurisdictions.

USING THIS REPORT

Each of the five sections of this report document the executive summary, the administrative proceedings from the convening of the Qualified Data Center Task Force, key findings from the community engagement meetings for data centers in Prince George's County, case studies, and policy best practices, respectively.

Section 5 applies critical insights from each of the previous sections into a comprehensive set of policy recommendations that could inform amendments to the existing regulatory framework for data centers.

The report appendices contain the materials used to facilitate the community engagement process including the public meeting presentation, public meeting welcome activity posters, handouts, worksheets, documentation of the completed activities from each engagement session by table, the summary results of the community input, and the supplemental community mapping and diagram series that was displayed at each community meeting for additional community review, questions, and comment.

Executive Summary

Project Mission and Goals

In accordance with CR-016-2025, the Prince George's Qualified Data Center Task Force and M-NCPPC Prince George's County Planning Department, in collaboration with Gensler, a global architecture, design, and planning firm, led a focused effort aimed at helping shape future data center development policy in Prince George's County. The project sought to:

1. Understand current public perceptions of data centers.
2. Identify key community concerns to address, such as increased energy demand, environmental impacts, and quality-of-life matters.
3. Highlight the types of economic opportunities attributed to regional growth in data center development.

To better understand these items, the project gathered a diverse set of inputs from primary and secondary sources including:

- Community feedback via a series of four public meetings.
- Case study research across five similar jurisdictions.
- Policy best practices and technical design expertise/insights.

By identifying the major community concerns and highlighting industry best practices and case studies from similar jurisdictions, this report seeks to align public sentiments to policy recommendations that effectively meet the needs and priorities of the community while still providing space for economic development and industry growth within the County.

Guiding Principles and Policy Recommendations

From case studies and extensive community input, six guiding principles emerged. These principles provide the framework for policy recommendations designed to balance growth with community wellbeing, environmental sustainability, and economic opportunity. A detailed description of each recommendation may be found in Section 5: Policy Recommendations.

GUIDING PRINCIPLES



Promote Compatible and Sensitive Land Use



Ensure a Transparent and Inclusive Process



Protect the Environment



Maximize Local Economic Benefits



Maintain Community Character



Invest in Local Social Infrastructure



PROMOTE COMPATIBLE AND SENSITIVE LAND USE

Prince George's County residents asked for zoning clarity and stronger protections for residential areas. Local governments such as Loudoun, Fairfax, and Atlanta demonstrate the importance of zoning regulations to protect neighborhoods, schools, and sensitive lands. These measures range from overlay zones that limit development areas to prohibitions near transit corridors.

Why It Matters: Thoughtful land use planning ensures that new facilities fit in their surroundings and protect the spaces that residents value most.

Opportunity: Prince George's County can define clear, consistent zoning for data centers while protecting residential areas and sensitive land.

Policy Recommendations:

1. Tighten Data Centers Use Restrictions in Non-Industrial Zones
2. Protect Environmentally Sensitive Areas by Restricting Data Center Development
3. Establish an Overlay Zone that Incentivizes Brownfield and other underperforming Sites for Data Center Development



PROTECT THE ENVIRONMENT

Prince George's County residents consistently named environmental impact—energy use, water demand, and long-term resilience—as their top concern. Communities like Frederick County and New Albany prioritize strong environmental safeguards, from continuous monitoring of noise, vibration, and air quality to commitments around renewable energy and water stewardship.

Why It Matters: Data centers are resource-intensive, consuming significant energy and water. Strong environmental standards can reduce these impacts and safeguard natural resources.

Opportunity: Prince George's County can target a net neutral or positive environmental impact when allowing data center development.

Policy Recommendations:

4. Require a Sustainable Operations Plan with Every Special Exception or Planned Development Zoning Map Amendment (ZMA-PD)
5. Incentivize the Construction of Data Centers that Exceed Environmental Standards
6. Advocate for Implementing a High-Energy Use Surcharge on Data Centers



MAINTAIN COMMUNITY CHARACTER

Prince George's County residents emphasized the need for noise reduction, attractive building exteriors, and visual buffers that integrate facilities into the community. Fairfax, Frederick, and Atlanta adopted design standards such as buffers, landscaping, façade variation, and equipment screening to reduce industrial appearances and noise.

Why It Matters: Data centers are often large, industrial-scale facilities; design standards ensure they contribute positively to community identity rather than detract from it.

Opportunity: Prince George's County can set standards for design, buffers, and visually engaging facades.

Policy Recommendations:

7. Adopt Flexible, Green Design Standards for Data Centers
8. Discourage Speculative Data Center Development by Incentivizing Projects to Pursue Planned Developments
9. Increase Setbacks and Screening for Data Centers Near Residential Areas
10. Amend the Noise Ordinance to Regulate Data Center Generator Testing



ENSURE A TRANSPARENT AND INCLUSIVE PROCESS

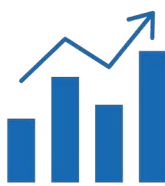
Prince George's County residents called strongly for greater openness, consistent communication, and meaningful influence in the planning process to build trust between residents and decision-makers. Case studies show that governance practices have helped shape more positive outcomes. For example, Loudoun and Fairfax Counties data centers now require a special exception or rezoning, which triggers public hearings and ensures that legislative decisions are transparent and offer space for public input.

Why It Matters: The current lack of public hearings as part of the preliminary plan of subdivision process for data center projects in Prince George's County leaves residents feeling excluded or unheard, leading to a breakdown of trust in the planning process. Rebuilding that trust requires not only transparency but also consistent opportunities for meaningful community influence.

Opportunity: Prince George's County can maintain open communication and give residents meaningful influence in the planning process.

Policy Recommendations:

11. Require All Data Centers to Undergo the Special Exception Process
12. Amend Planned Development Zoning to Regulate Data Center Locations and Impacts



MAXIMIZE LOCAL ECONOMIC BENEFITS

Prince George's County residents raised concerns about whether data centers would provide lasting jobs, workforce pipelines, and direct access to employment. Case studies show how Loudoun's Data Center Academy trains underrepresented groups for IT jobs, Atlanta partners with technical colleges to expand digital career pathways, and Fairfax supports apprenticeships through the NOVA system.

Why It Matters: While data centers generate significant tax revenue, their direct job impact can be limited unless paired with intentional strategies. With the right policies, they can create local career pathways, strengthen the County's workforce, and ensure that more residents share in the economic benefits.

Opportunity: Prince George's County can create lasting local jobs and reinvest into the County's economic development initiatives.

Policy Recommendations (*Policies 13 and 14 affect two Guiding Principles—Maximize Local Economic Benefits and Invest in Local Social Infrastructure*):

13. Establish a Community Advisory Group and Verify Compliance Mechanisms to Recommend and Monitor Community Benefits Associated with Data Center Developments
14. Establish a Hybrid CBA Framework Combining Ordinance and Project-Specific Agreements



INVEST IN LOCAL SOCIAL INFRASTRUCTURE

Prince George's County residents urged reinvestment in schools, libraries, parks, and other community infrastructure. Loudoun directs more than \$100 million annually from data center taxes into schools and services. New Albany benefits from corporate grants and nonprofit partnerships with Meta and Amazon. Frederick requires Community Benefit Agreements to preserve farmland and fund local priorities.

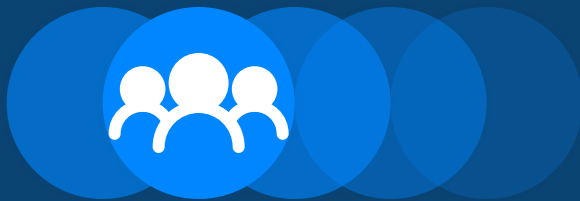
Why It Matters: Data centers can play a role in strengthening the fabric of community life. By supporting schools, libraries, parks, and healthcare facilities, they can expand educational opportunities, enhance recreation, and contribute to healthier, more connected neighborhoods.

Opportunity: Prince George's County can ensure that data centers support education, recreation, and public health to strengthen communities.



Section 2

Task Force Overview



RYAN CRAUNIM-NCPPG



QUALIFIED DATA CENTER TASK FORCE

Overview

The Qualified Data Center Task Force was formed as a means for studying the potential risks, community benefits, and revenue potential of Qualified Data Center uses in Prince George's County. The Task Force will develop potential location and procedural policies for the siting of Qualified Data Center uses, will specify appointment qualifications for membership of the Task Force, set forth reporting requirements for the Task force, and provide for the administrative support of its work.

The Qualified Data Center Task Force was established under CR-016-2025 to address the impact of data centers on existing and future local energy demands and potential impacts to County ratepayers and taxpayers in meeting future energy demand; environmental impact of data centers on the air, water, and woodland quality and supply in Prince George's County including recommended measures to mitigate negative impacts; and impact on quality of life aspects of areas surrounding data centers such as views, open and green spaces, accessibility and urban mobility, and social or recreational facilities.



RYAN CRAUN/M-NOPPO

James Hunt, Deputy Director of the Prince George's County Planning Department, briefs the Qualified Data Center Task Force on June 11, 2025.

Task Force Members

Representative	Title	Organization
Edward Burroughs III (Task Force Co-Chair)	Chair of the County Council	Prince George's County Council
Anthony Jones, Esq. (Task Force Co-Chair)	County Attorney	Prince George's County
Wala Blegay, Esq.	Representative, Office of the County Executive	Prince George's County Council
Mary Giles	Deputy Director	Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)
Monica Marquina	Director, Government Affairs	Washington Sanitary Service Commission (WSSC Water)
Alexis Lewis	Representative	Maryland Office of the People's Counsel
Griffin Benton	Vice President, Government Affairs	Maryland Building Industry Association (MBIA)
Darryl Barnes	President & CEO	Bi-County Business Roundtable
Mark Scarano	Representative	Exelon
Thomas Dennison	Representative	SMECO
Martin Ezemma	Representative	Prince George's County Economic Development Corporation (PGCEDC)
Staci Hartwell	Representative	South County Environmental Justice Coalition
Tom Natelli	President & CEO	Natelli Communities
Michael Stellino	Senior Managing Director, Development	Elion
Dr. David Tilley	Associate Professor, Higher Education Institution	University of Maryland, College Park Environmental Science & Technology
Brad Frome	Workforce Development Representative	RISE Investment Partners
Victoria Leonard	Labor Representative	LIUNA
Don Slaiman	Labor Representative	IBEW Local 26
Crystal Carpenter	Representative	Ardmore Springdale Civic Association

MEETING AGENDAS AND SUMMARIES

May 14, 2025

Purpose & Goals

The Task Force convened its first meeting at Largo HQ to outline its mandate under CR-16-2025. County Council Chairman Ed Burroughs opened the session, Co-Chairman Anthony Jones welcomed members, and County Executive Aisha Braveboy presented her vision for the County.

AGENDA

- Purpose of Task Force (CR-16-2025)
- Introductions: Task Force Members and Expertise
- Review of Future Agenda
- Launch of Website and Email Address

KEY DISCUSSION POINTS

- **Revenue & Community Benefits:** Members emphasized clear communication with residents, development of community benefit agreements, and strategies to leverage data centers as economic engines.
- **Site Visits:** Planned visits to Prince William and Frederick Counties will inform recommendations.
- **Ground Rules:** Meetings will follow the Maryland Open Meetings Act, require member attendance, be recorded and posted publicly, and may include livestream options.
- **Future Topics:** Health impacts, utility rates, renewable energy requirements, infrastructure capacity, lessons from other jurisdictions, and risks from unreliable contractors.
- **Engagement:** Members stressed the importance of including subject matter experts, coalition leaders, and policymakers in discussions.



NEXT STEPS

The Task Force will continue to refine its agenda, incorporate expert input, and host community meetings once logistics finalize.

The next meeting will be June 11, 2025, from 11:00 a.m.–12:00 p.m.

June 11, 2025

Purpose & Goals

This meeting built on the kickoff by providing a foundational overview of data centers, zoning considerations, and industry perspectives, with expert presentations from the Planning Department, Cushman & Wakefield, and Power Solutions LLC.

KEY DISCUSSION POINTS

- **Planning Department (James Hunt):** Explained zoning allowances, development standards, and pending applications. Addressed concerns about inappropriate zoning (CGO, NAC, TAC zones) and committed to providing a list of grandfathered projects and pending applications.
- **Economic Development (Ben Mann, Cushman & Wakefield):** Stressed infrastructure as critical (four legs: zoning, power, water, fiber). Power and site size (250–300 acres) are major hurdles; Maryland lags Virginia in cost and delivery timelines. Loudoun County case studies showed by-right development advantages and risks.
- **Labor (Andrew Mason, Power Solutions):** Outlined scale of labor needs (up to 1,800 workers during construction; 75–100 permanent staff). Highlighted Prince George's County union workforce commuting daily to Prince William County. Addressed misconceptions about jobs and discussed transferable skills from data center construction.
- Members raised concerns about environmental justice, infrastructure costs to ratepayers, health impacts, and economic risks if the County missed the data center opportunity.
- Consensus emerged on the need for more detailed data on zoning, applications, and utility infrastructure.

AGENDA

- Presentation: Data Center Overview – James Hunt
- Discussion: Planning for July Community Meetings
- Guest Speakers:
 - Ben Mann, Vice President, Cushman & Wakefield – Economic Development
 - Andrew Mason, Labor Superintendent, Power Solutions, LLC – Labor



NEXT STEPS

Planning Department to provide detailed information on pending applications, utility infrastructure, and grandfathered projects within two weeks.

Explore engagement with Virginia Data Center Reform Coalition and Maryland Department of the Environment.

Prepare for July community meetings and data center tours.

Consultant to review best practices and development standards.

Next meeting scheduled for July 9.

July 9, 2025

Purpose & Goals

The July session centered on lessons learned from a Prince William County site visit and deepened the discussion on materials, environmental impacts, and community feedback. The aim was to integrate technical, environmental, and community perspectives into future recommendations.

KEY DISCUSSION POINTS

- **Recap of Prince William County Site Visit:** Members discussed takeaways on scale, infrastructure, and community challenges, emphasizing the importance of early planning and long-term infrastructure investments.
- **Materials Overview (James Hunt):** Provided detailed review of building materials used in data centers and their implications for sustainability, cost, and aesthetics.
- **Community Meetings:** Planned July community sessions across the County to collect resident feedback on zoning, environmental concerns, and design.
- **Guest Speakers:**
 - **Patrick Murray (Frederick County)** shared Frederick's data center experience, highlighting both successes and challenges in zoning, infrastructure, and community relations.
 - **Representatives from WSSC Water** outlined data centers' impact on overall water demand, and the methods used to manage and reduce water use.
 - **Representatives from Exelon (energy)** outlined potential impacts of data centers on regional resources. Concerns included grid demand and long-term sustainability.
- Members raised the need to balance revenue and job creation with environmental safeguards and community trust. Suggestions included requiring green design standards, clear disclosure of environmental impacts, and long-term planning for lifecycle and obsolescence.

AGENDA

- Recap of Loudoun County Data Center Tour
- Presentation: Data Center Materials Overview – James Hunt
- Discussion: July Community Meetings
- Guest Speakers:
 - Patrick Murray – Frederick County's Data Center Experience
 - WSSC Water Representative – Environmental Impacts on Water
 - Exelon Representative – Environmental Impacts on Energy



NEXT STEPS

Conduct three community meetings in July to gather public input.

Follow up with utility providers for detailed infrastructure capacity analysis.

Explore policy options (e.g., pause on new applications, zoning revisions, green design requirements).

Prepare synthesized findings for discussion in September.

September 10, 2025

Minutes

The September 10, 2025, meeting minutes remain pending approval and will be finalized at a future session. Detailed meeting minutes for all meetings can be found at pgccouncil.us/1051/Qualified-Data-Center-Task-Force.

AGENDA

- Presentation: Data Center Materials Overview – James Hunt
- Presentation: Community Meetings Recap – Gensler
- Guest Speaker: Marc Scarano – Environmental Impacts on Energy
- Other Topics: Tour of Frederick County Data Center Site and Discussion



RYAN CRAUN/M-NCPPC

Many members of the public attended the Qualified Data Center Task Force meeting on September 10, 2025.



NEXT STEPS

The Task Force will reconvene for:

- Two meetings in October.
- One meeting in November.
- One community meeting in October.

The October Task Force meeting will serve as a key milestone when members review this report and its recommendations in preparation for final deliverables to the County Council by November 30, 2025.



Section 3

Community Engagement Summary



RYAN ORAJUM/M-NCPPC

Gensler, in collaboration with the M-NCPPC Prince George's County Planning Department, conducted a series of four public engagement meetings to gather community input regarding the development of data centers in the County. The goals for this initiative were to explore potential impacts and benefits of data centers, understand community concerns, and gather public opinion to inform future planning and policy recommendations.

There were three meetings throughout the month of July 2025, in three locations across the County. One of the meetings was on a weekend morning to accommodate those who could not attend the weeknight meetings.

A fourth public meeting was held on October 25, 2025, at the Prince George's Sports and Learning Complex to capture additional community input.

QUALIFIED DATA CENTERS

Overview

Each meeting included registration, interactive welcome posters, an overview presentation, and three rounds of facilitated roundtable discussions. One welcome board asked attendees to place a sticker on the map of Prince George's County where they live. According to the stickers on the "Where do you live?" poster, most of the attendance was from the Southwest part of the County, and all throughout the North part of the County, with lower, but consistent turnout from more rural, exurban areas. Several participants indicated that they live in other Maryland counties.

Public Engagement Meetings

NORTH COUNTY MEETING

Prince George's County Department
of Parks and Recreation Headquarters

July 17, 2025
6:00 p.m.–8:00 p.m.
37 attendees

CENTRAL COUNTY MEETING

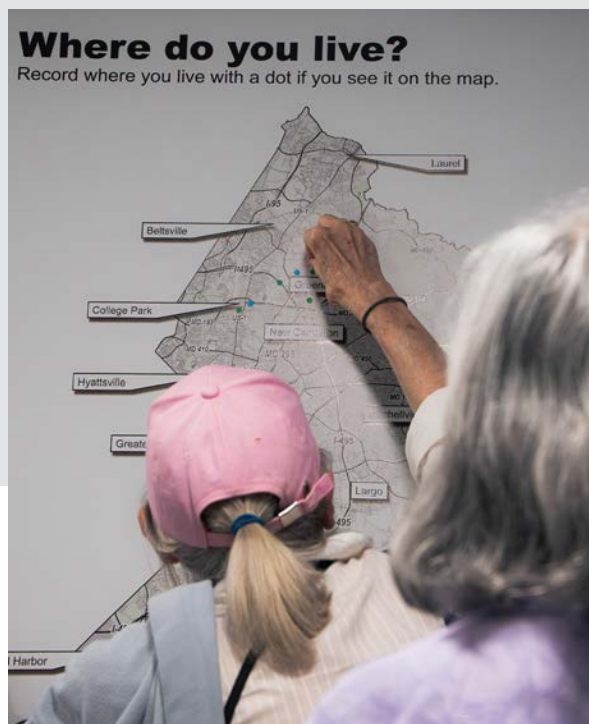
Prince George's Sports & Learning Complex

July 24, 2025
6:00 p.m.–8:00 p.m.
69 attendees

SOUTH COUNTY MEETING

Southern Regional Technology
& Recreation Complex

July 26, 2025
10:00 a.m.–12:00 p.m.
44 attendees



RYAN CRAUN/M-NOPPO

Participants interacting with welcome posters" at a Qualified Data Center community meeting at the Parks and Recreation Auditorium in Prince George's County.

QUALIFIED DATA CENTERS

Roundtable Discussions and Analysis

Participants joined structured roundtable discussions that focused on three major themes: Common Concerns and Mitigation Strategies, Community Benefits Opportunities, and Site Considerations and Building Design.



RYAN CRAUN/M-NCPPC

Participants at a Qualified Data Center community meeting at Prince George's Sports and Learning Complex engage at a discussion table.

ROUNDTABLE DISCUSSIONS APPROACH

A facilitator from Gensler or M-NCPPC led each table and focused on one of the three key themes. Participants rotated through the tables, spending about 20 minutes at each so everyone could contribute to all discussion areas.

- **Common Concerns and Mitigation Strategies:** Participants raised questions about environmental impact, noise, energy use, water consumption, and potential public costs.
- **Community Benefits Opportunities:** Participants discussed how data centers could add value to the community through workforce development, tax revenue, partnerships with local organizations, and infrastructure investment.
- **Site Considerations and Building Design:** Participants examined factors that shape site selection and facility design, including site access and location, architectural design and screening, and sustainability strategies to improve environmental performance.

DATA COLLECTION

Facilitators and participants wrote responses on sticky notes while M-NCPPC interns took additional handwritten notes. The team scanned and photographed every poster and sticky note to preserve the input. Some community members sent emails to the Planning Department following the public meetings. Those responses were also integrated into the analysis.

DIGITIZATION AND ANALYSIS

Gensler digitized and transcribed every comment to create a structured record that allowed easier review and analysis. The team organized the responses in an Excel spreadsheet, created subtopics, and further parsed the input. Responses were quantified by topic to highlight the areas of greatest community interest and concern.

COMMUNITY PRIORITIES

Key Community Sentiments

Analysis of community feedback from the four public meetings produced six key priorities to guide data center development in Prince George's County. Environmental impact emerged as the most pressing concern.

Across the four public meetings, community members devoted 30 percent of responses to environmental issues such as energy use, water demand, air quality, and long-term resilience.

Participants also raised the topic of sustainability in the other discussion themes, recommending that data centers subsidize green infrastructure under Community Benefits and adopt sustainable design strategies under Site Considerations and Building Design.

The task force received numerous emails from residents and the public with concerns generally focused on the negative impacts of data centers on surrounding neighborhoods. Most responses focused on impacts to environmental quality, noise, electric supply and power generation limitations, and aesthetic and appearance concerns. In addition, the public provided articles, links, and other resources to the task force from various sources. Find out more at pgplan.org/taskforceexhibits.

SIX KEY COMMUNITY PRIORITIES



- 1. Environmental impact**
Residents made clear that environmental impacts were their top concern.



- 2. Governance and transparency**
Residents want to be included in the planning process and to be able to trust County leadership.



- 3. Economic value**
Many questioned local economic benefits and stressed the need for lasting jobs without new financial burdens on residents.



- 4. Design and aesthetics**
Participants emphasized the importance of buffers for noise control and attractive, community-oriented design.



- 5. Zoning clarity and protections**
Residents want clear rules and meaningful safeguards to protect neighborhoods and community assets.



- 6. Community reinvestment**
Residents urged investments in schools, libraries, parks, and other community infrastructure.



DISCUSSION RESULTS

ROUNDTABLE DISCUSSION TOPICS

COMMON CONCERNS AND MITIGATION STRATEGIES DISCUSSION

628 RESPONSES

COMMUNITY BENEFITS STRATEGIES DISCUSSION

213 RESPONSES

SITE CONSIDERATIONS AND BUILDING DESIGN DISCUSSION

158 RESPONSES



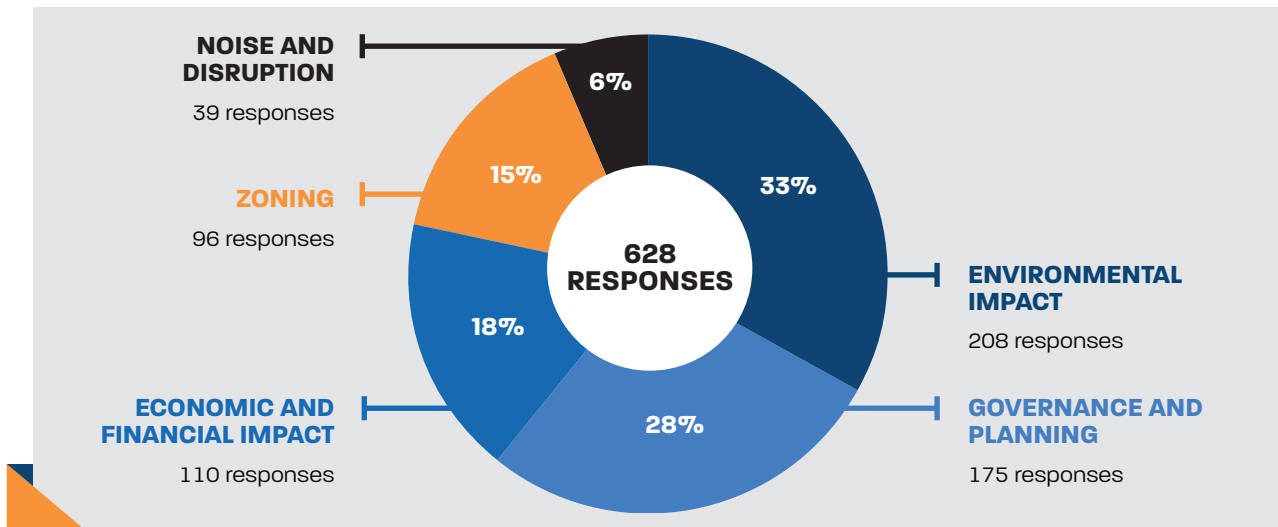
Attendees of a community meeting at the Southern Regional Technology and Recreation Complex.

RYAN GRAUN/M-NOPPC

DISCUSSION RESULTS

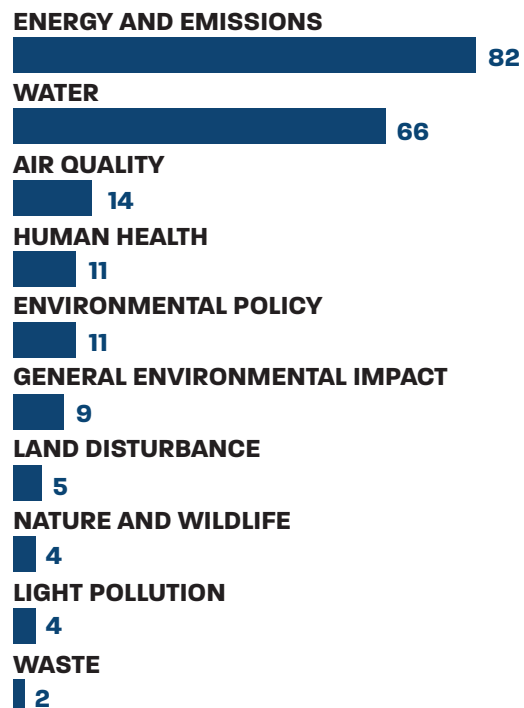
Concerns and Mitigation Strategies Discussion Theme

Figure 1. Themes from Concerns and Mitigation Strategies



Public meeting participants expressed their feedback about the development of data centers in Prince George's County, emphasizing that the benefits must outweigh the negative impacts that these facilities may have on the environment, the economy, and the people of Prince George's County.

Figure 2. Detail of Environmental Impact Responses



DISCUSSION RESULTS

Concerns and Mitigation Strategies Discussion Theme

ENVIRONMENTAL IMPACT (208 RESPONSES)

Community members expressed strong concerns about how future development could strain natural resources, degrade environmental quality, and threaten long-term public health and safety.

Responses most often highlighted rising energy and water demand, noting that increased energy use risks grid reliability and that water supplies require rigorous protection. Many argued for innovative

solutions, renewable alternatives, and closed-loop recycling systems, along with strict compliance with environmental regulations.

Participants also raised concerns about air quality, human health, and whether current policies adequately address environmental risks. Others pointed to localized issues such as land disturbance, impacts on wildlife, and light pollution, underscoring the need for planning that balances growth with ecological stewardship.

Figure 3. Energy Comment Detail

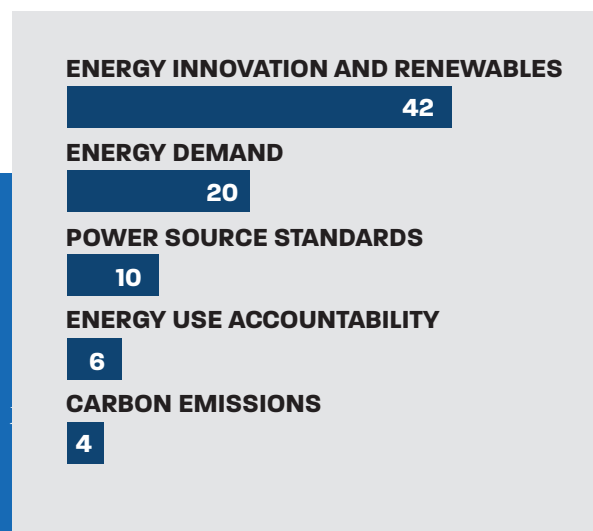
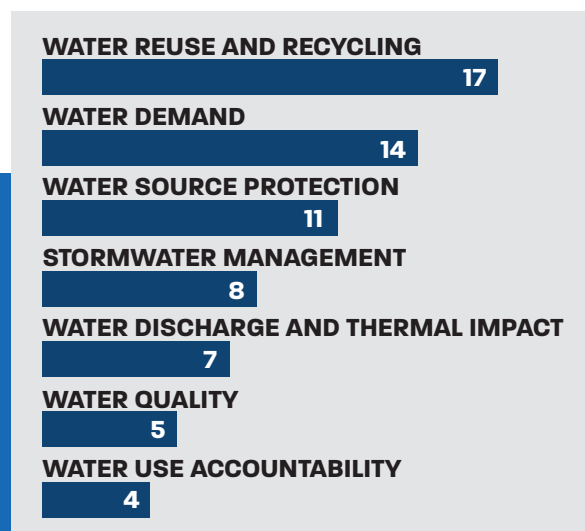


Figure 4. Water Comment Detail



DISCUSSION RESULTS

Concerns and
Mitigation Strategies
Discussion Theme

GOVERNANCE AND PLANNING (175 RESPONSES)

Community members emphasized the need to build greater trust in County leadership and called for clearer, more consistent communication with the public. Meeting participants stressed the importance of conducting ongoing impact studies and accounting for community approval before major decisions move forward. Many also urged the County to strengthen policy frameworks, increase transparency in planning processes, and hold developers accountable for abiding by future policies.

ECONOMIC AND FINANCIAL IMPACT (110 RESPONSES)

Community members raised concerns about potentially higher utility rates and additional costs being passed on to residents. They questioned the long-term economic value of data centers, including uncertain local returns, lifecycle use, and whether promised benefits would materialize. Many criticized tax incentives for large facilities and expressed concerns that it would be their taxpayer dollars footing the bill for these facilities. People also expressed skepticism about job creation, noting that most opportunities would be temporary construction work with few lasting, high-paying positions. Several community members also worried about declining property values and what would happen if facilities become obsolete.

Figure 5. Governance and Planning Responses

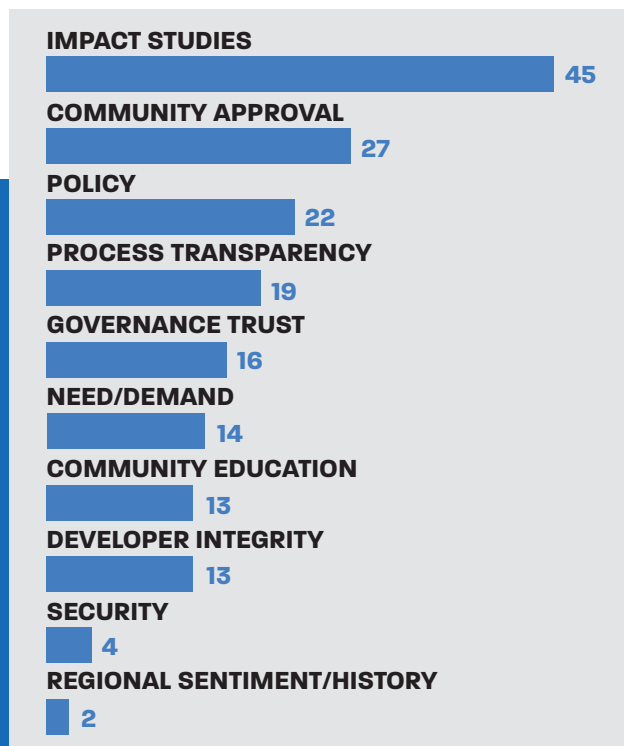
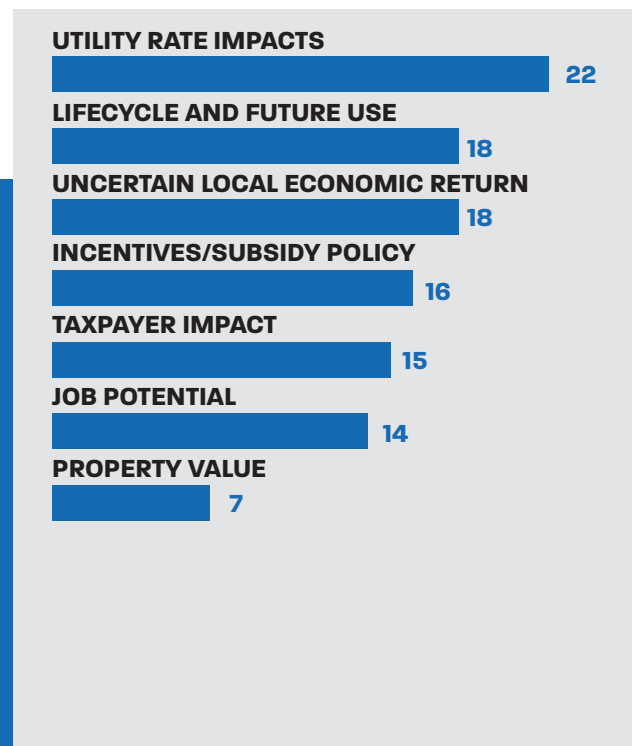


Figure 6. Economic and Financial Impact Responses



DISCUSSION RESULTS

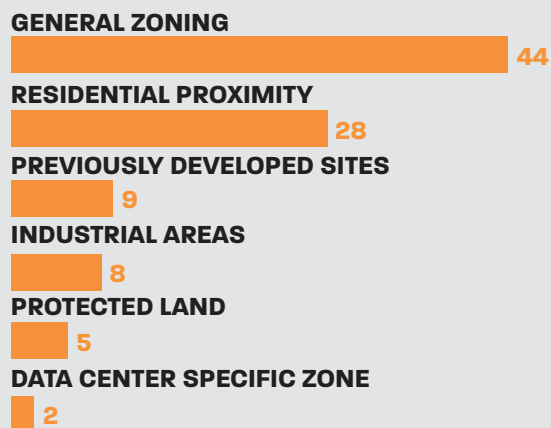
Concerns and Mitigation Strategies Discussion Theme

ZONING (96 RESPONSES)

Participants called for clearer zoning rules, including the creation of special zones designated specifically for data centers. They requested that facilities should not be located near residential areas and suggested establishing minimum distance requirements to protect nearby communities.

Responses were also received that urged the County to limit data centers to industrially zoned parcels, preferably with buffers, and to avoid siting them on protected lands, historic areas, or near neighborhoods. Several also supported prioritizing previously developed sites over new or sensitive areas to reduce impacts on the surrounding environment and community character.

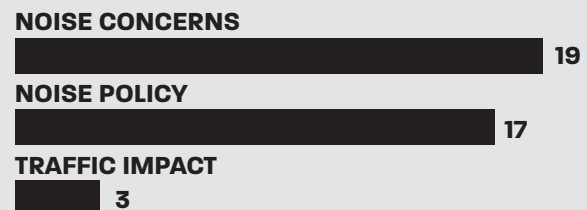
Figure 7. Zoning Responses



NOISE AND DISRUPTION (39 RESPONSES)

Community members raised concerns about construction and operational noise, particularly its impact on nearby residential areas. They called for noise reduction policies, including tiered ordinances, evening and peak-hour limits, and abatement measures. A few also noted traffic-related noise as an additional disruption.

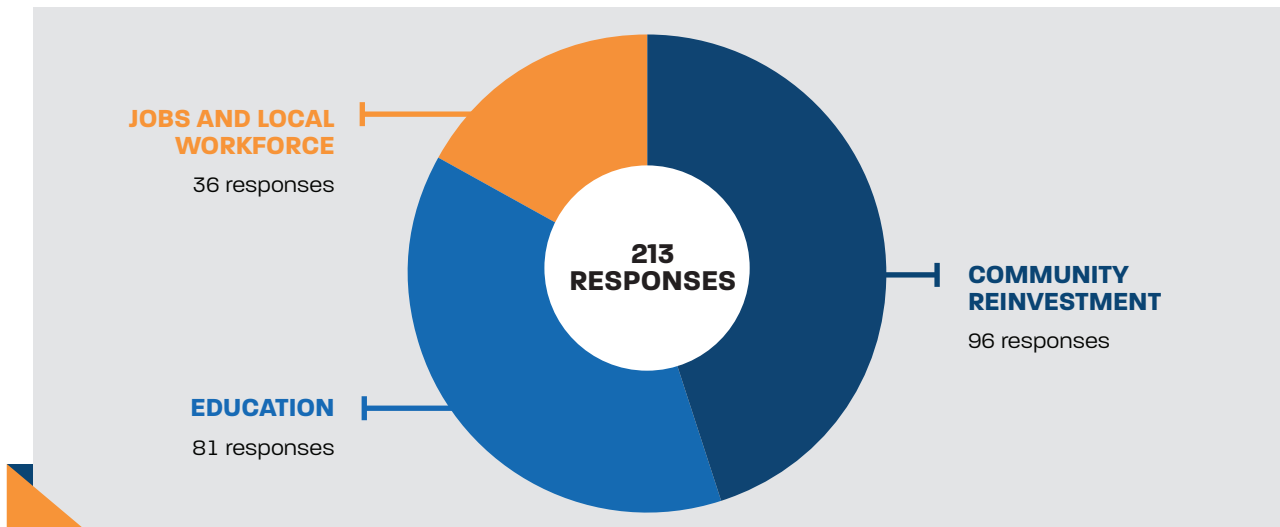
Figure 8. Noise and Disruption Responses



DISCUSSION RESULTS

Community Benefits
Discussion Theme

Figure 9. Themes from Community Benefits Strategies Discussions

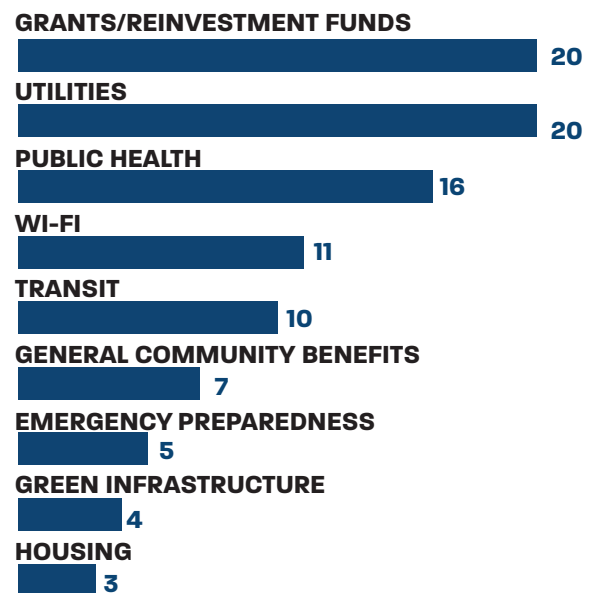


Participants emphasized that if data center developers want to build in Prince George's County, data center projects should bring tangible local benefits.

COMMUNITY REINVESTMENT (96 RESPONSES)

Participants suggested that Data Centers support grants and reinvestment funds such as utility upgrades, support for public health, and transit. People also mentioned mitigation funds for parks and natural areas. Others highlighted the need for expanded fiber-optic access, stronger emergency preparedness, and grants for local minority businesses.

Figure 10. Community Reinvestment



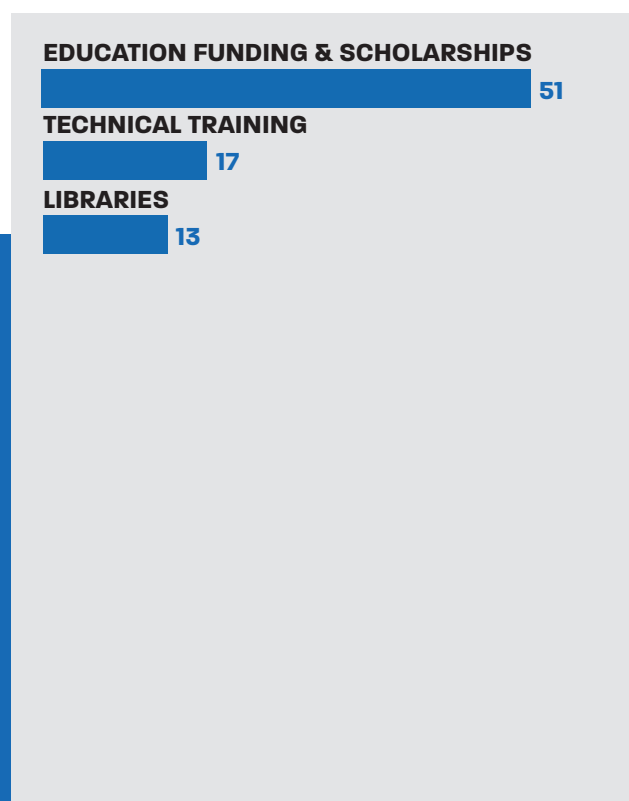
DISCUSSION RESULTS

Community Benefits Discussion Theme

EDUCATION (81 RESPONSES)

Participants said data center developers should support education by funding schools, libraries, and learning spaces, as well as expanding technical and trade training. Many called for scholarships at both the high school and college levels, along with subsidies for community colleges and programs like those at Northern Virginia Community College. Others emphasized support for youth groups, improvements to physical school buildings, and investments in library resources to broaden community resource access.

Figure 11. Education



JOBS AND LOCAL WORKFORCE (36 RESPONSES)

Participants said data center developers should create local job opportunities and ensure a portion of positions remain in Prince George's County. They emphasized the importance of local contracting, minority- and small-business participation, capacity building, and stronger hiring policies tied to local job training and career programs. Suggestions included subcontracting to local businesses, expanding trade school programs, and offering public benefits like career days. Some also urged the County to incentivize local companies to operate data centers, rather than relying solely on large corporations.

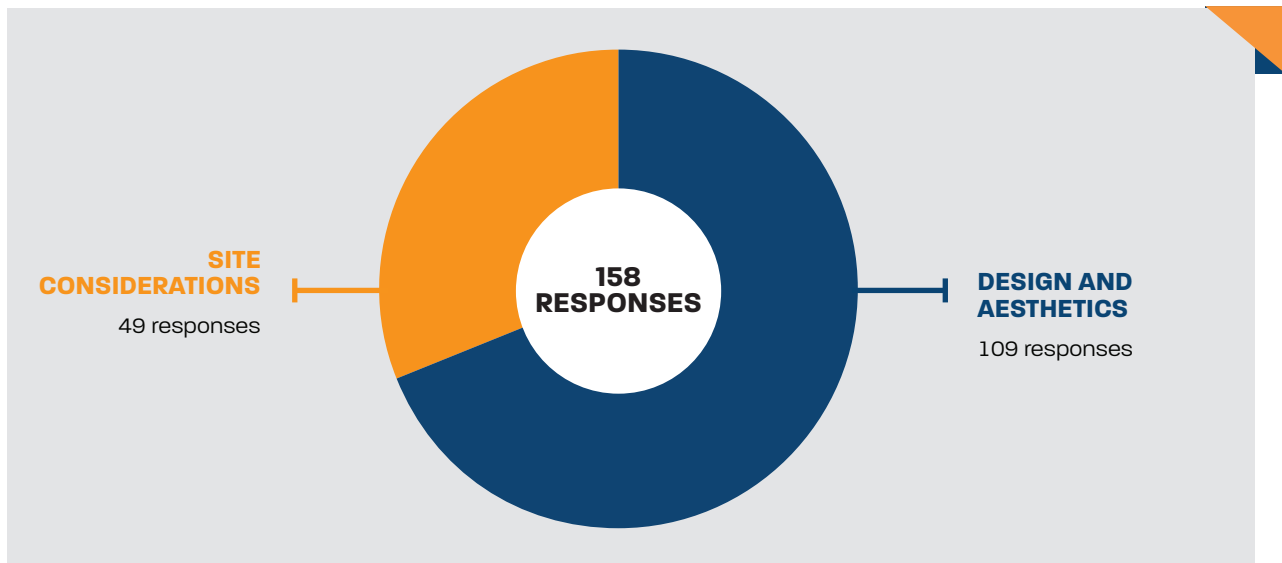
Figure 12. Jobs and Local Workforce



DISCUSSION RESULTS

Site Considerations
& Building Design
Discussion Theme

Figure 13. Themes from Site Considerations and Building Design Discussion



Participants gathered around photographs of Data Centers that portrayed different options for exterior finishes and design. Using those photographs, participants expressed their desires and concerns regarding the future design of Data Centers in the County.



PHOTO BY RYAN CRAUN/M-NOPPO

Participants review images of possible exteriors on July 24, 2025, at the Prince George's Sports and Learning Complex.

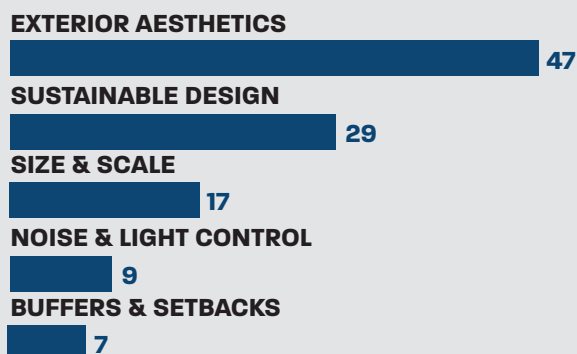
DISCUSSION RESULTS

Site Considerations & Building Design Discussion Theme

DESIGN AND AESTHETICS (109 RESPONSES)

Participants emphasized that data centers should blend into their surroundings with attractive exteriors, sustainable features, and environmentally safe materials. They called for buildings to match local architecture, remain small in scale, and avoid prison-like or industrial appearances. Residents also highlighted the need for landscaping, trees, and buffers to reduce noise and visual impacts, along with height limits to prevent facilities from overwhelming nearby areas.

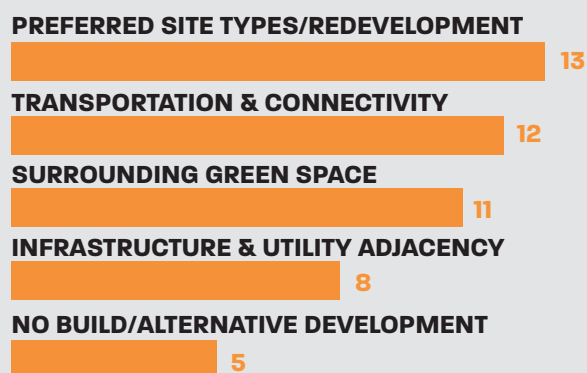
Figure 14. Design and Aesthetics



SITE CONSIDERATIONS (49 RESPONSES)

Participants urged developers to repurpose existing buildings and prioritize already developed land while integrating bike and walking paths to improve connectivity. They called for protecting green space, encouraging smaller or underground facilities, and ensuring adjacency to infrastructure without overwhelming public utilities. Additional ideas included creating rooftop gardens or bird habitats and designing multi-use data centers that provide some public benefit.

Figure 15. Site Considerations





Section 4

Case Study Comparison



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CURRENT REGULATIONS

In Prince George's County

Prior to presenting engagement findings, case study best practices, and policy recommendations, it is important to first acknowledge that Prince George's County's existing regulations on data center development are relatively robust and generally align with best practices in comparable jurisdictions. Consequently, this report will not seek to completely re-write the County's zoning ordinance regarding data centers, but rather to address key inconsistencies and regulatory gaps to better align with community interests and concerns.

In 2021, Prince George's County Council Bill CB-001-2021 was adopted and defined Qualified Data Centers as a by right land use type in the prior Prince George's County Zoning Ordinance. At that time, Section 27-464.10 of the Prior Prince George's County Zoning Ordinance exempted the Qualified Data Center use from both the Conceptual Site Plan and Detailed Site Plan processes, both which required public hearings under the prior Prince George's County Zoning Ordinance. However, this action did not remove the requirement to adhere to the Subdivision Regulations, which may require a public hearing before the Prince George's County Planning Board.

On April 1, 2022, with the implementation of the current Prince George's County Zoning Ordinance, Qualified Data Centers were defined as a by right land use type under the Business Support Service Principal Use Category and established their permitted zones for development across Tables 27-5101(c), 27-5101(d), 27-5101(e), and 27-5101(f) of the Zoning Ordinance of Prince George's County. Furthermore, Section 27-5102(e)(4)(B) exempts the Qualified Data Center use from the Detailed Site Plan process in most zoning

PERMITTED BY RIGHT

As of the publication of this report, qualified data centers are permitted by right in the following zones:

- RR (Residential, Rural) *see table 27-5101(c)*
- AG (Agriculture and Preservation) *see table 27-5101(c)*
- CGO (Commercial, General, and Office) *see table 27-5101(d)*
- IE (Industrial, Employment) *see table 27-5101(d)*
- IH (Industrial, Heavy) *see table 27-5101(d)*
- NAC (Neighborhood Activity Center) *see table 27-5101(d)*
- TAC – C (Town Activity Center – Core) *see table 27-5101(d)*
- TAC – E (Town Activity Center – Edge) *see table 27-5101(d)*
- TAC-PD (Town Activity Center – Planned Development) *see table 27-5101(e)*
- IE-PD (Industrial, Employment – Planned Development) *see table 27-5101(e)*
- And all CBCAO, APAO, and MIO Zones [(Chesapeake Bay Critical Area Overlay, Aviation Policy Area Overlay, and Military Installation Overlay Zones) only if allowed in the underlying base zone] *see table 27-5101(f)*

districts, while providing development standards for the use. With this by-right designation, most zoning districts do not require any zoning legislative review or action by the County. However, this does not exempt them from meeting the requirements of the Subdivision Regulations, which may require a public hearing before the Prince George's County Planning Board.

The County allows data centers in a somewhat broader range of zones than some other jurisdictions,



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Reviewing how other jurisdictions regulate data centers can inform recommendations for the future of our County.

which have recently been moving to more restrictive siting requirements. Still, the ordinance establishes important limits in relation to certain areas as designated in Plan 2035. Data centers are not permitted:

- Near Regional Transit Districts or Local Transit Centers
- Within sections of the Innovation Corridor (south of the Capital Beltway and between US 1 and the border with Washington, D.C.)
- In most Local Neighborhood Centers and Campus Centers. An exception exists for the Bowie MARC Campus Center.

Instead of imposing fixed distance requirements, these restrictions are tied to General Plan boundaries, which may be amended only through a public hearing.

Since these rules were adopted, the lack of a public hearing in the approval process has increasingly raised concerns, as residents often learn of projects only after approvals have already been granted.

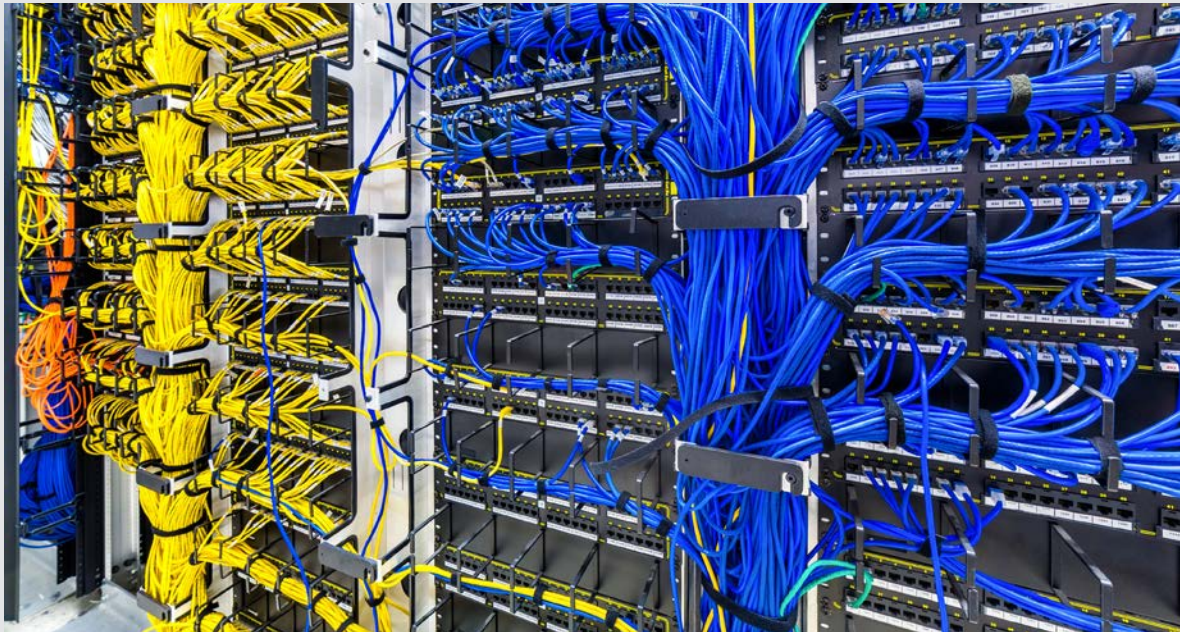
In 2024, the County Council considered CB-052-2024, which could have further exacerbated these concerns by exempting data centers from preliminary subdivision plan filings as well. Strong community opposition, driven by mounting concerns about transparency, ultimately led the County Council to table the bill, and subsequently, to commission this study to re-examine the County's approach to data center development.

The current design standards and bulk regulations for data centers in Prince George's County are outlined in Section 27-5102 of the Zoning Ordinance. Developers must adhere to a substantial and comprehensive set of building and siting requirements including compliance to rules on lot area, coverage, building

height and intensity, accessory structures, parking, driveways, landscaping, fencing, signage, and public frontages by incorporating at least two approved design elements on all principal building façades. Additional standards go beyond what many other jurisdictions require: enhanced façade and screening rules, noise controls, larger minimum lot sizes in rural zones (25 acres in RR; 125 acres in AG), and even adjacency requirements to a 500 MW power facility in AG zones. Few other ordinances mandate proximity to a generation facility of a specified size. Another distinctive provision requires applicants in RR zones to send a 30-day informational mailing to a wide set of stakeholders before applying, which is a much stronger public engagement measure than in places like Fairfax or Loudoun Counties, where notice relies only on public hearings.

Taken together, these regulations reflect an effort to balance streamlined approvals with measures to mitigate impacts on surrounding communities. Still, opportunities remain to better align with evolving best practices. For instance, exempting projects from detailed site plan review (except in AG zones) reduces opportunities for early public input, in contrast to jurisdictions that now require special exceptions, overlay districts, or the removal of by-right entitlements. Similarly, while Prince George's County emphasizes visual and neighborhood impacts, other places have expanded standards to address environmental concerns, including generator emissions, water use, and decommissioning or reuse requirements. These emerging practices, along with input from case studies and community engagement, will inform the recommendations of this report to close regulatory gaps and strengthen alignment between community priorities and the County's data center ordinance.

CASE STUDIES COMPARISON



Five Jurisdictions

To complement the local community engagement completed in July and October 2025, this section of the report presents in-depth case study research findings for each of the jurisdictions identified and selected by the M-NCPPC Prince George's County Planning Department.

These five jurisdictions were chosen because of their perceived experience and based on best planning practices in forming future data center development policies. Given the range of rural, suburban, and urban communities present and the County's proximity to Washington D.C. and "Data Center Alley" in Northern Virginia, the case studies reflect both legacy data center markets (Loudoun County, Fairfax County, and Fulton County) and growing data center markets (Frederick County and Franklin County).

The methodology for selecting case study communities is based on population and physical size. While the Qualified Data Center Task Force visited Prince William County, Virginia, the size and population of the county is not comparable to Prince George's County. Prince William County's population is approximately half the size of the population of Prince George's County.⁵⁸

⁵⁸ 2024 American Community Survey

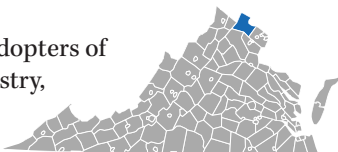
While no single case study presents the one “right” solution, there are important takeaways from each that Prince George’s County can use to develop data center policies moving forward. The table on the following page summarizes the key findings from each location including:

- The status of their most recent policy amendments (for example, in-study, introduced but not approved, or recently adopted).
- An overview of the general process for data center project applications and review.
- Unique elements within their amended policies (such as zoning ordinance stipulations regarding site conditions, zoning map overlays).
- The community and economic benefits attributed to data center development.

Additionally, each case study is characterized based on its own historic context and potential contributions to how their policies may inform and influence the future policies adopted by Prince George’s County.

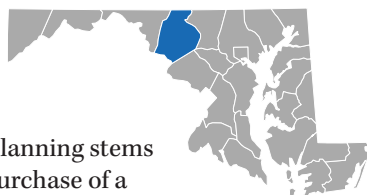
Loudoun County, VA: “The Pioneer”

As one of the early adopters of the data center industry, Loudoun County has learned the benefits and challenges of managing data center growth sustainably. The case study demonstrates the critical need for public oversight in the planning process and addressing key community concerns.



Frederick County, MD: “The Reclaimer”

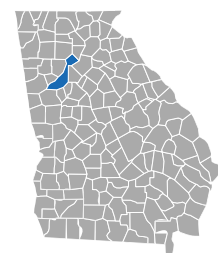
Despite the general lack of existing data centers, Frederick County’s proactive planning stems from a developer’s purchase of a post-industrial, remediated brownfield site to build a hyperscale data center campus. The case study illustrates how existing (and former) industrial areas can be incentivized for data center redevelopment and contained to a specific geographic area through delineation of a zoning overlay.



These five jurisdictions were chosen because of their perceived experience in forming future data center development policies.

Fulton County/ Greater Atlanta, GA: “The Revolutionary”

The State of Georgia’s strong pro-business incentives came into tension with the needs and concerns of local communities. Policies from local municipalities throughout Greater Atlanta embody a strong and progressive regulatory framework for local control and oversight over data center development.



Franklin County/New Albany, OH: “The Deal Maker”

With the least restrictive zoning ordinance in this group, New Albany is clearly an outlier. While land use policy takeaways may be less relevant for this report, the robust local partnerships and coordinated planning of the Business Park show how a robust incentive structure and early and sustained engagement of potential developers can deliver a range of community benefits.



Fairfax County, VA: “The Scout”

Carefully taking lessons learned from neighboring Loudoun County, Fairfax County drafted policy amendments that best address the needs and concerns of their community by revising, adding, or eliminating policies where necessary.

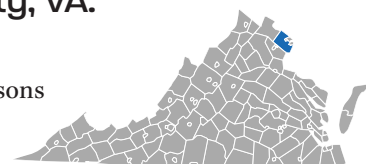
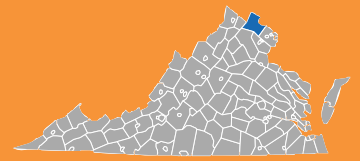


Table 1. Case Study Comparison

County	Status of Policy Updates	Project Application Review Process	Unique Zoning and Siting Considerations	Community Benefits Overview
Loudoun	The Board initiated research effort in Feb. 2024; Phase 1 Comprehensive Plan and Zoning Ordinance Amendments were approved in March 2025. Phase 2 remains ongoing.	Data centers are allowed only through a special exception use in certain office and industrial zones. Specific conditions of approval may be set to mitigate adverse impacts.	Current ordinance under review for amendment; however, existing façade and site design standards serve as a good policy model for intentional but flexible guidelines that address common noise and aesthetic concerns.	Annual real property tax revenues in excess of \$100 million, resulting in a 30% decrease in real property tax rate for residential base over the past decade; other educational and workforce development program partnerships through the Northern Virginia Community College (NOVA) system..
Frederick	Workgroup formed in June 2023 and final report issued in March 2024. Revised Comprehensive Plan, Zoning Map Amendments, and Draft Overlay Zone Map all in progress.	Conditional use permits are required in addition to various impact studies. Ongoing noise and vibration studies are periodically required once in operation.	Overlay zone effectively limits the potential footprint of data center growth within the county. Prioritizes brownfield redevelopment and preservation of future agricultural lands.	Report recommends required CBAs for all projects. CBAs could help advance agriculture land conservation programs and other community priorities.
Fulton	Local municipalities recently approved new zoning ordinance amendments (South Fulton in Sept. 2024 and Atlanta in Sept. 2024 and June 2025).	Special use permits are required for all projects and developers must disclose plans for energy and water use, stormwater management, tree impacts, and utility infrastructure needs.	Data centers are prohibited within one-half mile of high-capacity transit stations, the Beltline, and identified community commercial corridors.	The Microsoft Data Academy training lab at Atlanta Technical College provides educational and workforce development opportunities and a variety of scholarship funds.
Franklin	General policy guided by 2020 strategic plan, amended 2022. No other policies currently in development.	By-right as an office use; administrative process only with expedited site plan review and permitting.	Designated Business Park within Town Employment Center District incentivizes developers to leverage existing infrastructure.	Numerous educational and workforce training programs; revolving community funds.
Fairfax	Research report was initiated in May 2023 with final findings issued in Jan. 2024. The revised ordinance was later adopted in Sept. 2024.	Several industrial zones allow by-right use, but policy incentivizes developers to pursue special exception. Two sound studies must be completed: one during application and another after construction for the occupancy permit.	Rezoning to a by-right district for data center development triggers similar application documentation (e.g. noise studies and architectural drawing package) as a special exception would require.	Educational programs and workforce training opportunities in technology and AI through apprenticeships and internships for students in NOVA system.

LOUDOUN COUNTY



Loudoun County



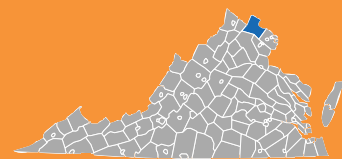
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Data center in Ashburn, Virginia.

History and Context

Loudoun County has grown from what was once a very rural county into a high-tech, suburban hub whose data centers are estimated to process more than 70 percent of the world's internet traffic.⁵⁸ Its pioneering status as a global data center hub has earned the title of "Data Center Alley." The county's meteoric growth trajectory, initiated with the construction of Dulles Airport in the early 1960s, was subsequently fueled by suburbanization and the rise of major employment concentrations in the defense and technology sectors. The rapid development of the data center industry, particularly following the 1980s with the development of the America Online (AOL) Headquarters, has contributed to Loudoun County becoming one of the wealthiest counties in the nation. At the same time, this growth has incited community tensions around the impact of data center development on the county's heritage and identity, energy usage, and overall environmental integrity.

58 Loudoun County. 2025. "Data Centers in Loudoun County - Loudoun County, VA - Official Website." Data Center Standards & Locations for Loudoun County, Virginia. 2025. www.loudoun.gov/datacenterstandards.



Loudoun County

Sunrise over Loudoun County's Hamilton, Virginia.

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Evolution of Regulatory Requirements

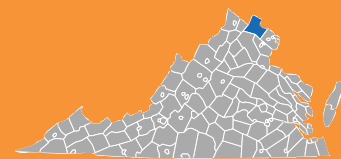
As an early adopter of data center development, Loudoun County also became one of the first jurisdictions to reconsider their data center development policies as the sector matured. Prior to 2014, data centers were considered an office use. Under this status, data centers were allowed by-right in many areas throughout the county, meaning that applications were not reviewed by the Planning Commission or the Board of Supervisors as long as the application satisfies all applicable ordinance requirements.

This changed on July 2, 2024, when the Board approved an Intent to Amend the Zoning Ordinance and the Revised Project Plan for Data Center Standards and Locations (CPAM-2024-0001 and ZOAM-2024-0001), which separated the project into

two phases.⁵⁸ Phase 1, approved on March 18, 2025, focused on proposed map and text amendments to the Loudoun County 2019 Comprehensive Plan and amendments to the Loudoun County Zoning Ordinance.⁵⁹ These changes resulted in the designation of data centers as a conditional or Special Exception (SPEX) use and eliminated data centers as a by-right use across the county. This change meant that all applications must go through both legislative and administrative approval processes. In tandem with these amendments, a grandfathering resolution was also passed to offer guidance to those legislative applications approved prior to February 12, 2025. Phase 2, underway as of the publication of this report, focuses on establishing new policy guidance and new use-specific zoning standards for data centers and utility substations.

58 Jaffari, Abdul, and Daniel Galindo. 2025. CPAM-2024-0001 and ZOAM-2024-0001. Board of Supervisors. https://loudoun.granicus.com/MetaViewer.php?view_id=89&clip_id=7887&meta_id=259120.

59 Loudoun County. 2019. "Loudoun County 2019 General Plan, Amended through March 18, 2025." <https://www.loudoun.gov/>



Loudoun County

Data centers have heavily contributed to the Loudoun County tax base.

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Community and Economic Benefits

Loudoun County, like most local governments throughout the country, depends heavily on the revenues generated from real property taxes as its main source of municipal funding. Whereas in decades prior there was much heavier reliance on the residential property tax base to generate these revenues, the growth in data center real property tax base has allowed the tax burden to significantly shift away from residential taxpayers toward businesses.

The economic gains attributed to data centers in Loudoun County have grown to more than \$100 million in annual revenues that have helped to fund Loudoun County Public Schools and government programs and services, allowing the county to reduce the real property tax rate for homeowners to the lowest rate of any county in northern Virginia. As a result, the real property tax rate for homeowners has decreased by roughly 30 percent over the past decade⁶⁰ and the Board of Supervisors recently adopted a plan to reduce personal property tax rates on vehicles. Along with this decrease in personal property tax rates for vehicle owners, the county has begun to offer some tax relief on data center equipment. The county's decision to offer this tax relief seeks to balance the continued growth of the real property tax base through the continued attraction of new data center development while exercising additional control and oversight over the development process.

The county has also benefited from investments in education and workforce development programs. For

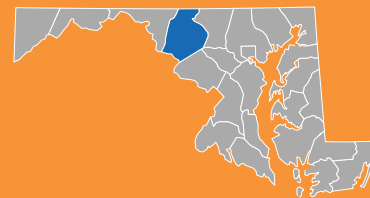
... the real property tax rate for homeowners has decreased by roughly 30%...⁶⁰

example, a local community leader partnered with Microsoft to create the Northern Virginia Data Center Academy. The program provides hands-on training, IT industry certifications, and workplace readiness development programs for African American, underrepresented, and female IT professionals to create a pipeline of certified IT personnel to enter and compete in the IT field.

Additionally, The NOVA Educational Foundation and Northern Virginia Community College (NOVA) have partnered with a developer, owner, and operator of hyperscale data centers called Yondr. This partnership establishes scholarships for NOVA students enrolled in Engineering Technology and Data Center Operations (DCO) programs and was also used "to fund the purchase of industry-specific tools, including splicing kits for NOVA's expanded DCO training labs, ensuring that students are well-prepared for their professional careers from day one."

⁶⁰ Loudoun County. 2025. "Data Centers in Loudoun County - Loudoun County, VA - Official Website." Data Center Standards & Locations for Loudoun County, Virginia. 2025. <https://www.loudoun.gov/datacenterstandards>.

FREDERICK COUNTY



Frederick County



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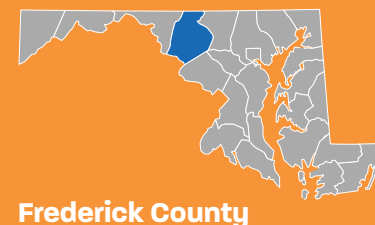
Frederick is the county seat of Frederick County, Maryland.

History and Context

Frederick County experienced suburban population growth and expansion in the 1980s and 1990s, several decades later than neighboring Loudoun County. The county's transition from an industrial center to a more mixed economic base resulted in the once prominent Eastalco site, a former aluminum production facility, closing in 2005. The site was sold in 2021 following nearly a decade of remediation to Quantum Loophole, a private developer working to build a hyperscale data center campus on the former brownfield site.

Given the emerging development of the data center industry in Frederick County and the dynamic and rapidly changing nature of today's data center industry, particularly in relation to Loudoun County, County Executive Jessica Fitzwater convened a Data Centers Workgroup in June 2023. The workgroup was charged with examining lessons learned from Northern Virginia's experience with data center

development and documenting the location considerations, taxation strategies, infrastructure and energy needs, potential sustainability practices, and recommended updates to the existing data center regulations established in Frederick County in 2022. With input from relevant County Divisions, industry experts, and community advocacy groups, the Data Centers Workgroup submitted their report to the County Executive in March 2024. The administration analyzed the findings and recommendations to determine which could potentially be implemented at the local level and those that would require state consideration, while continuing to receive feedback from various stakeholders throughout the process. As an interim measure, the County Executive issued an Executive Order putting a temporary hold on accepting, considering, and processing applications for critical digital infrastructure facilities and electric substations until new legislation was put into place.



Frederick County

Evolution of Regulatory Requirements

Previously, data centers were permitted in most non-residential county zoning districts as a by-right use, requiring only submission of a preliminary site plan for project approval. The new ordinance amendments establish new restrictions on where critical digital infrastructure facilities (data centers) can be located within Frederick County as well as new standards for visual impacts, sound and vibration reporting, air pollution, and environmental health considerations. Under the amended ordinance, most zoning districts require developers to seek conditional use permits, which requires an application to the Board and a public hearing process. The lot size and dimension

requirements for critical digital infrastructure facilities have increased, as have the requirements to conduct impact studies that demonstrate that development will not result in adverse impacts to viewsheds, historic / scenic sites, environmental health, public health impacts to proximate residential uses; or otherwise disproportionately burden underserved communities. For example, potential projects must first conduct site assessments (impact studies) evaluating the proposed facility's impact on water, agricultural land uses, vibration, and acoustics. Once constructed and in operation, data centers can only test and operate generators on weekdays from 8 a.m. to 5 p.m. and ongoing noise and vibration monitoring is required once every two years to maintain compliance standards (for both mechanical equipment and generators in non-emergency situations).

The new ordinance amendments stipulate that projects must be sited in a Limited Industrial District (LI) or General Industrial District (GI) zoning district, within a Community Growth Area as designated on the Comprehensive Plan Land Use map. Additional siting requirements are that it lies within two miles of existing 69 kV or greater high-voltage electrical transmission lines and may not abut land that is zoned residential or is designated residential on the Comprehensive Plan Land Use map unless all setbacks are increased to 200'. Other "no-go" areas that the ordinance identified include Priority Preservation Areas (PPA), Rural Legacy Areas (RLA), Treasured Landscape Management Areas, and areas designated for No Planned Service (NPS) in the Water and Sewerage Plan. It is notable that the initial zoning ordinance amendment presented in May 2025 did

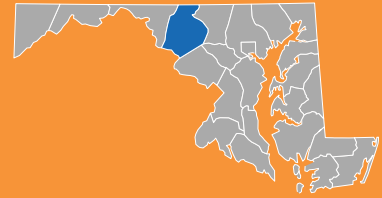


PHOTO BY PATRICK SIEBERT/STATE OF MARYLAND

Governor Moore tours Quantum Loophole with members of his cabinet in Frederick, Maryland.

not include specifics on the Workgroup's floating zone recommendation due to continued discussion on the preferred approach to managing future data center growth in the county.

The subsequent Comprehensive Plan Zoning Map amendment released in July 2025 illustrates the preliminary delineation of the Critical Digital Infrastructure Overlay Zone (CDI-OZ). The Overlay Zone limits data center development to approximately 2,500 acres in and around the remediated Eastalco aluminum plant site (brownfield redevelopment opportunity) where existing industrial infrastructure already exists. This approach ensures that data center development is constrained to less than 1 percent of the county's total landmass and additionally requires that for every acre of land within the Overlay Zone that is rezoned from agricultural district to Limited Industrial (LI) or General Industrial (GI) for data center development, the county should preserve five acres of farmland elsewhere in the county. Other site-specific provisions ensure that data center development would not be allowed within 500' of residential neighborhoods nor existing schools and community facilities.



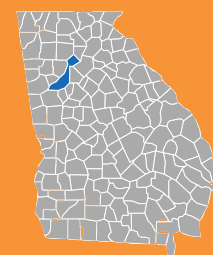
Frederick County

... the report also recommends creating a high energy use surcharge as an alternative funding mechanism.

Community and Economic Benefits

Given that there is currently only one small data center located in Frederick County, potential benefits from data center development have not yet been quantified. However, the Workgroup Report identifies several recommendations regarding community benefits. First, it recommends that Community Benefit Agreements (CBAs) should be required to be included in the site plan approval process. This program could be administered by a volunteer Community Advisory Group that could represent the community's needs by working directly with developers to recommend priority benefits from each project. For example, the county may be able to preserve agricultural lands outside of the text of the ordinance by having these conservation lands offered as part of an official CBA. In addition to the likely benefits observed from data center development such as an increase in real property tax revenues and other site and infrastructure improvements, the report also recommends creating a high energy use surcharge as an alternative funding mechanism. This fee would serve to both increase general revenue from operations and would also incentivize more energy efficient building standards and cooling technologies.

FULTON COUNTY/ GREATER ATLANTA

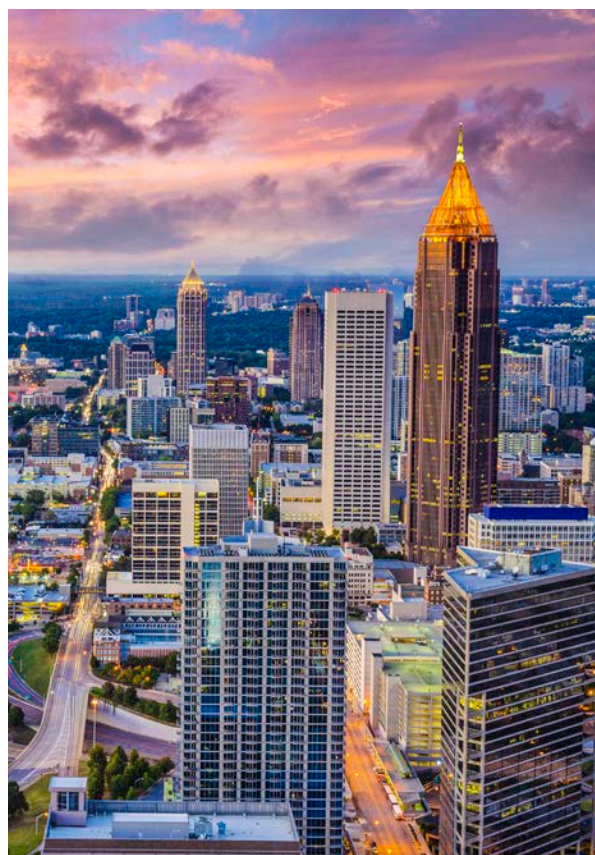


Fulton County

History and Context

At the time of publication of this report in 2025, the Atlanta area has outpaced Northern Virginia in terms of net absorption of data center development.⁵⁸ This is due in part to the business-friendly environment that the state curated, particularly since 2018 with the adoption of a sweeping new tax incentive structure for data centers. The legislation included sales and use tax exemptions for new projects meeting certain investment and employment criteria, resulting in a huge surge in new data center construction. However, some state leadership began to express concern over the total return on investment from these incentives and in 2024, the General Assembly approved a pause on new tax exemptions for data centers and created a Special Commission on Data Center Energy Planning to conduct more in-depth impact studies. The subsequent veto of the bill by the governor effectively extended these data center tax breaks through 2033.

As these internal political struggles were occurring, public opinion on the rapid growth of the data center industry in Georgia was also beginning to turn. With projected energy demand expected to as much as triple by 2030, community concerns about power grid capacity and cost burdens for extending new utility infrastructure began to mount. At the state level, the Georgia Public Service Commission (PSC) approved a new rule in early 2025 that requires large-load customers (those exceeding 100 MW) will be required to pay their own transmission and distribution costs and that all new large-load contracts must be submitted to PSC for review prior to permitting and construction.⁵⁹ And at the municipal level,



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Fulton County, Georgia, has become a leader in data center development.

localities have taken decisive action against the prevailing political winds to implement measures that significantly regulate data center development within their communities.

⁵⁸ McGuireWoods. 2025. "Georgia Surpasses Northern Virginia in Data Center Leasing — Now Comes Legislative Scrutiny - McGuireWoods." McGuireWoods Client Resource Center. June 30, 2025. <https://www.mcguirewoods.com/client-resources/alerts/2025/6/georgia-surpasses-northern-virginia-in-data-center-leasing-now-comes-legislative-scrutiny>.

⁵⁹ Georgia Public Service Commission. 2025. "PSC Approves Rule to Allow New Usage Terms for Data Centers." News Release. Atlanta. https://psc.ga.gov/site/assets/files/8617/media_advisory_data_centers_rule_1-23-2025.pdf.



Fulton County

Perimeter Center business district skyline in the Atlanta suburb of Sandy Springs.

ISTOCK

Evolution of Regulatory Requirements

Just before the publication of this report, several of the county governments around the region introduced limited moratoriums on all new data center development applications to allow time to draft new or revised ordinances that begin to address some of the major community concerns surrounding this emergent industry sector. However, this report highlights recently approved legislation from two jurisdictions within the Greater Atlanta region, the Cities of Atlanta and South Fulton, that exemplify the trend of exerting more local control and oversight over new data center development within their respective communities.

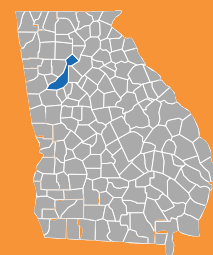
The City of South Fulton

The City of South Fulton enacted a new data center ordinance in September 2024. The updates seek to address some of the community's major concerns regarding energy and water use, noise, and environmental justice impacts on historically marginalized communities. The ordinance requires that all new data center applications obtain a special use permit and undergo a Georgia Risk and Threat

Analysis Review, by completing a Development of Regional Impact (DRI) through the Atlanta Regional Commission. The ordinance also establishes a minimum lot area of 20 acres, a 100'-150' buffer from residential and other specific community uses, guidance on architectural and equipment screening, and other noise and lighting limitations. In particular, the maximum sound levels are not only established for daytime and nighttime hours but also provide clear direction on the permitted volumes of generator testing versus emergency use. At the time of publication of this report, the Georgia Department of Community Affairs had paused review of data centers to slow the regulatory approval process.

The City of Atlanta

Data centers were historically a by-right use in industrial districts including I-1 (Light Industrial) I-2 (Heavy Industrial) I-MIX (Industrial Mixed-Use District) as well as in planned developments in business parks. As the city has taken strides toward becoming a more walkable, multimodal community through the implementation of the Beltline and the expansion of MARTA, the City of Atlanta in September 2024, passed a new zoning ordinance banning data center development outright within



Fulton County

one half-mile of the Beltline as well as all MARTA stations in an effort to preserve transit-oriented sites for mixed-use development.⁶⁰ Meanwhile in other parts of the city, several other high profile community opposition movements successfully stopped other data center proposals from moving forward for concerns of adverse impacts to local neighborhoods.

Following these efforts, the Atlanta City Council unanimously approved a new ordinance on June 3, 2025, requiring all new data centers to obtain a special-use permit (SUP) as part of the application process.⁶¹ Upon its adoption, this legislation represents one of the country's strictest municipal data center regulatory frameworks, requiring that all applicants disclose plans for energy and water use, stormwater management strategy, tree impacts, and utility infrastructure requirements. Specific architectural design standards establish that all building lengths, exteriors and facades fronting the public right-of-way must not use barbed wire, chain link, or razor wire fencing, aluminum siding, or synthetic stucco on the structure and that any and all mechanical equipment is located in the side or rear yard of the main structure where possible, with additional screening required if equipment is visible to the public in a right-of-way or a public park.

Several other unique features of the ordinance may inform policies in other jurisdictions in the future. First, it includes a built-in incentive structure for developers to build multi-building projects through the use of a unified plan (a type of planned development) which allows for larger footprint structures and reduced spacing/setback requirements

between buildings when articulated on an approved site plan. In practice, this means that a data center footprint cannot exceed 150,000 square feet and cannot be located within 2,000 feet of another data center unless part of a unified development plan, whereby the floor plate doubles to 300,000 square feet per floor.⁶² Second, it introduces a historic preservation component that outlines that only buildings older than 50 years old can be converted to data center uses. Finally, it expands upon the siting criteria in proximity to MARTA station to include all high-capacity bus and rail stations. The legislation also expressly prohibits new computer server farms in neighborhood commercial areas including Cascade Heights, Little Five Points, Kirkwood, Westview, Inman Park, and East Atlanta Village.

Community and Economic Benefits

Data center development in Greater Atlanta is expected to result in significant economic impact. For example, Project Steamboat, a hyperscale campus currently under construction, projects more than \$200 million in tax revenue along with 400-600 temporary construction jobs and 50 permanent full-time jobs over the next 10 years.⁶³

Other industry partnerships, such as the Microsoft Data Academy training lab at Atlanta Technical College, promote educational and workforce development tracts by building digital skills and career pathways for students. This partnership also provides scholarship funding for tuition or certifications for other underrepresented populations in the IT sector.

60 Dozier, Jason, Matt Westmoreland, Antonio Lewis, Marci Collier Overstreet, Jason H Winston, Amir Farokhi, Andrea L Boone, et al. 2024. 24-O-1222. ATLANTA ZONING ORDINANCE. Atlanta: City of Atlanta. <https://mcclibraryfunctions.azurewebsites.us/api/ordinanceDownload/10376/1315360/pdf>.

61 Ibid.

62 Benveniste, Marshall. 2025. "Atlanta City Council Proposes Stricter Rules for Data Center Permits." ConstructConnect, June. <https://news.constructconnect.com/atlanta-city-council-proposes-stricter-rules-for-data-center-permits>.

63 Chernicoff, David. 2024. "Details Emerge On Microsoft's \$1.8 Billion Investment In Atlanta Data Centers Amid Tax, Development Wrangles." Data Center Frontier, July. <https://www.datacenterfrontier.com/hyperscale/article/55126626/details-emerge-on-microsofts-18-billion-investment-in-atlanta-data-centers-amid-tax-development-wrangles>.

FRANKLIN COUNTY



Franklin County



ISTOCK

Schools in New Albany, Ohio, have seen some funding from data centers in the county.

History and Context

New Albany, Ohio, located in Franklin County just outside the state capital of Columbus, has seen several high-profile technology clients including Amazon Web Services, Meta, and Google invest in data centers in the community over the past decade. The community has a very relaxed policy around data center development compared to the other case studies featured in this report, with no targeted data center regulations. Instead, data centers are identified as a by-right use within the Town's Employment Center District zone, which includes other general commercial office buildings and business parks. While the Town's strategic plan outlines certain site design, architectural, and landscape standards for all building types within this zone, the more notable features of New Albany's approach to data centers include some of the planning precursors, corporate partnerships, and community benefits programs that have resulted from the growth of the industry.

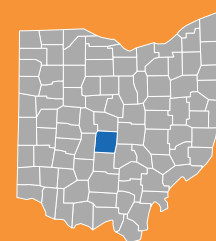
Evolution of Regulatory Requirements

A strong and influential local business community can be seen as one of the key drivers of growth for the data center industry in the region. The founding members of the Columbus Partnership, a local consortium of business and institutional leaders from the capital region, also co-founded the New Albany Company. This organization is behind the creation of the 9,000-acre New Albany International Business Park, one of the largest strategically planned business parks in the country. The Business Park, in partnership with The City of New Albany's Community Development Department, offers a competitive business environment with streamlined planning and fast-track permitting process that complements the readily developable sites within the park with robust fiber optics network, dual feed electric capacity, and robust water and sewer capacity.⁵⁸

Community and Economic Benefits

The presence of major technology tenants in New Albany has generated significant revenues in the form of real property taxes, payments in lieu of taxes (PILOTs), and annual programming funds for local schools and nonprofit organizations through one-time gifts and other recurring funds such as Amazon's Community Fund and Meta's Data Center Community Action Grant program. For example, Amazon's Community Fund has supported numerous programs related to STEM, sustainability, job-skills training, and social impact in addition to their \$200,000 gift to the New Albany Fieldhouse and Community Center to create a hands-on learning lab known as the "Amazon Think Big Space."⁵⁹ Another Amazon partnership with the Center of Science and Industry (COSI) provides additional STEM programming for students in Franklin and Licking County, including a "Think Big, Experience STEM Day" for local middle schoolers.

Meta's own partnership with COSI for "Meta Day" provides Franklin and Licking County students hands-on programming in STEM activities and exhibitions and featured Meta Oculus headsets for an immersive experience. Other student-focused partnerships include a Junior Achievement sponsorship through



Franklin County

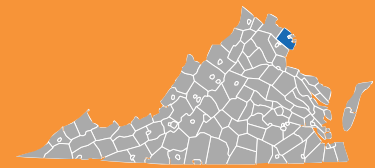
The presence of major technology tenants in New Albany has generated significant revenues ... and annual programming funds for local schools and nonprofit organizations.

BizTown programs at the Columbus Learning Center and the Newark Learning Center and the Be Pro Be Proud mobile workshop, which showcases careers in the skilled trades using immersive technologies. Meta's New Albany Data Center also partners with local organizations to deliver free training programs, events, and resources to small businesses and nonprofits to encourage the use of immersive technology and other tools to increase their reach and impact. Finally, Meta's design, construction, and operations of their New Albany Data Center was meant to serve as a model data center development for sustainability. The project uses 100 percent renewable energy and supports two renewable energy projects in Ohio. The data center's use of air-cooling technology begins to limit the large water demand that these centers have traditionally required.

⁵⁸ "Development Incentives." <https://newalbanybusiness.org/incentives-development/development-services>.

⁵⁹ City of New Albany. 2025. "Amazon Investment in New Albany Contributes \$1.4 Billion to Licking County GDP." Press Release. New Albany, OH. <https://newalbanyohio.org/news/2025/08/amazon-investment-in-new-albany/>.

FAIRFAX COUNTY



Fairfax County



ISTOCK

Aerial view of a Chantilly, Virginia data center.

History and Context

Fairfax County presents a similar socioeconomic and historical content as neighboring Loudoun County. Several years behind the initial boom in the data center market in Loudoun County, Fairfax County began to experience development pressures and growing community concerns related to environmental issues and siting considerations. In 2023, the County Board of Supervisors sought to address these concerns by directing the Planning Department, with the support of an external consultant team, to further research the local data center industry and lessons learned from Loudoun County. The goal would be to provide a set of recommendations on revisions to the existing zoning ordinance and comprehensive plan.

Evolution of Regulatory Requirements

The report, published in early 2024, advocated for a Special Exception (SE) review process to provide more transparency by allowing for public hearings to solicit community feedback and to more readily facilitate a higher level of scrutiny for some of the other recommendations such as studies of acoustic impacts, building design review, and other site design considerations including increased open space, tree planting, and stormwater treatment. The resulting amendment to the zoning ordinance from this report was completed in September 2024. While the county did not adopt a universal requirement for data center projects to obtain a special exception, the new size, location, and design standards offered through the SE process is designed to encourage developers to seek this path.



Fairfax County

... residents wish to see more benefits related to quality-of-life issues and the environment ...

For example, data centers moved from permitted by-right to permitted or special exception in industrial zones I-4, I-5, and I-6; aligning to existing regulations for I-2 and I-3 as well as C-3 and C-4. However, the maximum size for data centers by-right is 40,000 square feet in C-3 and C-4 and 80,000 square feet in I-2, I-3, and I-4 unless approved for a larger footprint with a special exception. Other planned development district permissions were removed entirely, such as in PRC (Planned Residential Community) and were changed to special exception in PDC (Planned Development Commercial) and PTC (Planned Tysons Corner Urban District) districts. And while numerous zones still allow for data center development, all projects must be at least 200' from the lot line of any residential district (R) or a property developed with a residential use and at least one mile from any Metro station entrance, with lesser distances allowed only by special exception. For developers seeking to rezone a parcel to facilitate by-right data center use, a noise study and architectural drawings must be provided in the application materials.

When permitted by-right, data center facades must comply with several general design guidelines including: the entrance feature must include change in façade treatment, the façade must employ an approved change every 150 horizontal feet, and the fenestration design must be distributed horizontally and vertically at a minimum of 30 percent of the total façade area. Additionally, all cooling, ventilating, powering, or other operational equipment onsite, including electrical substations, must be within an enclosure or visually screened from the public right-of-way. To further mitigate potential sound impacts, equipment must be located at least 300' from the lot

line of a residential district or property developed with residential use and must be separated from the lot line for that residential district by the principal data center use (i.e. facing away from the existing residential use). Two noise studies are also required: one prior to the approval of the site plan, and one after construction to obtain the nonresidential use permit. When permitted by development plan or special exception, much stricter design review goes into effect. This review includes submission of elevations and sight line studies to ensure that the developer minimizes adverse impacts through massing changes, setbacks, additional screening, etc. Data center plans already through the approval process were grandfathered in accordance with the old requirements but, moving forward, these conditions ensure greater control over the siting and environmental impacts of data center development on adjacent communities.

Community and Economic Benefits

The direct community and economic benefits of data center development in Fairfax County are typically presented in aggregate as part of the broader region of Northern Virginia. For example, figures frequently cite the \$1 billion in tax revenue that data centers have brought in.⁵⁸ Additionally, the creation of targeted technology apprenticeships and internships for students in the NOVA system has boosted employment opportunities in the data center industry. Recent legislation suggests that residents wish to see more benefits related to quality-of-life issues and the environment such as visual and acoustic screening, efficient water and energy use, and greater physical separation of data centers from residential and other community uses.

58 Englander, Tyler. 2024. "Virginia Is the Data Center Capital of the World, What's the Controversy Surrounding Them?" ABC 8 News, April 29, 2024. <https://www.wric.com/news/virginia-news/virginia-is-the-data-center-capital-of-the-world-whats-the-controversy-surrounding-them>.

CASE STUDY

TRENDS & CONSIDERATIONS

While many states still offer tax and development incentives to attract hyperscale data center investments, regulatory trends are shifting toward stronger municipal oversight and development controls.

The overarching trend is a move to more clearly define and restrict where these projects can be located. Additional land use directives aim to preserve rural and agricultural areas from unchecked development and protect environmentally sensitive lands. Given the resource-intensive nature of data centers, developers are now held to higher standards of environmental sustainability and resiliency. In response, jurisdictions have introduced measures such as water usage restrictions, stormwater management requirements, green infrastructure standards, mandated emissions tracking, carbon offsetting, and incentives for renewable energy sourcing and generation.

Rising concerns over energy consumption and grid strain have prompted some states to implement special utility rate structures to prevent residential and small business customers from subsidizing large-load users like data centers. At the federal level, there is also growing interest in policies that support direct utility contracting and co-location with power generation to help bypass transmission bottlenecks.

Beyond regulatory amendments to ordinances and comprehensive plans, public oversight and procedural transparency have become increasingly important, especially as data center developments have clashed with established neighborhoods in several high-profile cases. In response, jurisdictions are removing data centers as by-right uses in certain districts and instead requiring special exceptions or conditional use approvals, which involve public hearings



STRATEGIES

As illustrated in recent case studies, some of the most comprehensive strategies involve new land use protections and zoning regulations. Jurisdictions are increasingly adopting zoning overlays, designating technology districts, limiting permitted zones for development, or creating data center-specific zones within their ordinances.

before planning boards. Impact studies are now commonly required to evaluate current and projected environmental, economic, and infrastructure effects prior to project approval, along with ongoing monitoring of environmental performance metrics.

The economic benefits of data center development, such as job creation and tax revenue, are being more critically weighed against long-term sustainability goals. Community Benefit Agreements (CBAs) are gaining momentum as a mechanism to ensure that data centers deliver lasting social, environmental, and economic value to the communities they inhabit.

CBAs have emerged as a common tool for negotiating concessions from data center developers, but their effectiveness has been questioned from a regulatory and policy perspective. While they can deliver localized gains, critics argue that CBAs often lack enforceability, transparency, and long-term accountability. Benefits may be narrowly distributed, while systemic issues—such as water use, energy demand, and public revenue loss—aren't meaningfully improved. Policymakers also caution that CBAs risk substituting for stronger regulation, creating uneven outcomes across jurisdictions. Legal standing is a key concern, as many CBAs are not structured as enforceable contracts but rather as “good faith” agreements. Without regulatory codification, commitments such as workforce training or environmental mitigation may lack meaningful impact or clear enforcement mechanisms.

Transparency and accountability are also central challenges. Without robust oversight, regulators may struggle to validate whether benefits reflect true community needs. At the same time, reliance on CBAs risks privatizing governance—leaving critical infrastructure issues like grid strain, water draw, and emissions outside consistent regulatory frameworks. Because data centers involve highly technical impacts, communities may lack the expertise to negotiate effectively, and CBAs may be used to sidestep uniform environmental standards. Equity concerns further complicate the picture: without regional coordination, benefits may be fragmented and fail to address broader systemic costs, such as increased utility rates or reduced water availability.

Finally, measurement and data gaps hinder the ability to evaluate CBAs effectively. Regulators may lack the authority or resources to require transparent reporting on energy use, water draw, or emissions. A CBA might promise investment in renewable energy, for example, but fail to tie that

Beyond regulatory amendments to ordinances and comprehensive plans, public oversight and procedural transparency have become increasingly important ...

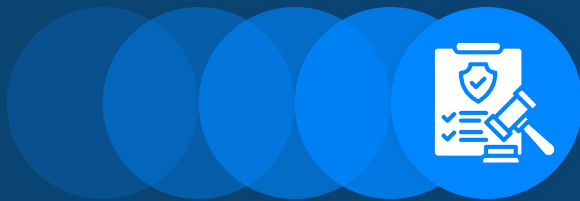
commitment to specific grid impacts or performance benchmarks. These limitations underscore the need for stronger regulatory frameworks and clearer standards to ensure that data center developments deliver meaningful and measurable benefits to the communities they affect.

Stronger baseline requirements can drive more equitable outcomes but may disincentivize development if they're perceived as overly burdensome; managing a balance of county interests is critical to attract desired outcomes.



Section 5

Policy Recommendations



This report provides a list of best practices policies that can achieve the guiding principles outlined in preceding sections. It is important to underscore that these recommendations will require additional selection, refinement, and prioritization from the governing body prior to establishing a roadmap for implementation. The governing body must first determine what policies best addresses community needs and concerns and are most aligned to the type of regulatory environment it wishes to promote before it creates actionable steps toward implementation.

Five categories of policy recommendations are discussed in the following section. It is expected that policies from each category would be leveraged to influence future regulations in Prince George's County.

Zoning and Land Use

Policy Recommendation 1

TIGHTEN DATA CENTERS USE RESTRICTIONS IN NON-INDUSTRIAL ZONES

Residents expressed a desire to limit data centers to industrially zoned parcels and prohibit development near sensitive environmental areas and established neighborhoods. Whereas some zoning ordinances have prohibited data center use outright in all areas except industrial zones,⁵⁸ Prince George's County could consider a zoning ordinance amendment that:

1. Retains by-right data center use in industrial zones
2. Introduces Special Use Exception for data center use in rural zones to ensure no adverse impacts to residential neighbors
 - › RR (Residential, Rural)
 - › AG (Agriculture and Preservation)

3. Prohibits data center use in urban zones to avoid any conflicts with established or potential future neighborhoods
 - › NAC (Neighborhood Activity Center)
 - › TAC – C and E (Town Activity Center – Core and Edge)

CASE STUDY

LOUDOUN COUNTY

Loudoun County eliminated by-right data center development in all zones by amending its zoning ordinance and comprehensive plan to require a special use exception. Only office and industrial zones allow for a special use exception; all other zones are prohibited.

58 Dozier, Jason, Matt Westmoreland, Liliana Bakhtiari, Marci Collier Overstreet, Jason H Winston, Amir Farokhi, Andrea L Boone, et al. 2025. 25-O-1063. Atlanta: City Council of The City of Atlanta. https://atlantacityga.igm2.com/Citizens/Detail_LegiFile.aspx?ID=37303.

Young, Brad. 2025. Draft No. 25-09. Frederick: County Council for Frederick County. <https://frederickcountymd.gov/DocumentCenter/View/357200/Amended-Bill-No-25-09---CDI-Overlay>.

County of Fairfax Virginia. 2024. ZO 112.1-2024-9. Fairfax: Board of Supervisors. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/zoning%20ordinance/adopted%20amendments/ZO_112_1-2024-9.pdf.

Implementation Plan

Action	Lead Agency	Timeline	Stakeholders
1. Draft zoning ordinance amendments in alignment with policy recommendations.	M-NCPPC	6–9 months	• County Council • Department of Permitting, Inspections and Enforcement (DPIE) • Developers
2. Outline criteria for data centers proposed in underutilized areas of Prince George's County when proximate to established residential zones.			
3. Submit proposed changes to the County Council for approval.			

Zoning and Land Use

Policy Recommendation 2

PROTECT ENVIRONMENTALLY SENSITIVE AREAS BY RESTRICTING DATA CENTER DEVELOPMENT

If Prince George's County wishes to retain the existing zones that permit data center development but wants to further preserve green space and protect rural/agricultural lands in alignment with community priorities, the County could amend the current zoning ordinance to prohibit data center development in these additional sensitive areas:

- All areas identified as Priority Preservation Areas in Plan 2035
- All areas identified in the Green Infrastructure Network
- All areas designated under the Rural Legacy program
- All areas designated under the Maryland Agricultural Land Preservation Foundation (MALPF) and other natural resource lands
- Additional areas within one-half mile of an operational transit station that are not already expressly identified in the Plan 2035 General Plan as Regional Transit Districts or Local Transit Centers

WHAT IS THE GROWTH BOUNDARY AS IT RELATES TO PLAN 2035?

The Growth Boundary delineates areas of the County that are eligible to receive public utility services.

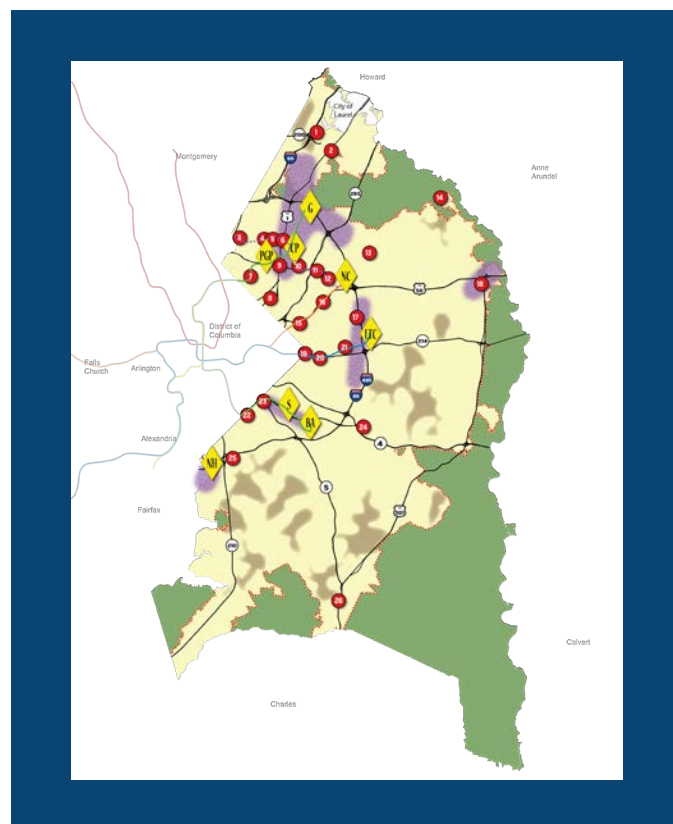


Figure 16. Plan 2035 Growth Policy Map

Implementation Plan

Action	Lead Agency	Timeline	Stakeholders
1. Use GIS to map sensitive ecological, residential, and cultural areas.	M-NCPPC District Council	6 months	• Department of the Environment (DOE) • Local conservation groups
2. Compare sensitive area mapping with existing zoning maps to outline areas of exclusion for data center development.			
3. Integrate maps into zoning and permitting workflows.			

Zoning and Land Use

Policy Recommendation 3

ESTABLISH AN OVERLAY ZONE THAT INCENTIVIZES BROWNFIELD AND OTHER UNDERPERFORMING SITES FOR DATA CENTER DEVELOPMENT

DATA CENTER OVERLAY ZONES

At the time of publication of this report, Frederick County was amidst the process of establishing an overlay zone for data centers, including and surrounding a core industrial area identified for redevelopment. One major strength of overlay zones is that it does not impact the underlying zoning class.

Frederick County, Maryland, is working to establish a designated overlay zone to attract potential data center developers to repurpose underutilized industrial brownfield sites surrounding a former aluminum factory.⁵⁸ Prince George's County could adopt a similar regulatory strategy by creating a formal incentive framework that encourages the redevelopment of existing brownfields and other underperforming properties such as decommissioned federal facilities, vacant industrial parcels, or surplus public land for data center use.

This framework could include a dedicated "Data Center Redevelopment Overlay Zone" applied to qualifying sites as identified by the County, accompanied by potential regulatory incentives such as increased flexibility in building height, lot coverage, and setback requirements, provided that enhanced noise mitigation measures and vegetative or structural buffers are incorporated to protect adjacent residential or sensitive land uses.

⁵⁸ Frederick County. 2025. "Critical Digital Infrastructure Overlay Zone Comprehensive Plan Amendment." <https://www.frederickcountymd.gov/DocumentCenter/View/357027/Critical-Digital-Infrastructure-Draft-Comprehensive-Plan-Amendment--Zoning-Map-Amendment-DRAFT?bidId=>.

Implementation Plan

Action	Lead Agency	Supporting Agency	Timeline	Stakeholders
1. Identify eligible sites and assess infrastructure readiness.	M-NCPPC	EDC	9–12 months	• DPIE • Property owners • Developers
2. Delineate the specific extents of the overlay zone and outline the incentive program to be adopted in tandem as a complementary set of amendments to the zoning ordinance.				
3. Promote these sites and their incentives through the Economic Development Corporation (EDC) and M-NCPPC communication channels.				

Environment

Policy Recommendation 4

REQUIRE A SUSTAINABLE OPERATIONS PLAN WITH EVERY SPECIAL USE EXCEPTION OR PLANNED DEVELOPMENT ZONING MAP AMENDMENT (ZMA-PD)

COMMUNITY CONCERNS ABOUT ENVIRONMENTAL IMPACT

Of the 208 responses received during community engagement sessions about the potential environmental impacts of data center development, concerns about energy and water use and emissions represented more than 70 percent of responses.

Engagement findings underscored concerns about data center development potentially compromising energy grid reliability, generating water scarcity, and straining natural resources. Given these concerns, the County may want to establish additional policies to help ensure that data centers operate in the most sustainable manner possible. The County could consider requiring additional documentation during the application process for the preliminary plan of subdivision for both of the following:

- An operational sustainability plan that includes detailed strategies to regulate energy and water use, integrate stormwater management, mitigate tree impacts, optimize utility infrastructure and identify a program officer charged with the plan's administration and monitoring.⁵⁸

- Alignment of the proposed sustainability plan to an industry-accepted sustainability framework with published goals and performance metrics aimed toward continuous improvement of specific sustainability metrics. At a minimum, the program framework should include directives on energy and water use, local ecological preservation, waste management, and emissions goals.⁵⁹

58 Dozier, Jason, Matt Westmoreland, Liliana Bakhtiari, Marci Collier Overstreet, Jason H Winston, Amir Farokhi, Andrea L Boone, et al. 2025. 25-O-1063. Atlanta: City Council of The City of Atlanta. https://atlantacityga.igam2.com/Citizens/Detail_LegiFile.aspx?ID=37303.

59 Frederick County Data Centers Workgroup. 2024. "Report of the Frederick County Data Centers Workgroup." Frederick. <https://frederickcountymd.gov/DocumentCenter/View/350277/Data-Center-Workgroup-Final-Report>.

Implementation Plan

Action	Lead Agency	Supporting agency	Timeline	Stakeholders
1. Identify potential sustainability frameworks to inform the creation of a short resource guide for developers.	M-NCPPC	DOE	3–6 months months for criteria development	• Environmental NGOs • Utility providers
2. Develop amendment to the preliminary plan of subdivision to include the additional sustainability criteria (energy, water, emissions) identified above.				
3. Review plans annually for compliance.				

Environment

Policy Recommendation 5

INCENTIVIZE THE CONSTRUCTION OF SUSTAINABLE DATA CENTERS THAT EXCEED ESTABLISHED ENVIRONMENTAL STANDARDS

BUILDING ENERGY PERFORMANCE STANDARDS (BEPS)

Building Energy Performance Standards are operational targets set for energy use or other key performance metrics with the intent to improve the overall efficiency and resiliency of existing buildings.

Given that more than 30 percent of responses received during the engagement process were related to environmental concerns, the County could consider creating an incentive structure for developers who advance important environmental goals or standards⁶⁰ that address topics such as energy innovation and renewables, power source standards, water reuse and recycling, and resilient landscaping and site design standards. Some of these standards could include:

- Utilization of best-in-class (highest levels of energy efficiency, noise mitigation, water conservation) data center equipment
- Developing renewable energy/energy storage solutions for federal tax credits

- Performance rewards for data center operations that exceed state Building Energy Performance Standards (BEPS) requirements
- Other progressive protocols around water management, renewable energy and backup power, noise attenuation, and design standards for building end-of-life/conversion

Since residents expressed criticism over tax incentive programs implemented in other jurisdictions, the County could instead consider implementing an incentive program whereby greater flexibility could be exercised for other bulk regulations and siting requirements or expedited review processes.

⁶⁰ Frederick County Data Centers Workgroup. 2024. "Report of the Frederick County Data Centers Workgroup." Frederick. <https://frederickcountymd.gov/DocumentCenter/View/350277/Data-Center-Workgroup-Final-Report>.

Implementation Plan

Action	Lead Agency	Supporting Agency	Timeline	Stakeholders
1. Create a scoring rubric for sustainability performance.	DPIE M-NCPPC	EDC	6–9 months	• County Council • Sustainability consultants
2. Link scores to incentives (e.g., expedited review, reduced design standards, etc.).				
3. Monitor and publish annual sustainability performance reports.				

Environment

Policy Recommendation 6

ADVOCATE FOR IMPLEMENTING A HIGH-ENERGY USE SURCHARGE ON DATA CENTERS

Similarly to Maryland's EmPOWER surcharge on residential utility bills funding energy efficiency programs and emissions reductions through clean energy sourcing, the County could encourage the Public Service Commission to enact a similar surcharge on data centers to promote and incentivize energy efficient building standards and cooling technologies.⁶¹

This strategy would also complement Maryland's

THE NEXT GENERATION ENERGY ACT

The Next Generation Energy Act intends to increase its capacity to generate and store energy from greener and more reliable sources. While nuclear energy is a major focus of this bill, its provisions on limiting rate impacts and residential ratepayer credits could serve as precedent for future legislation that expands these benefits as related to data centers.

State legislation, the Next Generation Energy Act (HB 1035/SB 937) which amongst other provisions, protects customers from paying for potential cancellations of data center projects that would otherwise leave customers responsible for electric system investments. The County could advocate for an expansion of this bill's terms to require all large-load customers (those exceeding 100 MW) to pay their own transmission and distribution costs.

⁶¹ Frederick County Data Centers Workgroup. 2024. "Report of the Frederick County Data Centers Workgroup." Frederick. <https://frederickcountymd.gov/DocumentCenter/View/350277/Data-Center-Workgroup-Final-Report>.

Implementation Plan

Action	Lead Agency	Supporting Agency	Timeline	Stakeholders
1. Collaborate with Pepco and the Public Service Commission to define sustainability goals and energy demand thresholds.	DOE		12–18 months	• Maryland PSC • County Council
2. Draft legislation for surcharge implementation.				
3. Use funds to support local energy efficiency programs and to offset costs from residential and small business ratepayers.				

Site and Building Design

Policy Recommendation 7

ADOPT FLEXIBLE, GREEN DESIGN STANDARDS FOR DATA CENTERS

SUSTAINABILITY AT THE META NEW ALBANY DATA CENTER

The Meta Data Center in New Albany achieved Leed Gold® certification, with operations meeting a 100 percent clean and renewable energy goal. Part of the partnership to attain these goals was the support of two other new renewable energy projects in Ohio.

In engagement sessions with the community, residents expressed less concern about the specific design aesthetic of data centers but rather underscored the importance of design standards that incorporate adequate buffers to mitigate noise and visual impacts, integrate sustainability features into the building and site design, and include landscaping and stormwater management strategies. Potential policy recommendations in the spirit of these design outcomes may include:

- Amendments to Section 4.11 of the Prince George's County Landscape Manual to introduce specific landscape standards for data center sites (*including* Rural and Agricultural Zones) focused particularly on creating natural, vegetated buffers through plantings and the use of green walls, roofs, and other natural screening strategies in the site design

- Amendments to the zoning ordinance to allow flexibility on the maximum building height when additional height is required to accommodate energy efficient cooling and energy generation infrastructure

Generally, adopting less prescriptive architectural and landscape design guidelines (e.g., leveraging ratios and percentages rather than explicit numbers)⁵⁸ will produce more diverse building and site design outcomes than heavily formulaic standards. Assuming that these design considerations would be applied as part of the special exception process, this strategy would provide flexibility to developers to address these requirements while allowing the public to assess how effectively the proposed design solution responds to its context.

58 Jaffari, Abdul, and Daniel Galindo. 2025. CPAM-2024-0001 and ZOAM-2024-0001. Board of Supervisors. https://loudoun.granicus.com/MetaViewer.php?view__id=89&clip__id=7887&meta__id=259120.

Implementation Plan

Action	Lead Agency	Timeline	Stakeholders
1. Work with the urban design section of the planning department to outline specific landscaping and screening requirements for data centers.	M-NCPPC	6 months	• Architects • Developers • Community design boards
2. Incorporate standards into the landscape manual and zoning ordinance.			
3. Provide design templates and technical assistance to developers during the special use exception process.			

Site and Building Design

Policy Recommendation 8

DISCOURAGE SPECULATIVE DATA CENTER DEVELOPMENT BY INCENTIVIZING PROJECTS TO PURSUE PLANNED DEVELOPMENTS

In lieu of establishing a Special Use Exception process to increase community oversight, the County could instead incentivize data centers to be submitted as Planned Developments (PD) by introducing greater flexibility in design standards and bulk regulations for proposed projects. For example, the County could amend the zoning ordinance to allow for PDs to:

- Allow for an increased building footprint area (e.g., a doubling from 150,000 square feet to 300,00 square feet per floor) for multi-building projects versus a single, standalone building⁵⁹

- Allow for decreased distance between proposed buildings, provided that the principal data center building use buffers mechanical yards from abutting uses
- Reduce off-street parking standards provided that enhanced landscape buffers and stormwater management treatments are applied to the site
- Allow for variances to stated design standards provided that detailed drawings (including plans, elevations, and sight line studies) demonstrate that the proposed massing alterations mitigate adverse impacts to neighbors⁶⁰

CASE STUDY

ATLANTA

In addition to a special use permit requirement that hinges on the submission of an energy consumption plan, Atlanta's zoning ordinance amendments outline strict size and aesthetic standards that dictate materiality and siting conditions.

59 Benveniste, Marshall. 2025. "Atlanta City Council Proposes Stricter Rules for Data Center Permits." ConstructConnect, June. <https://news.constructconnect.com/atlanta-city-council-proposes-stricter-rules-for-data-center-permits>.

60 County of Fairfax Virginia. 2024. ZO 112.1-2024-9. Fairfax: Board of Supervisors. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/zoning%20Ordinance/adopted%20amendments/ZO__112__1-2024-9.pdf.

Implementation Plan

Action	Lead Agency	Timeline	Stakeholders
1. Amend the zoning ordinance for PDs to create an incentive structure to facilitate more coordinated data center campus design.	M-NCPPC	12–18 months	• DPIE • Developers
2. Evaluate proposals based on community feedback from public hearings related to integration and aesthetics.			
3. Render a final decision with provisions on specific design directives.			

Site and Building Design

Policy Recommendation 9

INCREASE SETBACKS AND SCREENING REQUIREMENTS FOR DATA CENTERS NEAR RESIDENTIAL AREAS

COMMUNITY SENTIMENTS ON DESIGN ELEMENTS

Residents identified design considerations for data centers, including exterior aesthetics, sustainable design features, contextually sensitive siting and scale, adequate noise and light controls, and sensitive residential buffers and setbacks.

A significant amount of community concern was raised over the potential proximity of data centers to residential and other community functions. The County could consider increasing the screening and setback requirements for siting data centers and equipment enclosures within a given site when directly abutting a residential zoned parcel or a parcel with an existing residential use. While the greatest distance codified in the case studies was a minimum of 500 feet,⁵² this distance would effectively eliminate most of the viable development sites within the County.

The existing zoning ordinance mandates that “a Qualified Data Center shall be located on land with a minimum acreage of 25 acres in size, at least four thousand (4,000) feet from a Regional Park, and the

use shall be within a structure that is at least three hundred (300) feet from any residential use.” The County could consider increasing this distance to 400 feet with an exception that the total setback could be reduced to a minimum of 300 feet provided that certain performance criteria are incorporated into the site design.

These could include but are not limited to siting the primary data center building between the residential use and the data center’s equipment and mechanical enclosure to mitigate potential noise concerns⁵³ and providing enhanced natural buffers that feature natural, four-season visual screening through tree and shrub planting or a combination of berms and vegetation.⁵⁴

52 – Young, Brad. 2025. Draft No. 25-09. Frederick: County Council for Frederick County. <https://frederickcountymd.gov/DocumentCenter/View/357200/Amended-Bill-No-25-09---CDI-Overlay>.

53 – Dozier, Jason, Matt Westmoreland, Liliana Bakhtiari, Marci Collier Overstreet, Jason H Winston, Amir Farokhi, Andrea L Boone, et al. 2025. 25-O-1063. Atlanta: City Council of The City of Atlanta. https://atlantacityga.igm2.com/Citizens/Detail_LegiFile.aspx?ID=37303.

54 – Knapp, Renee, and Brad Young. 2025. No. 25-05. Frederick: County Council for Frederick County. <https://www.frederickcountymd.gov/DocumentCenter/View/355548/032525---Bill-No-25-05-----Siting-Requirements-to-Apply-to-Critical-Digital-Infrastructure-Facilities>.

Implementation Plan

Action	Lead Agency	Timeline	Stakeholders
1. Establish minimum setbacks and vegetative buffers.	M-NCPPC	3–6 months	• Homeowners associations
2. Require noise and visual impact studies for adjacent developments.			• Neighborhood groups
3. Include community input in site plan reviews.			• Residents
			• Property owners
			• Business owners

Site and Building Design

Policy Recommendation 10

AMEND THE NOISE ORDINANCE TO REGULATE DATA CENTER GENERATOR TESTING

NOISE MONITORING IN FAIRFAX COUNTY, VA

Routine testing and maintenance of back up generators is permitted in Fairfax County between 7:00 a.m. and 9:00 p.m. but limited to up to two hours per day, except in cases of power outage or other emergencies.

While Prince George's County has already established exceptions for emergency generator use for data centers, the County could consider additional requirements that allow exceptions for scheduled, periodic acoustic testing to ensure that backup generators comply with the Noise Ordinance standards.⁶¹

For example, Loudoun and Fairfax Counties now require a three-step process:

1. An existing noise survey
2. Modeling of new noise conditions
3. Testing of equipment once active

61 County of Fairfax Virginia. 2024. ZO 112.1-2024-9. Fairfax: Board of Supervisors. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/zoning%20ordinance/adopted%20amendments/ZO__112__1-2024-9.pdf.

Implementation Plan

Action	Lead Agency	Supporting agency	Timeline	Stakeholders
1. Review current ordinance and identify gaps related to generator testing.	DPIE	M-NCPPC DOE	6 months	• County Attorney's Office • Residents • Business owners • Property owners
2. Draft amendments with decibel limits and time restrictions.				
3. Enforce through DPIE inspections and complaint tracking.				

Planning Process

Policy Recommendation 11

REQUIRE ALL DATA CENTERS TO UNDERTAKE THE SPECIAL USE EXCEPTION PROCESS

WHAT IS A SPECIAL USE EXCEPTION?

A special exception process occurs when a particular land use is only allowed under a zoning ordinance if specific conditions set by the jurisdiction are met and approved through a discretionary review process.

Many zoning ordinance amendments have moved to require the special use exception (SE) process for all data center projects.⁵⁸ Regardless of the zone(s), the County may consider this procedural measure to prompt developers to respond to a more site- and application-specific review of potential impacts and mitigation strategies. Additionally, this process addresses a key community concern, providing more transparency and an opportunity to provide public comments to inform special conditions for approval, where appropriate.

Implementation Plan

Action	Lead Agency	Timeline	Stakeholders
1. Amend the zoning ordinance to require Special Use Exception for all data centers regardless of the underlying base zone.	M-NCPPC DPIE	6–9 months	- County Council - Planning Board
2. Develop review criteria including environmental, traffic, and community impact.			
3. Provide training to staff reviewing the submittals and provide a website on the Data Center review process.			

58 Jaffari, Abdul, and Daniel Galindo. 2025. CPAM-2024-0001 and ZOAM-2024-0001. Board of Supervisors. https://loudoun.granicus.com/MetaViewer.php?view_id=89&clip_id=7887&meta_id=259120.

Dozier, Jason, Matt Westmoreland, Liliana Bakhtiari, Marci Collier Overstreet, Jason H Winston, Amir Farokhi, Andrea L Boone, et al. 2025. 25-O-1063. Atlanta: City Council of The City of Atlanta. https://atlantacityga.iqm2.com/Citizens/Detail_Legifile.aspx?ID=37303.

Planning Process

Policy Recommendation 12

AMEND PLANNED DEVELOPMENT REQUIREMENTS IN THE ZONING ORDINANCE TO REQUIRE DETAILED SITE PLAN REVIEW FOR ALL DATA CENTERS

DATA CENTER SIZE THRESHOLDS IN FAIRFAX COUNTY, VA

For developers not seeking to undertake a special use exception, total building footprint size limits apply to lower intensity commercial and industrial districts, with only the highest intensity industrial districts permitting footprints exceeding 80,000 square feet.

To create an opportunity for multiple public hearings, the County may consider altering the existing zoning ordinance for PDs by requiring separate public hearings for the PD Basic Plan and subsequently for Site Plan review. This additional step would require additional public scrutiny regarding the specific details of the project including the location, size, height, and setbacks of the data center within the site,⁵⁹ with particular attention centered on proposed strategies to mitigate adverse development impacts and the robust and quantifiable documentation of community benefits.

Implementation Plan

Action	Lead Agency	Timeline	Stakeholder
1. Require the submission of a detailed site plan for data centers proposed in permitted PD zones.	M-NCPPC	6 months	- Property owners - Business owners - Residents - Developers
2. Include detailed infrastructure sustainability and community benefit components, especially in regard to phasing.			
3. Review and approve through M-NCPPC and County Council.			

⁵⁹ County of Fairfax Virginia. 2024. ZO 112.1-2024-9. Fairfax: Board of Supervisors. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/zoning%20ordinance/adopted%20amendments/ZO__112__1-2024-9.pdf.

Other Community Benefits & Incentives

Policy Recommendation 13

ESTABLISH A COMMUNITY ADVISORY GROUP AND VERIFY COMPLIANCE MECHANISMS TO RECOMMEND AND MONITOR COMMUNITY BENEFITS ASSOCIATED WITH DATA CENTER DEVELOPMENTS

Both advisory groups and compliance committees have roles to play in the planning and negotiation of a CBA as well as the accountability and compliance. New Albany leverages an informal advisory committee through the New Albany Community Foundation to provide recommendations and CBA development but does not explicitly support compliance and accountability when a community benefits agreement has been created.⁵⁸

The County Executive and the County Council should consider the formation of a Community Advisory Group that would make recommendations on data center community benefits. Given the presence of the Qualified Data Center Task Force, a subcommittee focused on community benefits could provide ongoing support and guidance for specific CBAs as well as creating legislation about community benefits, as further outlined in Policy Recommendation 14.

CASE STUDY

MGM NATIONAL HARBOR CBA

In 2013, Prince George's County entered into a CBA with MGM National Harbor. The agreement tied project approvals to a set of commitments to local hiring, workforce training, and community investments, with a formal compliance structure created to ensure accountability. This model remains one of the strongest examples in Maryland of enforceable CBAs linked to major economic development.

Funding could come from local or state budgets, but it is anticipated that much work would be done on a volunteer basis, and costs could be shared by industry.

Well-structured CBAs can be legally binding and help mitigate harm, but enforceability, oversight, and linkage to incentives make the difference in terms of their ability to address intended outcomes.

Regarding compliance, Prince George's County has an established precedent with the Community Benefit Agreement Compliance Committee serving as an accountability body for the MGM development. Leverage the committee to understand what has been effective in Prince George's County, what accountability and enforcement approaches have worked, and how a data center-specific development might learn from previous experiences.

⁵⁸ City of New Albany. 2025. "Amazon Investment in New Albany Contributes \$1.4 Billion to Licking County GDP." Press Release. New Albany, OH. <https://newalbanyohio.org/news/2025/08/amazon-investment-in-new-albany/>.

Implementation Plan

Action	Lead Agency	Timeline	Stakeholders
1. Direct the Data Center Task Force to study the MGM CBA process for effective accountability practices and target metrics.	M-NOPPC	3 months—ongoing depending on the implementation actions	• Data Center Task Force
2. Create a Community Benefits Subcommittee within the Data Center Task Force led by the Planning Department to review and align CBAs with Policy LU 14.			• EDC
3. Expand the current Compliance Committee or form a new Data Center CBA Compliance Committee under Central Services and the County Executive's Office.			• Community leaders
4. Mandate annual developer compliance reports posted publicly by the County Council Clerk's Office.			• Nonprofit partners
5. Tie CBA compliance to financial incentives (PILOTs, TIFs, tax credits) through coordination among Finance Law and the Council's Economic Development Committee.			• Legal office
			• Finance

Other Community Benefits & Incentives

Policy Recommendation 14

ESTABLISH A HYBRID CBA FRAMEWORK COMBINING ORDINANCE AND PROJECT-SPECIFIC AGREEMENTS

WHAT IS A CBA?

A Community Benefits Agreement (CBA) is a legally binding contract between a developer and community groups that outlines specific benefits the development will provide to the local community in exchange for project support.

CBAs can serve as an important tool to ensure that large-scale developments, such as data centers, deliver tangible benefits to local communities. Given some of the limitations of a CBA, a hybrid approach is recommended, combining baseline legislative requirements with project-specific negotiations to address unique local impacts. Under this model, key categories such as local hiring, minority- and women-owned business participation, workforce development, and infrastructure contributions would be codified in County policy or ordinance, providing clear minimum standards for all data center developments. This creates more standardized and ordinance driven approaches to public benefits.

Additional project-level CBAs could then be negotiated between developers, community representatives, and County officials to create targeted benefits that reflect the specific context, scale, and impacts of each development. Formal CBAs could be incorporated as a component of the Site Plan approval process.⁵⁹ This approach draws on precedent in Prince George's County, where the Community Benefit Agreement Compliance Committee has ensured accountability for MGM's commitments,

while allowing advisory input to shape the details of benefits. Similarly, case studies from Frederick County and New Albany, Ohio, demonstrate the value of advisory committees in guiding CBA development, though these examples highlight the need for explicit compliance mechanisms to ensure enforceability.

Compliance with the CBA should be linked to eligibility for financial incentives or permit approvals to ensure enforceability. By combining statutory baselines with flexible, project-specific CBAs, counties can balance developer certainty with meaningful community outcomes, ensuring that CBAs are both predictable and responsive to local needs.

More information on such agreements is provided on the following pages by their respective categories of opportunity. Potential target metrics have been preliminarily identified from Prince George's County MGM CBA, Frederick County workforce studies, Frederick County, New Albany Education Initiatives, New Albany local business sourcing initiatives, New Albany Infrastructure Provisions, and Prince George's County Compliance Committee reporting requirements.

⁵⁹ Frederick County Data Centers Workgroup. 2024. "Report of the Frederick County Data Centers Workgroup." Frederick. <https://frederickcountymd.gov/DocumentCenter/View/350277/Data-Center-Workgroup-Final-Report>.

Community Benefits and Incentives

Implementation Plan

Action	Plan	Lead Agencies	Timeline	Stakeholders
Legislation	Draft and adopt County legislation or ordinance establishing minimum requirements for local hiring, MWBE participation, workforce development, and infrastructure contributions in all data center developments. Legal review is needed to confirm which benefit categories can be mandated by ordinance versus negotiated voluntarily.	- County Council - Office of Law - Office of Central Services - EDC	12-24 months to ongoing depending on the implementation actions.	- County Council - Data Center Task Force - EDC - Community leaders - Nonprofit partners - Legal office - Finance
Formal Agreements	Incorporate formal Community Benefit Agreements as a required component of the Site Plan approval process, ensuring benefits are negotiated early in project review.	- Planning Board - Planning Department - County Executive Office - EDC		
Advisory Group Subcommittee	Form an advisory subcommittee as outlined in Policy Recommendation 13 to guide negotiation of project-specific CBAs, drawing lessons from Frederick County and New Albany while tailoring benefits to local impacts.	- Planning Department - Community Representatives - Developers		
Eligibility	Tie CBA compliance to eligibility for financial incentives (e.g., PILOTs, TIFs, tax credits) and permit approvals, ensuring enforceability and alignment with community priorities.	- Department of Finance - Office of Law - County Council - EDC		
Developer Compliance	Require developers to submit annual compliance reports, made publicly accessible through the County Council Clerk's Office, with results presented at public forums.	- Office of Central Services - County Council Clerk's Office - Developers		

CBA OPPORTUNITIES



WORKFORCE DEVELOPMENT AND LOCAL HIRING

Goal

Set clear targets for hiring local residents in both construction and long-term operational roles.

Opportunities

- Partner with workforce development boards, technical colleges, and universities to create training pipelines aligned with data center needs.
- Establish apprenticeship and internship programs for underrepresented groups and high-demand fields such as IT operations, HVAC systems, and electrical engineering.
- Require annual reporting on local hiring metrics to ensure accountability.

Target Metrics to Consider

- Percentage of construction jobs filled by county residents.
- Percentage of permanent operational roles filled by local residents.
- Number of apprenticeships, internships or on-the-job training slots created for local or under represented populations.
- Number of partnerships with local community colleges, universities, or workforce programs.



EDUCATION AND STEM INVESTMENTS

Goal

Invest in STEM education, digital literacy, pre-apprenticeship readiness opportunities, and workforce readiness programs that build long-term talent pipelines.

Opportunities

- STEM Learning Labs: Fund and co-develop STEM-focused makerspaces or labs in partnership with schools and nonprofits.
- Provide scholarships and grants to students pursuing degrees or certifications in technology, sustainability, and skilled trades.
- Support career exposure programs like field trips, hackathons, mentorships, and school partnerships to introduce students to data center career paths.

Target Metrics to Consider

- Number of scholarships or grants awarded to local students pursuing tech, sustainability, or skilled trade programs.
- Number of STEM programs, workshops, or maker labs supported in local schools.



LOCAL BUSINESS SOURCING AND CONTRACTING

Goal

Prioritize local and small business participation in construction and operational supply chains.

Opportunities

- Set measurable targets or minimum thresholds for local, minority-owned, and women-owned business enterprises (MWBs).
- Partner with local business associations to host supplier diversity workshops and capacity-building incubators that prepare smaller firms to compete for contracts.
- Publish annual reporting on contracting and vendor spending to demonstrate economic impact.

Target Metrics to Consider

- Percentage of construction contracts awarded to minority- and women-owned business enterprises (MWBs)
- Percentage of operational vendor contracts awarded to local businesses.



COMMUNITY INFRASTRUCTURE

Goal

Target financial and in-kind contributions to support community priorities and infrastructure projects.

Opportunities

- Dedicate a portion of PILOT or tax revenue to fund upgrades to roads, utilities, and broadband access impacted by data center operations.
- Invest in community-identified priorities such as libraries, parks, recreational facilities, and other green or community infrastructure.
- Provide in-kind contributions, such as equipment, expertise, or land to advance shared infrastructure goals.
- Create a Community Impact Fund—to support local nonprofits, workforce programs, and neighborhood initiatives.
- Require proportional contributions to grid upgrades, road improvements, and broadband expansion if data center significantly strains local systems.

Target Metrics to Consider

- Dollar value of financial contributions to local roads, utilities, broadband, or other infrastructure projects.
- Number of in-kind contributions (equipment, land, or expertise).



REPORTING AND COMMUNICATIONS

Goal

Ensure transparency, accountability, and trust by providing clear, consistent, and accessible updates on community benefits and operational impacts.

Opportunities

- Host regular public forums to provide updates on operations, report on benefit metrics, and transparently address community concerns.
- Develop a public-facing dashboard tracking key benefits such as jobs created, grants awarded, and environmental performance.
- Publish an annual “Community Impact Report” summarizing contributions, outcomes, and progress toward stated commitments.

Target Metrics to Consider

- Annual or semi-annual public report tracking all metrics.
- Public-facing dashboard displaying local hiring, contracts, grants, and environmental performance.

NEXT STEPS

Additional Public Meeting

This report presents research and related recommendations that would result in amendments to the Prince George's County Zoning Ordinance, Noise Ordinance, and potentially, aspects of the General Plan. As such, an additional public meeting could be convened following the presentation of this draft report to invite public comments on the report's findings and recommendations. Part of this session could also include a mapping series supported by the Prince George's County Planning Department that identifies the current areas of the County where data centers are permitted versus where they are most likely to be located given key development criteria such as accessibility, infrastructure readiness, and alignment with long-term growth goals.

Prioritize Key Amendments

Based on these inputs, planning staff could continue to facilitate follow-up discussions on the findings and recommendations of this report between the County Council and the Qualified Data Center Task Force, prioritizing key amendments for implementation versus those which may require additional study and/or consultation to garner the stakeholder buy-in and partnerships required to implement more broad-reaching initiatives such as incentive strategies or community benefits frameworks.



Economic Analysis

Simultaneously, an economic analysis could be solicited by the EDC to provide a neutral assessment of the potential costs and benefits of data center development on the County's economic base through the lens of local employment and tax revenue.

In addition, an impact study by the Maryland Tech Council (MTC) could inform County residents on the potential contributions of data center industry growth in the state.

With a better understanding of the potential opportunities present, EDC and MTC could make informed recommendations to the County Council on the level of legislation/type of regulatory environment that the County should create to best align itself with public opinion and the relative economic opportunities present.

Monitor Trends

Finally, M-NCPPC or the newly created Community Advisory Group should continue to monitor data center industry trends, community benefits, and market conditions to ensure that future regulations align with best practices and community needs. Data centers are critical to supporting the digital world that we live in; it is imperative that local governments continue to guide sustainable development practices that mitigate adverse impacts and maximize overall community health, wellbeing, and quality of life.





Appendices

APPENDIX A GLOSSARY OF TERMS

Environmental & Regulatory Terms

Afforestation

Planting trees in areas that were not previously forested, often used as a mitigation strategy.

Air Installation Compatible Use Zone (AICUZ)

A planning tool used to ensure land use compatibility near military airfields.

CBCAO (Chesapeake Bay Critical Area Overlay)

A zoning overlay that provides environmental protections for areas near the Chesapeake Bay.

CPCN (Certificate of Public Convenience and Necessity)

A permit required in Maryland for large-scale energy infrastructure, including backup generators at data centers.

Critical Infrastructure Streamlining Act

Maryland legislation that simplifies permitting for backup generators at data centers.

Environmental Sustainability Incentive Program

A policy tool offering benefits (e.g., tax breaks) for developments that meet high environmental standards.

Noise Ordinance

Local laws regulating acceptable noise levels, often with specific provisions for industrial uses like data centers.

Stormwater Management

Systems and practices designed to control runoff and protect water quality during and after development.

Stormwater Management Plan

A required document detailing how a development will manage runoff to protect water quality.

Zoning & Planning Terms

Brownfield Site

Previously developed land, often industrial, that may be contaminated but is suitable for redevelopment after remediation.

Campus Design Incentives

Planning tools that encourage coordinated, multi-building development with shared infrastructure and design standards.

Conditional Use Permit

A permit allowing a land use not typically permitted in a zoning district, subject to specific conditions.

Data Center Overlay Zone (CDI-OZ)

A zoning tool used to restrict data center development to specific geographic areas.

Developable Land

Land that is vacant and meets criteria (e.g., size, zoning) for new construction.

Detailed Site Plan

A comprehensive plan showing the layout, design, and impact of a proposed development, often required for approval.

District Council

A legislative body in Prince George's County that reviews and approves planning decisions.

Employment and Industrial Area (E-I-A)

A zone designated for job-generating industrial and commercial uses.

Fast-Track Permitting

A process that expedites approvals for certain types of development, such as data centers.

Industrial Zoning Mandate

A policy requiring data centers to be located only in industrially zoned areas.

Local Transit Centers / Campus Centers

Designated areas in County planning documents for transit-oriented or institutional development.

MALPF (Maryland Agricultural Land Preservation Foundation)

A state program that preserves farmland through easements and other tools.

MIO (Military Installation Overlay)

A zoning overlay that regulates development near military facilities.

Overlay Zone

A zoning district that sits on top of another and adds additional regulations or protections.

Planned Development (PD)

A zoning category allowing flexible development standards in exchange for coordinated planning and design.

Priority Preservation Area (PPA)

Areas designated for agricultural or environmental preservation under state or local plans.

RR / AG / NAC / TAC Zones

Various zoning designations in Prince George's County:

- RR: Residential, Rural
- AG: Agriculture and Preservation
- NAC: Neighborhood Activity Center
- TAC: Town Activity Center (Core, Edge, Planned Development)

Town Activity Center (TAC)

A planning designation for areas intended to be vibrant, mixed-use community hubs.

Transit-Oriented Development (TOD)

Development designed to maximize access to public transit and reduce reliance on cars.

Zoning Ordinance

A legal document that defines land use regulations, including what types of buildings and activities are allowed in each zone.

Economic & Policy Terms

CBA (Community Benefits Agreement)

A legally binding or informal agreement between developers and community groups outlining benefits the developer will provide to the community.

Capital Improvement Program (CIP)

A government plan for funding major infrastructure projects over a set period.

Community Impact Assessment

A study evaluating how a development will affect local residents, infrastructure, and services.

DRI (Development of Regional Impact)

A review process in Georgia for large-scale developments that may affect regional infrastructure or resources.

Impact Studies

Assessments of how a development will affect environmental, social, or economic conditions.

Qualified Data Center (QDC)

A designation that allows data centers to receive tax incentives if they meet specific criteria.

SB 397

Maryland legislation providing tax exemptions for data center equipment and personal property.



RYAN CRAUN/M-NOPPO

The September 2025 meeting of the Qualified Data Task Force drew a crowd of protesters.

Design & Architectural Terms

Fenestration

The arrangement of windows and other openings on a building's façade.

Green Infrastructure Network

A mapped system of natural areas and open spaces that provide ecological benefits.

Ingress/Egress

Terms referring to the entry and exit points of a property or development.

Visual Buffering

Landscaping or design features used to visually separate developments from surrounding areas.

Technical & Infrastructure Terms

CRAC (Computer Room Air Conditioning)

A cooling system used in data centers to maintain temperature and humidity levels.

CRAH (Computer Room Air Handler)

Similar to CRAC but uses chilled water instead of refrigerant; more efficient for large-scale deployments.

DCIM (Data Center Infrastructure Management)

Software tools that monitor and manage data center performance, energy usage, and equipment.

Hyperscale Data Center

A very large data center designed to scale efficiently and support massive data storage and processing needs.

PDU (Power Distribution Unit)

A device that distributes electrical power to servers and other equipment in a data center.

Redundancy

The duplication of critical components to ensure continuous operation in case of failure.

Resilience

The ability of a data center to recover quickly from disruptions and maintain operations.

UPS (Uninterruptible Power Supply)

A backup power system that provides emergency power during outages.

Utility Infrastructure Adjacency

The proximity of a development to existing utility systems like power lines and water mains.

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APPENDIX C

PUBLIC MEETINGS PRESENTATION

DATA CENTERS IN PRINCE GEORGE'S COUNTY

PUBLIC COMMUNITY MEETINGS

JULY 17, 2025

JULY 24, 2025

JULY 26, 2025

SATURDAY, 7/26 AGENDA

10:00 – 10:15 | Registration & Poster Review

10:15 – 10:35 | Welcome Message & Data Centers Overview

10:40 – 11:00 | Round Table One

11:05 – 11:25 | Round Table Two

11:30 – 11:50 | Round Table Three

11:50 – 12:00 | Closing & Next Steps

M-NCPPC Prince George's County Planning Department, Data Centers Public Meetings



WELCOME & INTRODUCTIONS

Vanessa Akins

M-NCPPC Prince George's County Planning Department

James Hunt

M-NCPPC Prince George's County Planning Department

M-NCPPC Prince George's County Planning Department, Data Centers Public Meetings



QUALIFIED DATA CENTER TASK FORCE

The Task Force was officially established on April 15, 2025 to address the impact of data centers on:

- **existing and future local energy** demands and **potential impacts to County ratepayers and taxpayers** in meeting future energy demand;
- **environmental impact** of data centers on the air, water and woodland quality and supply in Prince George's County including **recommended measures to mitigate negative impacts**;
- **impact on quality of life** aspects of areas surrounding data centers such as viewscapes, open and green spaces, accessibility and urban mobility, and social or recreational facilities.

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TASK FORCE MEETINGS (IN PERSON & VIRTUAL)

Dates: September 10th
October 8th
November 12th

Time: 11am

Location: 1616 McCormick Drive, Largo, MD 20774



Visit the Qualified Data Center Task Force Website at:
<https://pgccouncil.us/1051/Qualified-Data-Center-Task-Force>

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PRINCE GEORGE'S COUNTY & DATA CENTERS RESEARCH PROCESS

Gensler, in collaboration with the M-NCPPC Prince George's County Planning Department, will lead a public engagement initiative to gather community input that will shape future Data Center development strategies in Prince George's County.

The team will assess both the impacts and benefits of data center development in the region using:

- Community Feedback (these meetings!)
- Case Studies
- Best Practices Research and Design Expertise

To ensure that future planning reflects the needs and priorities of the community, we will explore:

- Current public perceptions,
- Identify key challenges
- Uncover opportunities related to data center growth

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North County Meeting	Central County Meeting	South County Meeting
Prince George's County Department of Parks and Recreation Headquarters	Prince George's Sports & Learning Complex	Southern Regional Technology & Recreation Complex
6600 Kenilworth Avenue Riverdale, MD 20737 PRA Auditorium	8001 Sheriff Road Landover, MD 20785 Town Hall Room	7007 Bock Road Fort Washington, MD 20744 Multi-purpose Room
Thursday, July 17, 2025 6 – 8 PM	Thursday, July 24, 2025 6 – 8 PM	Saturday, July 26, 2025 10 AM - noon
To request a disability or language accommodation, call 301-952-3038, Maryland Relay 711, or email PublicAffairs@ppd.mncppc.org .		

M-NCPPC Prince George's County Planning Department, Data Centers Public Meetings



IN THE ROOM TODAY

Community Engagement Consultants



Elaine Asal
Engagement
Lead



Simi Marinho
Government
Lead



Evan Todtz
Facilitator



Jenna Beemer
Facilitator



Shawn Reichart
Critical Facilities
Expert and
Facilitator



Jonnie Plass
Facilitator

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OUR GOALS FOR TODAY

What we aim to do today:

- Explore benefits and potential impacts around data center development
- Understand your concerns around data center development
- Gather your opinions to inform future planning and policy recommendations

NOTE: This discussion does not propose the construction of any new data centers but rather to gather public input that will inform future policy regulations and identify potential community benefits priorities for data center development in Prince George's County.

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DATA CENTERS OVERVIEW

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WHAT IS A DATA CENTER?



WHAT THEY ARE

Data Centers are buildings that house the infrastructure that supports the world's computing functions. Servers process and store the data commonly referred to as "the cloud."



WHAT THEY DO

Data centers' primary function is processing and accessing data, but they also store data, safeguarding sensitive information so it's inaccessible to hackers.



WHY THEY MATTER

Data centers power everyday digital activities: email, gaming, streaming, e-commerce, healthcare, finance, AI etc.



WHO THEY IMPACT

- Residents
- Businesses
- Education
- Healthcare
- Government institutions
- Financial institutions
- Environment

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Source: Urban Land Institute. *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*. November 2024. <https://knowledge.uli.org>

WHAT IS DRIVING THE GROWTH OF DATA CENTERS?

Rapid Growth in Digital Activity

- Surging demand for cloud services, gaming, streaming, and AI workloads—accelerated by remote work and digital transformation trends.
- Post-COVID behavior shifts are driving long-term increases in data generation and usage.

Supporting Local and National Infrastructure

- Data centers enable reliable connectivity for businesses, schools, and government functions.
- They serve as the backbone for sectors like healthcare, finance, logistics, and research.

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Source: Urban Land Institute. *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*. November 2024. <https://knowledge.uli.org>

WHY IS THIS IMPORTANT NOW



Data centers are drawing increased news coverage and public scrutiny



Communities are voicing concerns about land use, sustainability, and equity



There are competing views on their economic benefits vs. environmental and social impacts

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DATA CENTERS: TOPICS OF INTEREST

Economic Development

Tax Revenue

Local Digital Connectivity

Digital Infrastructure

Community and Civic Benefits

Potential for Sustainability

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Source: Urban Land Institute, *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*, November 2024. <https://knowledge.uli.org>

DATA CENTERS: TOPICS OF INTEREST

Economic Development

- Create direct, high-paying jobs
- Support long-term construction employment and reduce labor shortages
- Every direct job supports 6+ indirect jobs across the economy

Tax Revenue

- Generate significant local tax revenue, both real and personal property taxes
- Can reduce tax burdens for residents
- Revenue often reinvested in schools, infrastructure, and public services

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Source: Urban Land Institute, *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*, November 2024. <https://knowledge.uli.org>

DATA CENTERS: TOPICS OF INTEREST

Local Digital Connectivity

- Enhance local access to high-speed internet and cloud services
- Strengthen regional appeal for tech-driven businesses

Digital Infrastructure

- Power essential online services, including banking, health care, education, and emergency services
- Enable AI development, remote work, and the broader digital economy
- Help the U.S. compete globally in tech and innovation

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Source: Urban Land Institute, *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*, November 2024. <https://knowledge.uli.org>

DATA CENTERS: TOPICS OF INTEREST

Community and Civic Benefits

- Often fund community benefits packages (e.g., workforce training, STEM education, renewable projects)
- Can create utility infrastructure that benefits both data centers and local residents
- Provide stable, long-term capital investment in regions that might otherwise lack large-scale development

Potential for Sustainability

- Hyperscalers drive demand for renewables (PPAs, on-site generation, RECs) Data center energy needs accelerate grid modernization
- Operators often invest in sustainable infrastructure, like recycled water systems

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Source: Urban Land Institute, *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*, November 2024. <https://knowledge.uli.org>

WHAT HAVE COUNTIES CREATED GUIDELINES AROUND?

What types of policy standards and/or guidelines for data centers have been applied successfully elsewhere?



Water Demand & Quality



Land Use & Site Design



Energy Demand & Efficiency



Building Design



Noise Mitigation & Monitoring

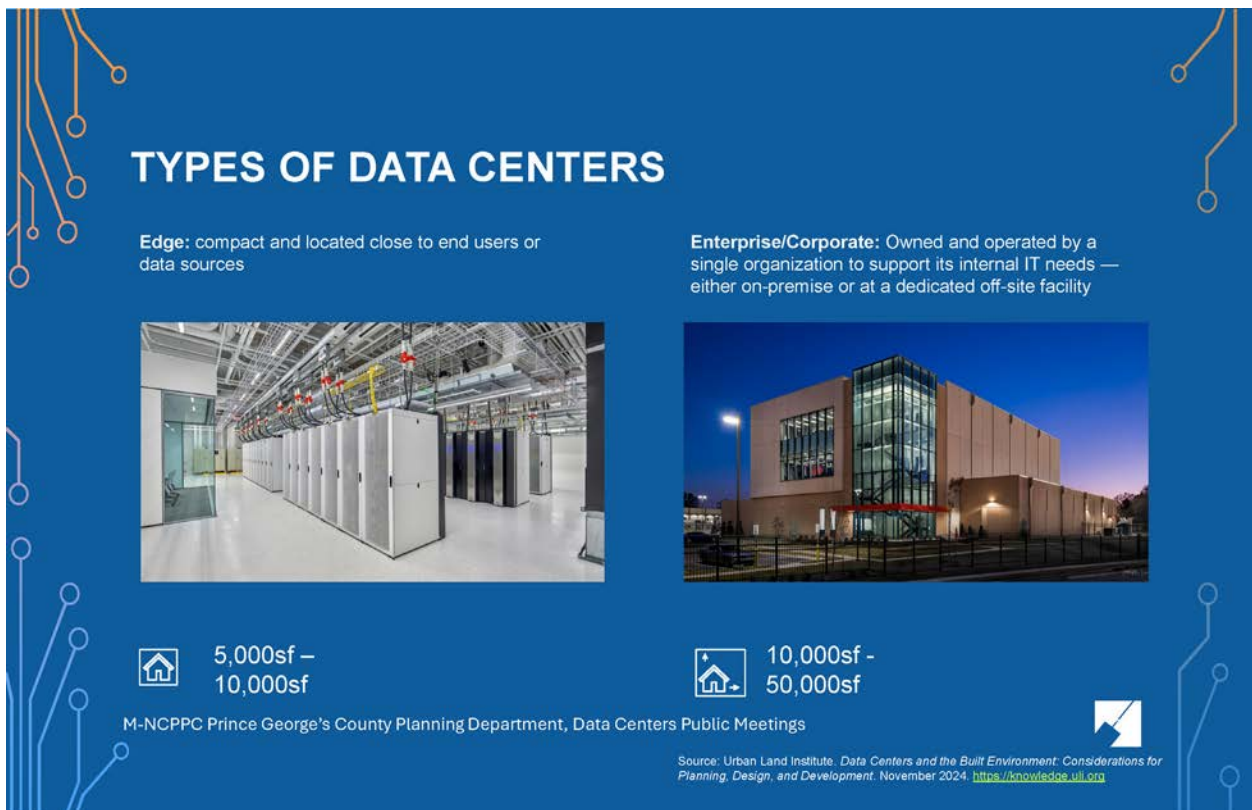
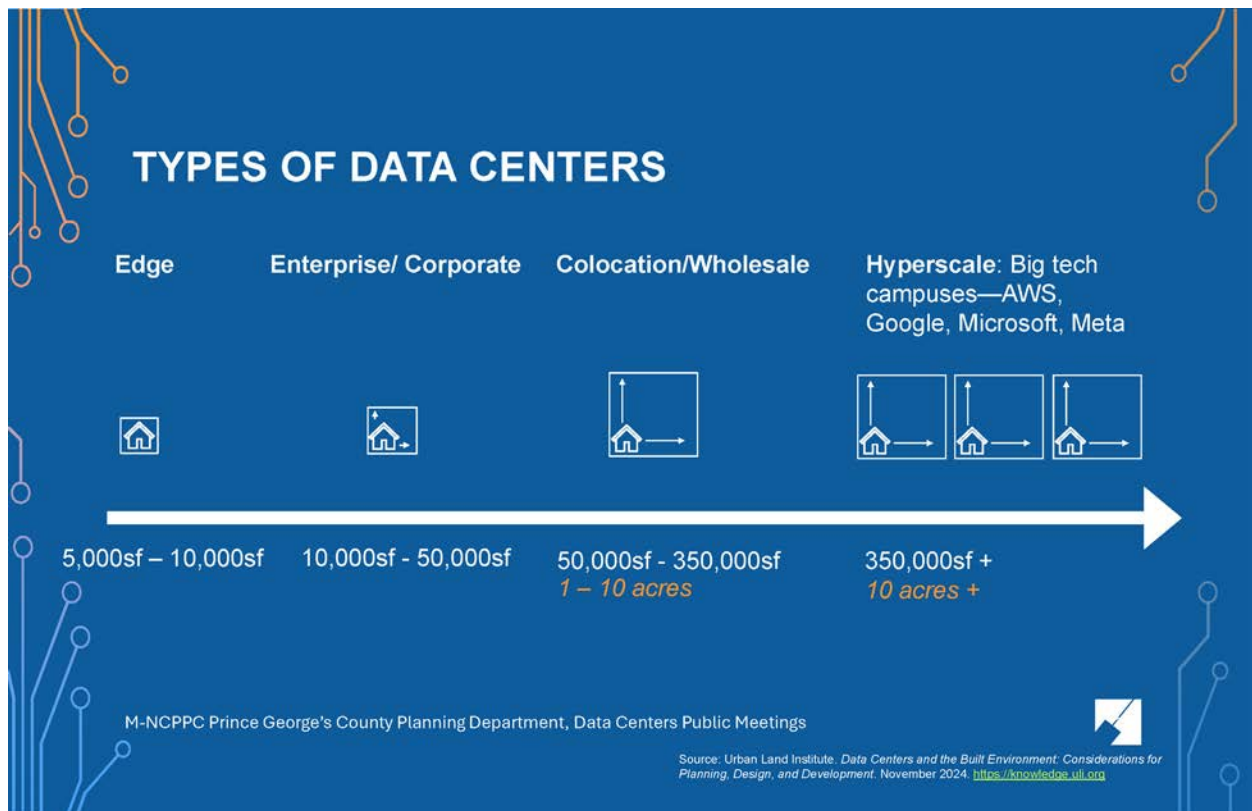


Air Quality Monitoring



Community Benefits

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TYPES OF DATA CENTERS

Colocation/Wholesale: Facility providers offer space, power, cooling, and physical security for equipment owned by multiple clients.



50,000sf-350,000sf
1 – 10 acres

Hyperscale: Large-scale facilities operated by major tech/cloud providers like AWS, Microsoft, and Google. Designed for massive scalability, high processing loads, and ultra-fast connectivity.



350,000+ sf
10 + acres

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Source: Urban Land Institute, *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*, November 2024. <https://knowledge.uli.org>

SITE CONSIDERATIONS

For a site to house a data center, operational and physical requirements must be met in the following categories.



Power



Water



Land



Roads



Fiber

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Source: Urban Land Institute, *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*, November 2024. <https://knowledge.uli.org>

SITE CONSIDERATIONS



Power Usage

Data centers are power intensive. Reliable and robust access to power is essential for operations and can potentially limit where data centers can locate.

Positive Trends

Newer data centers are increasingly energy-efficient:

- Innovations in server technology
- Efficiency in cooling systems
- Renewable energy integration helps reduce overall power consumption and carbon impact
- Increasing interest and drive around on-site power generation

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Source: Urban Land Institute, *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*, November 2024, <https://knowledge.uli.org>

SITE CONSIDERATIONS



Water Usage

Data centers often need greater access to municipal water supplies than typical industrial sites and must have proper infrastructure to manage water use and discharge.

Positive Trends

There is a growing shift toward water-efficient cooling technologies that significantly reduce water consumption:

- Closed-loop cooling
- Air-cooled chillers
- Use of reclaimed or non-potable water help data centers lower their demand on municipal water systems

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Source: Urban Land Institute, *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*, November 2024, <https://knowledge.uli.org>

SITE CONSIDERATIONS



Land Use

Depending on the size of the data center, land is necessary to accommodate the facilities and accompanying infrastructure.



Positive Trends

Data centers are increasingly designed with a more compact and efficient footprint:

- Optimizing land use while preserving surrounding natural resources
- Growing emphasis on redeveloping previously disturbed or industrial sites (brownfields), reducing pressure on undeveloped land

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Source: Urban Land Institute, *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*, November 2024. <https://knowledge.uli.org>

SITE CONSIDERATIONS



Roads and Access

vital for construction, logistics and transportation.



Positive Trends

Advances in construction logistics and modular data center components have reduced the frequency and intensity of transport-related disruptions:

- Projects are strategically located near existing infrastructure hubs to minimize the need for extensive new road development

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Source: Urban Land Institute, *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*, November 2024. <https://knowledge.uli.org>

SITE CONSIDERATIONS



Fiber

Data centers require high-speed, high-capacity fiber optic connectivity to support fast and reliable data transmission to and from users, networks, and other facilities.



Positive Trends

Ongoing improvements in fiber infrastructure are enhancing performance and expanding accessibility:

- Expansion of regional and long-haul fiber networks
- Deployment of redundant fiber paths to ensure uptime
- Increased availability of dark fiber gives operators flexibility and scalability
- 5G and edge computing are accelerating investment in fiber-rich environments

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Source: Urban Land Institute. *Data Centers and the Built Environment: Considerations for Planning, Design, and Development*. November 2024. <https://knowledge.uli.org>

COMMUNITY BENEFITS

How have others leveraged data center development to address broader community needs and improve overall quality of life?

Examples:

Vocational programs could be supported at local community colleges or incubator programs for small businesses that could be engaged in the construction of the building.

Data center operators might invest in broadband infrastructure upgrades that serve both their facility and nearby underserved neighborhoods.



Environmental Sustainability



Local Hiring & Workforce Development



Community Integration



Local Business Sourcing & Contracting

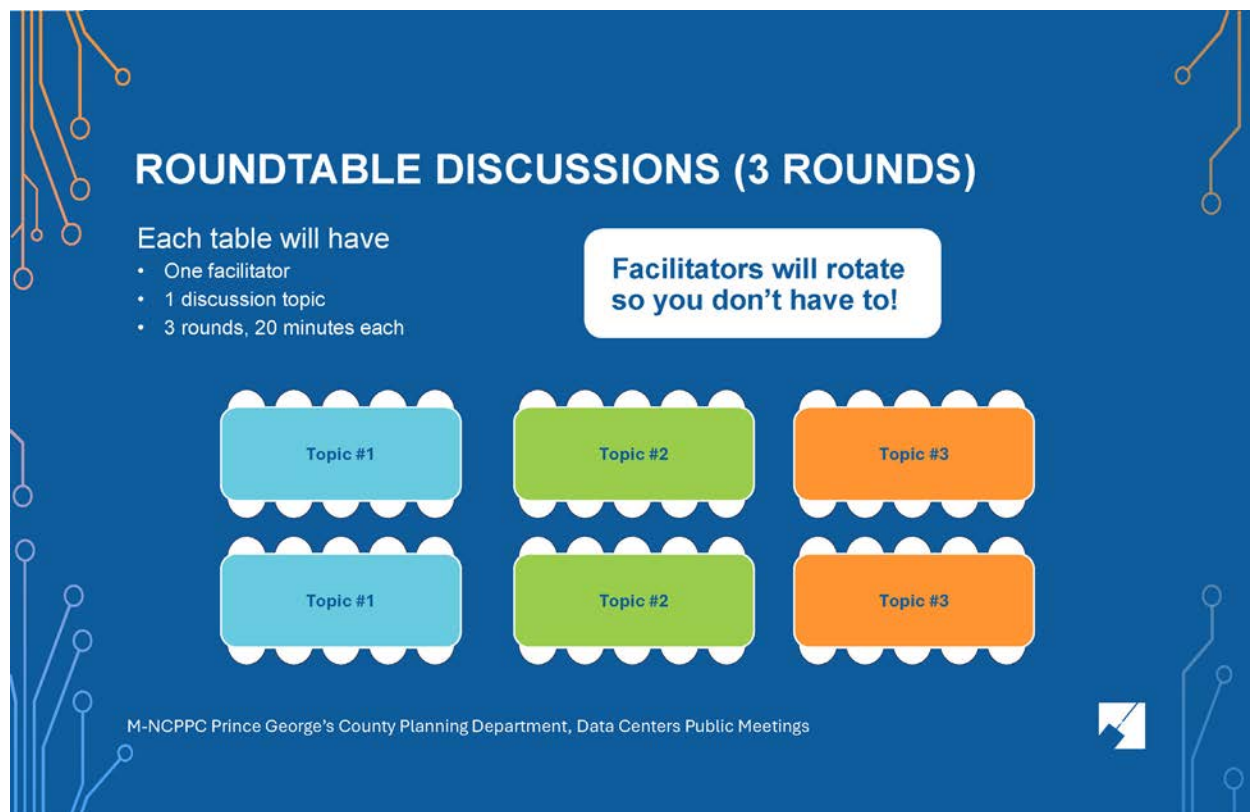


Community Infrastructure



Economic Growth & Diversification

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COMMUNITY BENEFITS OPPORTUNITIES



What types of community investments would you like to see as part of a data center project?

- How can data centers contribute to local education, skills training, or youth opportunities?
- Are there ways data centers could help improve quality of life in your community?
- What partnerships or programs could data centers support that align with community priorities?

Directions:

1. Discuss potential community benefits on the poster and place ideas discussed under the correct category
2. Vote using sticker dots for your top 3 priorities.
3. Discuss the results at the table.

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COMMON CONCERNS AND MITIGATION STRATEGIES



What concerns do you have about data centers in the county (e.g., water use, noise, energy demand, costs)?

- How could those concerns be addressed or mitigated?
- What would make you feel more confident that data centers could be a good fit here?
- Are there examples from other industries or places where concerns were successfully addressed?

Directions:

1. Discuss your concerns about data centers in various categories
2. Discuss possible mitigation strategies in various categories

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SITE CONSIDERATIONS AND BUILDING DESIGN

SITE CONSIDERATIONS AND BUILDING DESIGN

What should data centers in Prince George's County look like?

- What building design features would make a data center more compatible with its surroundings (e.g., landscaping, screening, building materials)?
- What factors are most important when choosing a data center site (e.g., distance from homes, access to power infrastructure, environmental sensitivity)?
- How can data centers contribute to environmental sustainability through their design?

Directions:

Place sticky notes on images that you like or dislike, with comments explaining why.

M-NCPPC Prince George's County Planning Department, Data Centers Public Meetings



TIPS FOR A SUCCESSFUL DISCUSSION

Speak
freely,
honestly,
and openly

Imagine what
could or should
be. Think
aspirationally

All ideas are
good ideas –
be respectful
of other's
ideas

Listen to each
other and keep an
open mind

M-NCPPC Prince George's County Planning Department, Data Centers Public Meetings



DISCUSSION INSTRUCTIONS

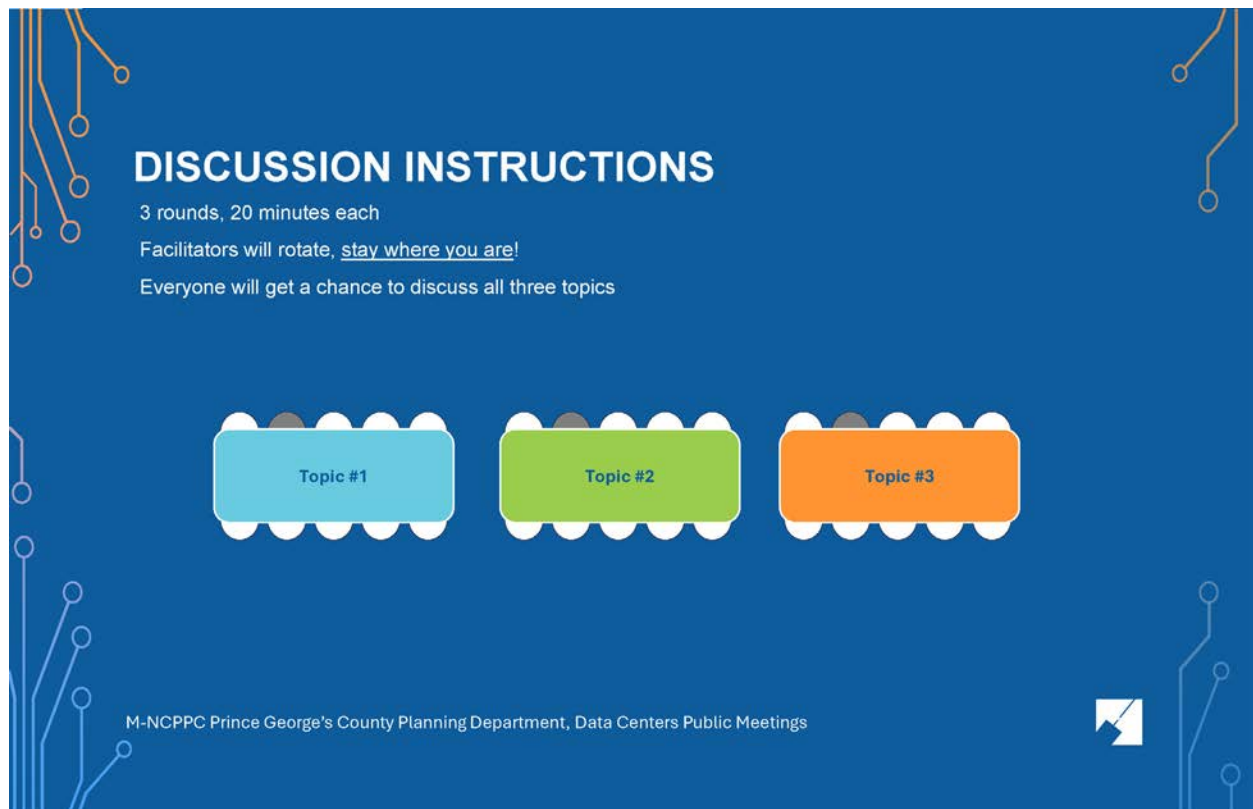
3 rounds, 20 minutes each
Facilitators will rotate, stay where you are!
Everyone will get a chance to discuss all three topics

Topic #1

Topic #2

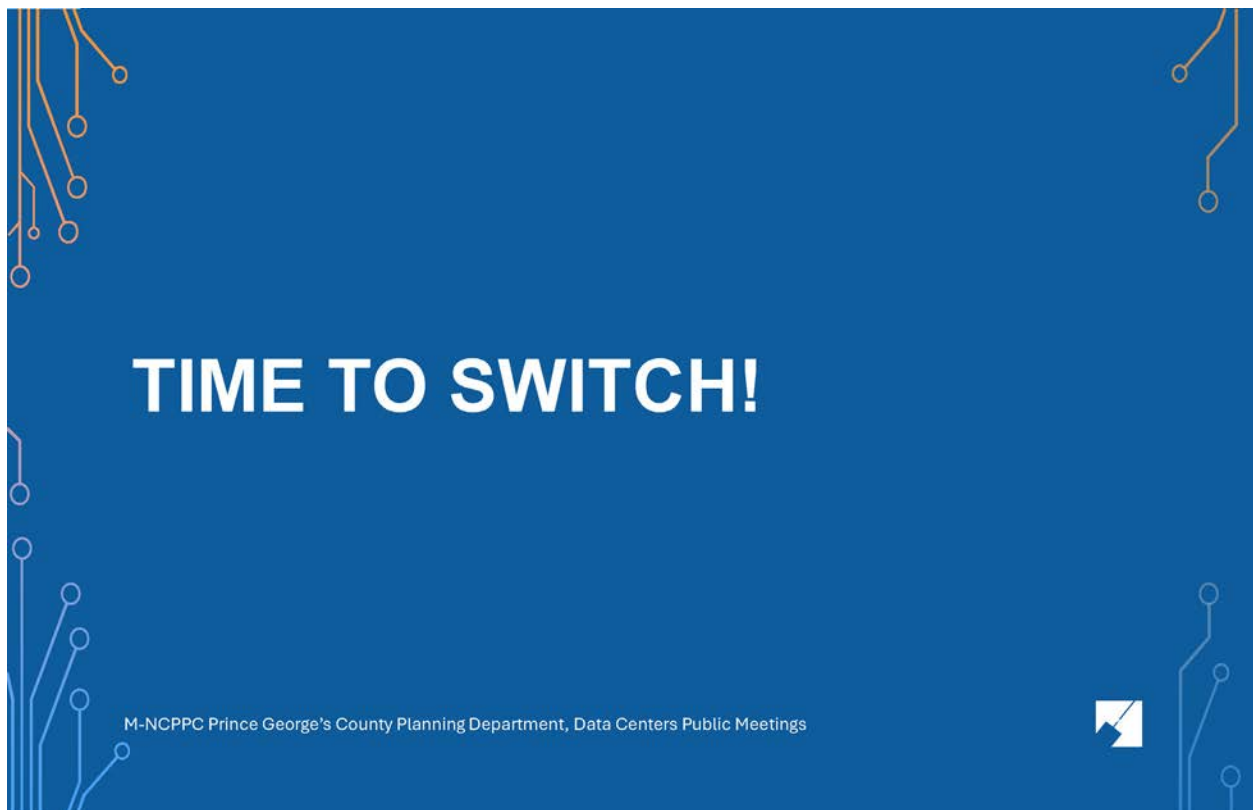
Topic #3

M-NCPPC Prince George's County Planning Department, Data Centers Public Meetings



TIME TO SWITCH!

M-NCPPC Prince George's County Planning Department, Data Centers Public Meetings



CLOSING & NEXT STEPS

- **Task Force Meeting (In Person & Virtual)**

Dates: September 10th
October 8th
November 12th

Time: 11am

Location: 1616 McCormick Drive, Largo, MD 20774

- **Draft Report – November 2025**

M-NCPPC Prince George's County Planning Department, Data Centers Public Meetings



Thank you for attending!

Visit the Qualified Data Center Task Force Website at:
<https://pgccouncil.us/1051/Qualified-Data-Center-Task-Force>

Email Questions/ Comments to:
datacenters@ppd.mncppc.org

Council Resolution:
● **CR-016-2025**



M-NCPPC Prince George's County Planning Department, Data Centers Public Meetings



APPENDIX D

PUBLIC MEETING MATERIALS

Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?

Are there ways data centers could help improve quality of life in your community?

What partnerships or programs could data centers support that align with community priorities?

Environmental Sustainability 	Local Hiring & Workforce Development 	Community Integration 	Wild Card 
Community Infrastructure 	Economic Growth & Diversification 	Local Business Sourcing & Contracting 	

Site Considerations & Building Design

Land Use Adjacencies	Facade / Design Detailing	Screening / Buffers	Public Amenities
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Common Concerns & Mitigation Strategies

Environmental Impact	Energy Demand & Grid Strain	Water Supply	Land Use and Historical Preservation
Noise & Visual Disruption	Transparency & Oversight	Economic Impact (jobs, taxes, infrastructure)	Zoning
Wild Card			

Data Centers Public Meeting | Roundtable Questions



Community Benefits Opportunities

What types of community investments would you like to see as part of a data center project?

How can data centers contribute to local education, skills training, or youth opportunities?

Are there ways data centers could help improve quality of life in your community?

What partnerships or programs could data centers support that align with community priorities?



Common Concerns & Mitigation Strategies

What concerns do you have about data centers in the county (e.g., water use, noise, energy demand, costs)?

How could those concerns be addressed or mitigated?

What would make you feel more confident that data centers could be a good fit here?

Are there examples from other industries or places where concerns were successfully addressed?



Site Considerations and Building Design

What should data centers in Prince George's County to look like?

What building design features would make a data center more compatible with its surroundings (e.g., landscaping, screening, building materials)?

What factors are most important when choosing a data center site (e.g., distance from homes, access to power infrastructure, environmental sensitivity)?

How can data centers contribute to environmental sustainability through their design?

Gensler

M-NCPPC Prince George's County Planning Department

Site Considerations & Building Design



Land Use Adjacencies

Facade / Design Detailing

Screening / Buffers

Public Amenities

Site Considerations & Building Design



Land Use Adjacencies

Facade / Design Detailing

Screening / Buffers

Public Amenities

PUBLIC AMENITIES

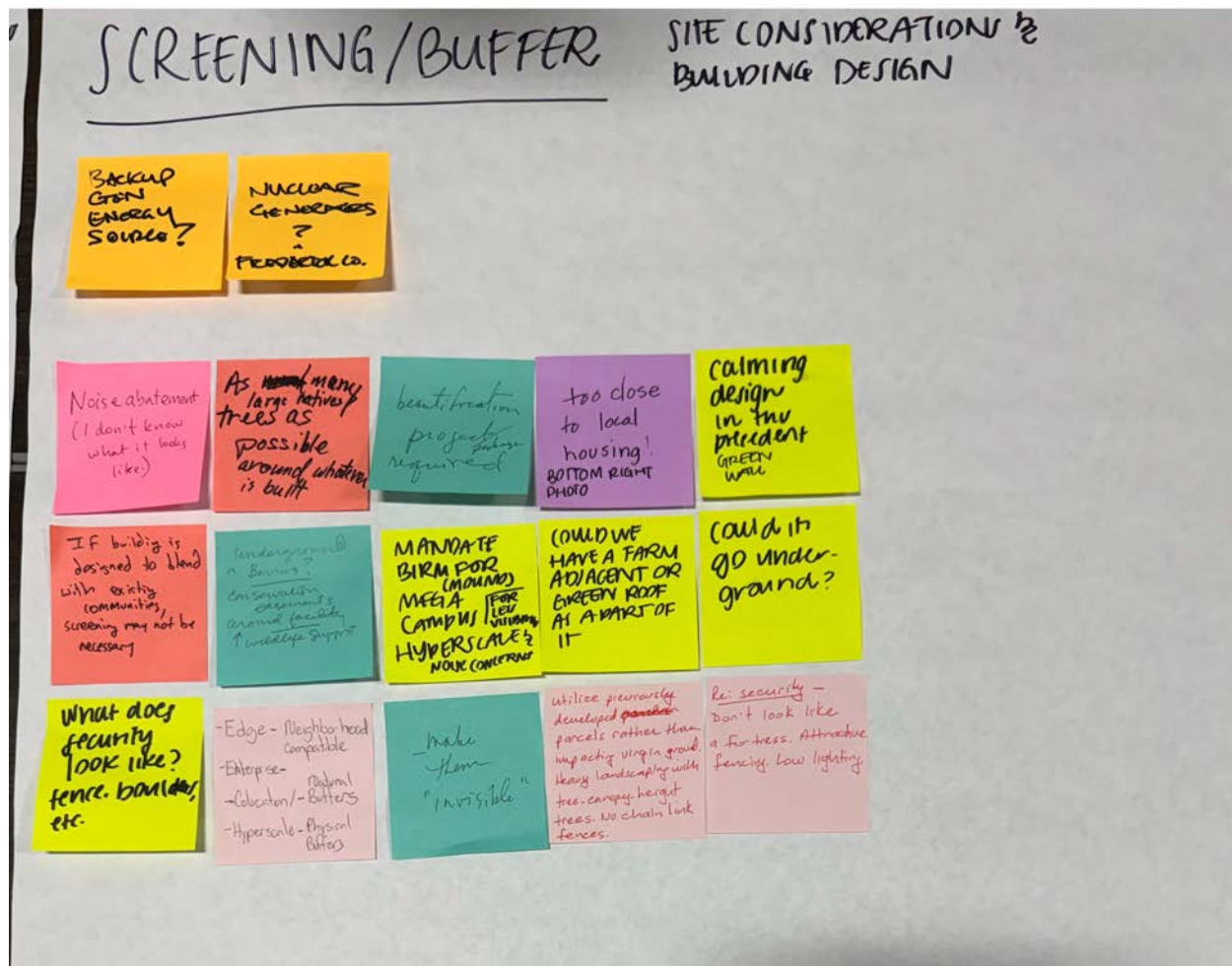
SITE CONSIDERATIONS $\frac{1}{3}$ BUILDING DESIGN

UNBUILT FRIENDLY DESIGN	STORMWATER MANAGEMENT	Needs to improve internet accessibility and the electric grid for the community	Hyper-scale data centers to provide public amenities - bike paths, public park, dog park, etc.	EXPLORE ALTERNATIVE FOR BACKUP BEYOND DIESEL FOR MAYBE BATTERY BACKUP	MANDATE IMPROVEMENT OF ROADS FOR MAINTENANCE	CONTROL LOOP WATER MAINTAINED ON SITE (GRAY WATER/WASTE WATER)
Revenue truly an asset to County residents?	Amenities - growing streets, Healthcare Center funding for childcare	Integrate bike & walking paths through or around adjacent to, i.e. increase areas walk score	Computer class + tutorials	MANDATE CLOSED LOOP SYSTEM FOR WATER	SOUND STUDY, AGRICULTURAL STUDY - AFFORDABILITY ANALYSIS HOW DOES DEVELOPER PAY IN COUNTABLE FOR HAVEN	EXISTING TRANSMISSION PUBLIC UTILITIES - WATER, POWER - IMPROVE QUALITY OF...
						Access to power + water for the data center not another public system

FACADE / DESIGN DETAILING

SITE CONSIDERATIONS $\frac{1}{2}$ BUILDING DESIGN

IS THERE A NO BOLD OPTION? UNDERGROUND?	DO NOT LIKE THE AMAZON BUILD ON 450					
ART on sides of it	Incorporate only Native Plants in landscaping	CMP SYSTEM, BUILD TO LOOK LIKE HOUSE, LOOK MEET, BUT NOT MAINTAINED	Encourage underground development - smaller footprint, may conserve energy	Wind power, natural gas (not clean energy)	Consider power source opportunities - alternative solar $\frac{1}{3}$ nuclear	Low Decibel level
-Building Retrofits	Ok with me if they are covered in solar panels and tiny windmills	use locally-sourced building materials	Air Quality should not be impacted negatively	site specific to align with local architecture features to be comparable the neighborhood	The smaller the better! The more native plants, trees, etc. Why not have each computer have its own data storage?	Build renewable energy sources into design



APPENDIX E

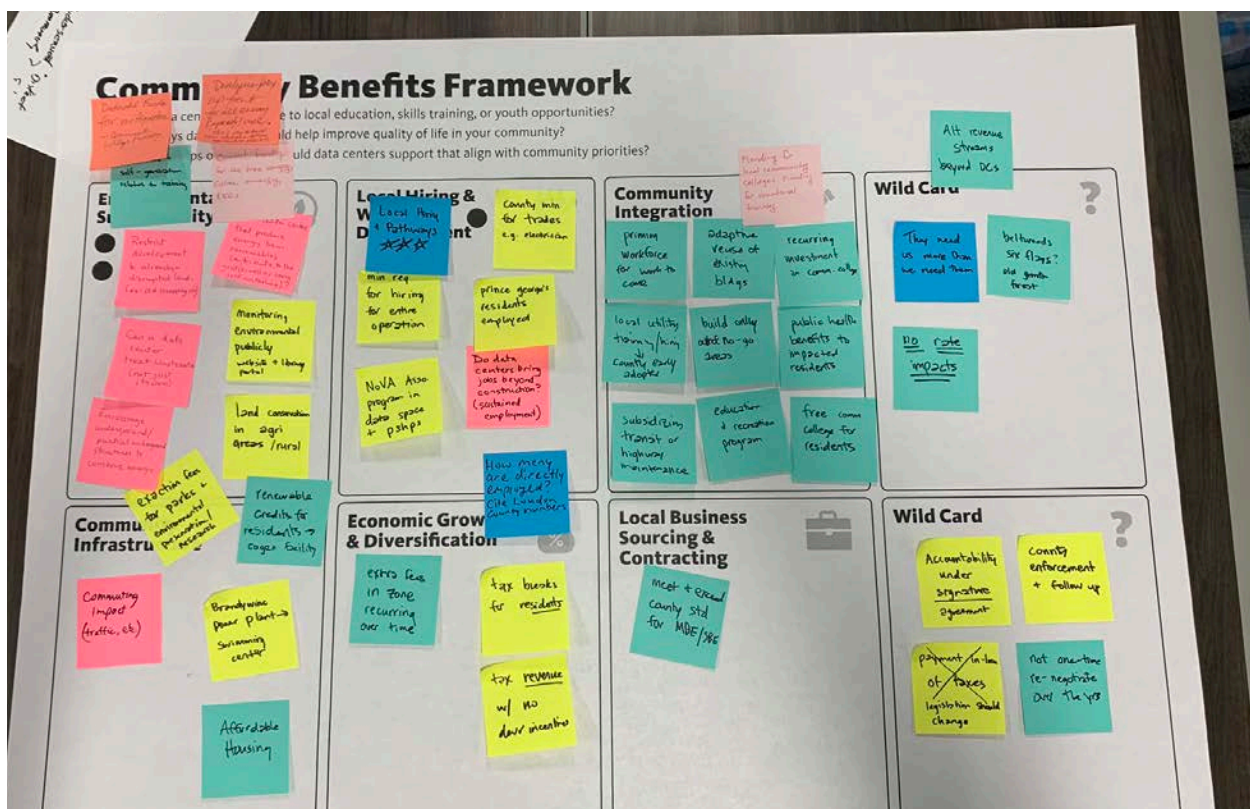
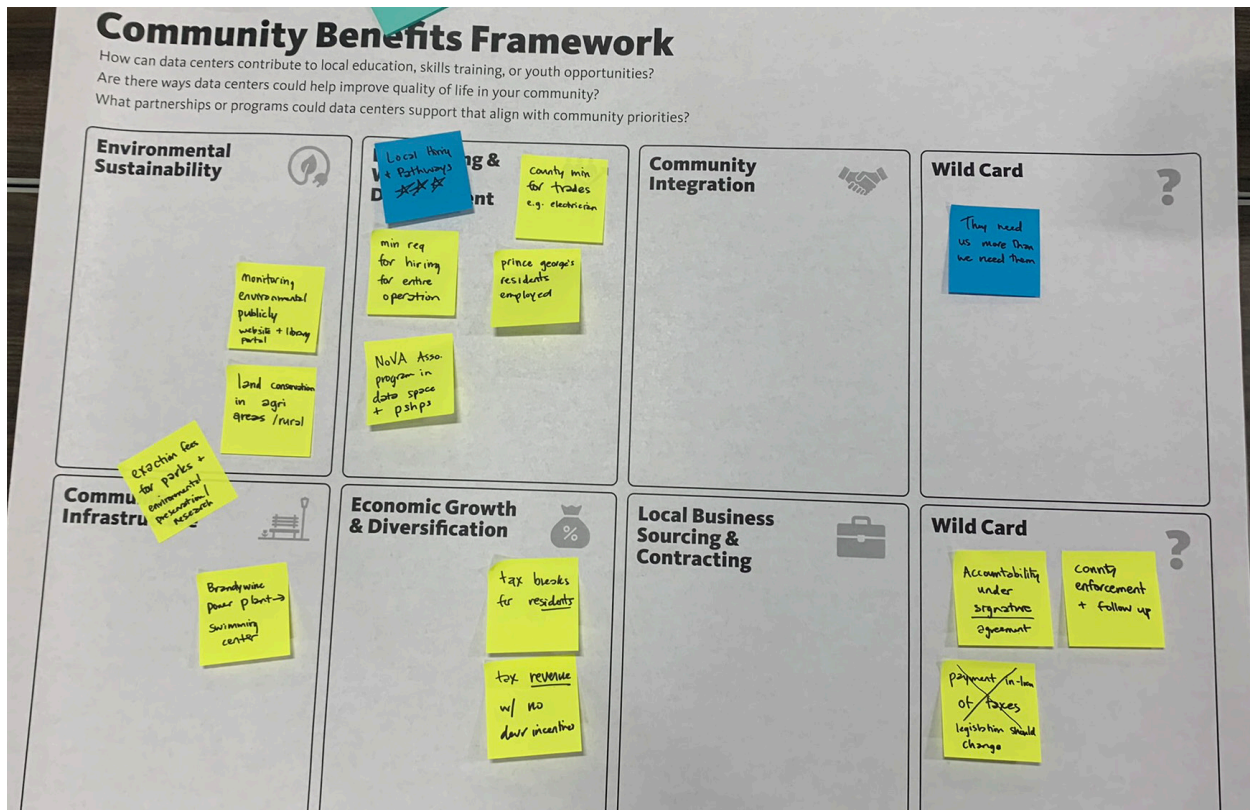
PUBLIC MEETING DOCUMENTATION

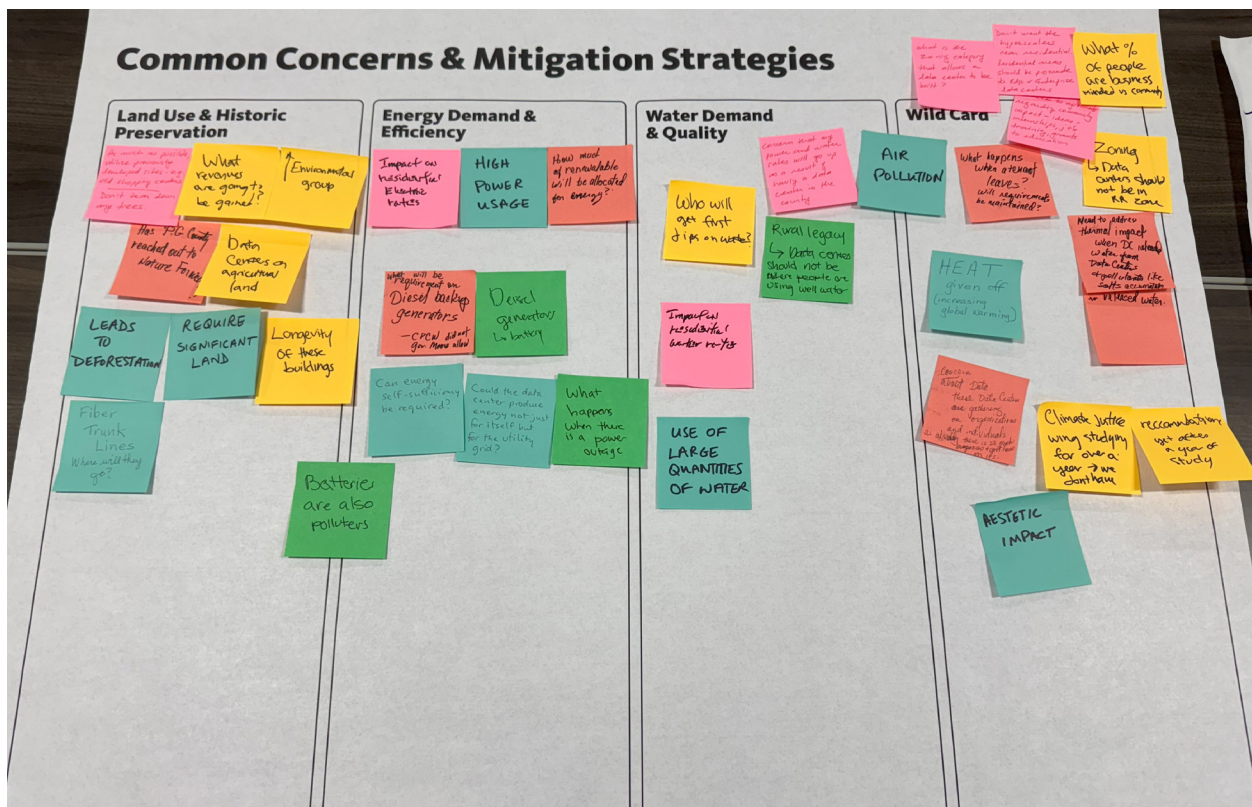
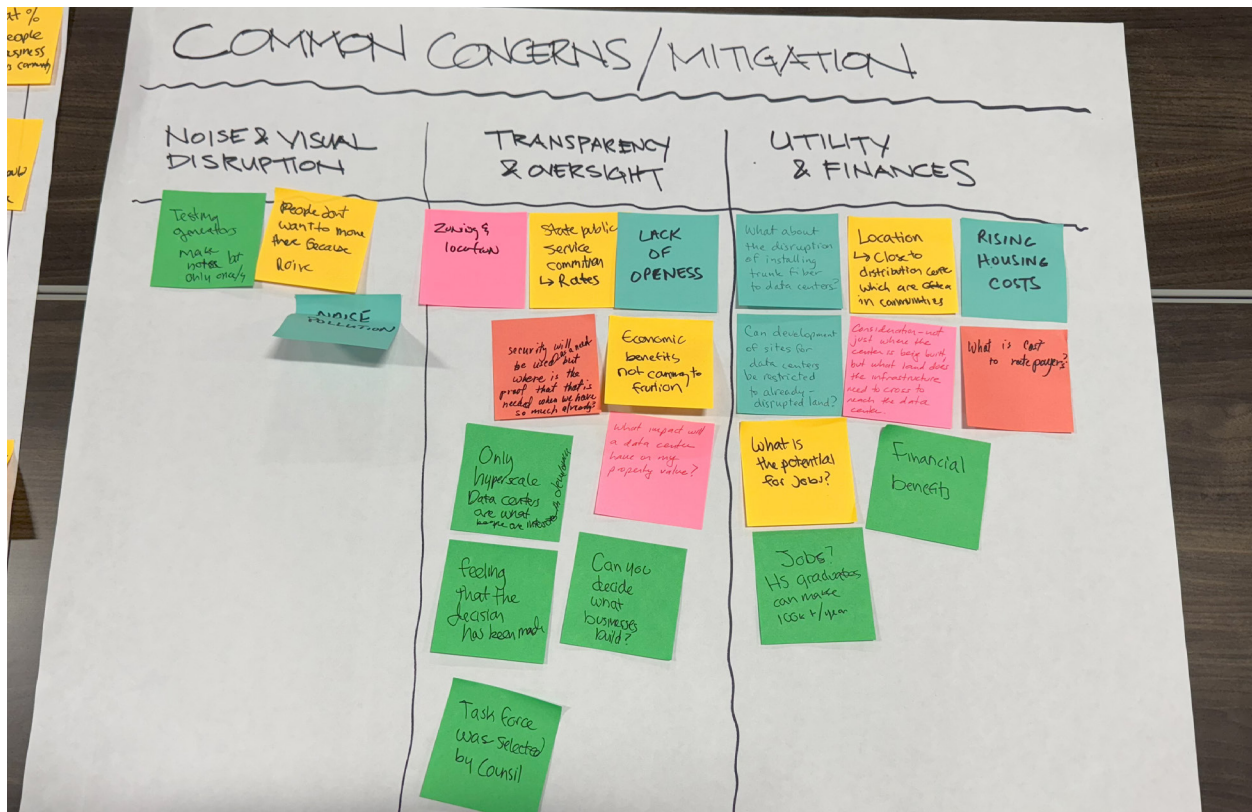
North County Meeting, July 17, 2025

Community Benefits Framework

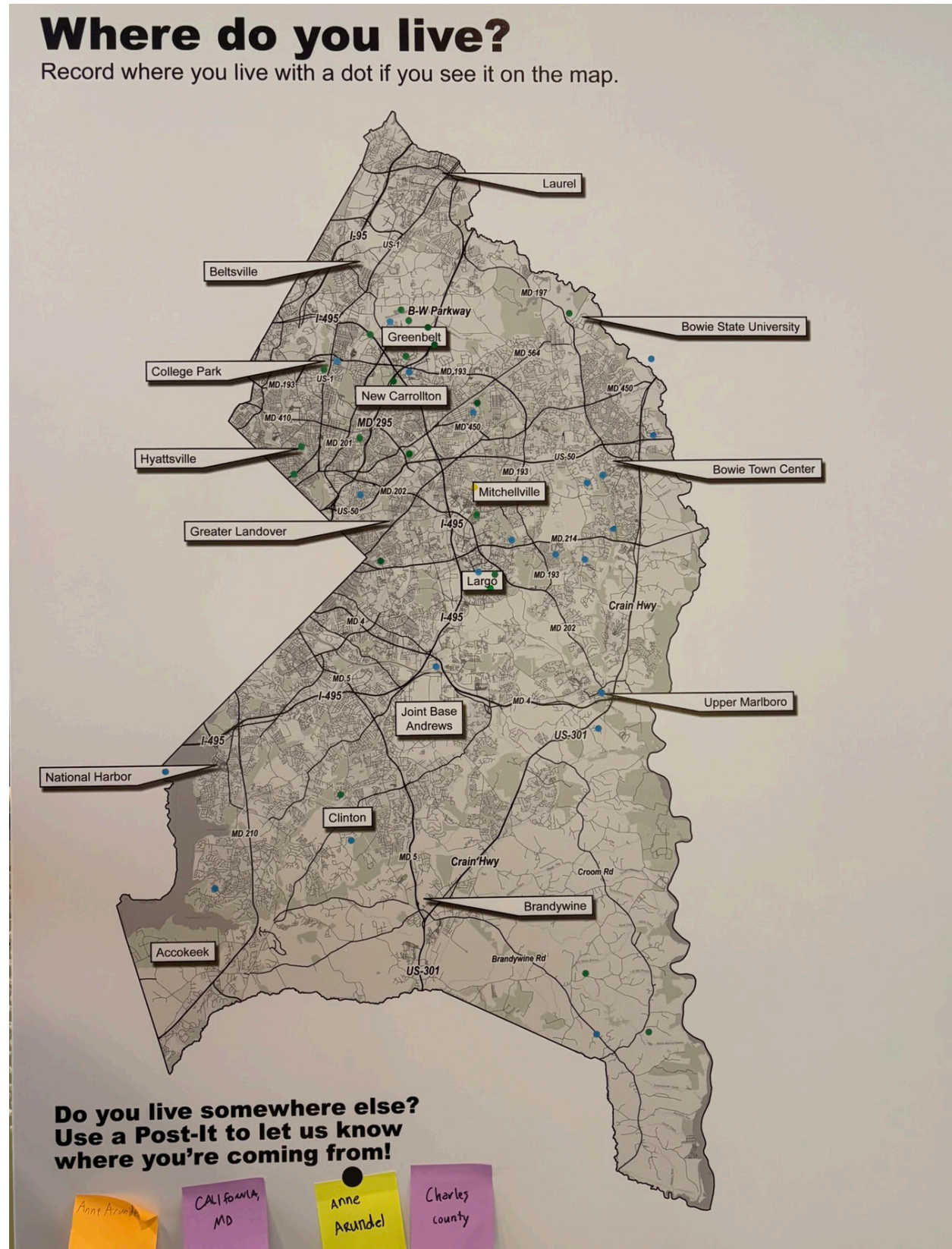
How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?

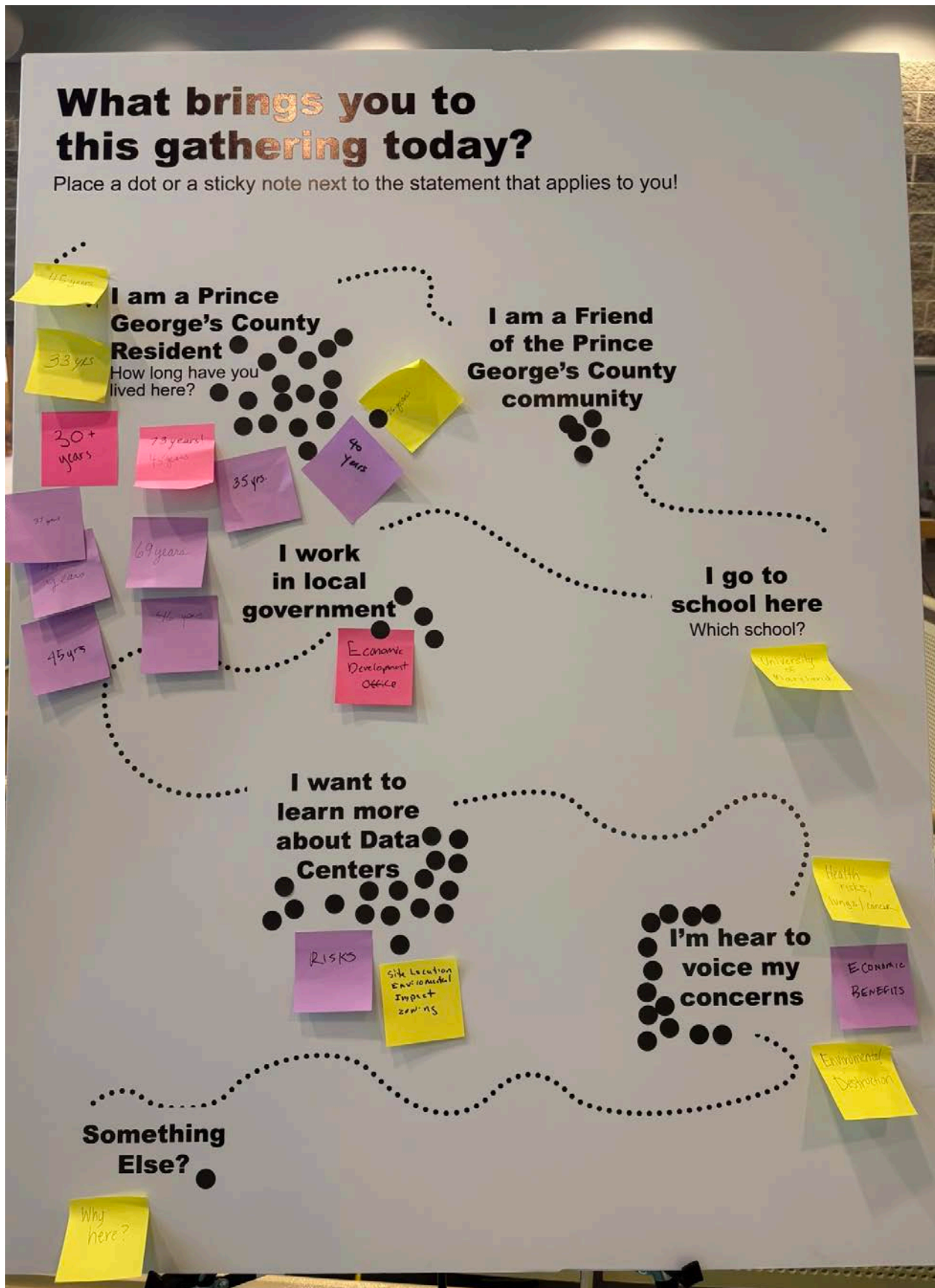
Environmental Sustainability - When developers build using renewable energy sources, the excess generation would benefit communities. - When developers only use native plants in their landscaping, it will benefit natural ecosystem. - When developers build using green roofs, they will reduce heat impact. - Power plants catch bugs (local who have the local benefit). - Local sourcing of building materials.	Local Hiring & Workforce Development - Integrate skills training in local High Schools and Community Colleges. - Re-hire at least 10% member company to local businesses. - Teach a trade grant opportunity for returning citizens. - pipeline for young people.	Community Integration - Water libraries, schools, rec centers. - More community outreach & education. help communicate what they are doing. - When developers include biking & walking paths, data centers could inspire walkways at communities.	Wild Card - Not used it, more and don't understand the value of it. - Don't doing data centers at all would rather work in paper.
Community Infrastructure - Increased tax revenue, do not over-inflate benefits. - Better understanding of transportation when data center is up and running how it used. - Design w/ solar - renewable. - locally connect fiber optic - residents get both internet data transfer. - offsetting some costs of water costs.	Economic Growth & Diversification - Which businesses or users get priority? - When developers integrate fit into their designs, local artists can benefit. - Dedicated space support for basic trade. - If we use cutting edge technology in design, use PG county can become a showcase.	Local Business Sourcing & Contracting - Local sourcing or building materials for Data center. - Independent Community Fund Grant program.	Wild Card - Area College low budget program. - Solar? Design? cost Renewable energy, Less Tax Money. - Paid internship - community workforce training citizens. - Memorandum around data center. - Community Stakeholder meeting / Accountability Body. - long term accountability structures.





Central County Meeting, July 24, 2025





What Questions Do You Have?

Write your questions on sticky notes and place them here:



[illegible]

Site Considerations & Building Design

Land Use Adjacencies

- UNDERGROUND?
ADJACENTS CAN TIE?
- ABOVE GROUND PLACES
- PROTECTIONS FOR WATER WAYS & RESOURCES
- BROWN FIELDS
- WHAT IS IT DISRUPTING?
- MOVES FROM PRE-EXISTING ADJACENT PLACES & DISRUPTING

Facade / Design Detailing

- Groundwater is a design and building consideration
- What is the impact of the building on the adjacent land? (e.g. noise, vibration, etc.)
- Considerations for the building design (e.g. materials, etc.)
- What is the impact of the building on the adjacent land? (e.g. noise, vibration, etc.)
- Considerations for the building design (e.g. materials, etc.)
- How does the building design impact the adjacent land? (e.g. noise, vibration, etc.)
- Considerations for the building design (e.g. materials, etc.)

Screening / Buffers

- What is the impact of the building on the adjacent land? (e.g. noise, vibration, etc.)
- Considerations for the building design (e.g. materials, etc.)
- How does the building design impact the adjacent land? (e.g. noise, vibration, etc.)
- Considerations for the building design (e.g. materials, etc.)
- What is the impact of the building on the adjacent land? (e.g. noise, vibration, etc.)
- Considerations for the building design (e.g. materials, etc.)

Public Amenities

- PROVIDE LIST OF BENEFITS IN SITE PLANNING APP
- PROVIDE A STREETLIST SCREENING SYSTEM FOR PUBLIC
- Considerations for the building design (e.g. materials, etc.)
- How does the building design impact the adjacent land? (e.g. noise, vibration, etc.)
- Considerations for the building design (e.g. materials, etc.)



Common Concerns & Mitigation Strategies

Environmental Impact

WASTE WATER TREATMENT PLAN

AESTHETICS - TRANSMISSION LINES - BIG BOX BUILDINGS

Storm Water Management Clean Up Funding

Taking Away Clean Water

SUPPLEMENT STORM WATER INFRASTRUCTURE

The Hyper-Basket Center should not be in residential area

Are they going to change the highway when it gets dry?

Stormwater management for increased roof-top & pavement

Air Pollution

Energy Demand & Grid Strain

Renewable Energy - OFF THE GRID - Wind

ON SITE POWER GENERATION

Water Supply

How will water be used - where will it come from

WATER PRESERVATION FUND, FUNDED BY DATA CENTERS

For water discharge from data center should be treated for reuse - not just for cooling

UTILIZE REUSABLE WATER SUPPLY

Good two day supply water usage

Land Use and Historical Preservation

NO DCS IN HISTORIC AND RESIDENTIAL

Available - Local Govt - not - Historical & Community - Historical & Community - Historical & Community - Historical & Community

Noise & Visual Disruption

Transparency & Oversight

TASK FORCE TO INTERVIEW SIERRA CLUB

TASK FORCE TO INTERVIEW LOWDOWN COUNTY RESIDENTS

Knowledge of what companies are doing the data center - what they are doing - what they are doing - what they are doing

Public Rating system to assess they need the standard and those standards - they need the data center - they need the data center - they need the data center

Economic Impact (jobs, taxes, infrastructure)

TAX INCENTIVES FOR COUNTY-BASED OWNERS & DEVELOPERS

ENSURE BENEFITS TO IMMEDIATE IMPACT AREA - RESIDENTS - ENVIRONMENT

Will you do a full economic analysis for each center?

How will they pay for additional strain & infrastructure on existing roads & markets?

DON'T USE TAX BREAKS TO LURE LARGE FACILITIES

JOBS! 90% TO COUNTY RESIDENTS

Construction (cost) is temporary - how many jobs will be long term?

Potential of - Potential of - Potential of - Potential of - Potential of - Potential of - Potential of - Potential of

Will the tax burden decrease be more than the increased burden in other areas?

Zoning

Away From Residential Communities

How will they pay for additional strain & infrastructure on existing roads & markets?

Wild Card

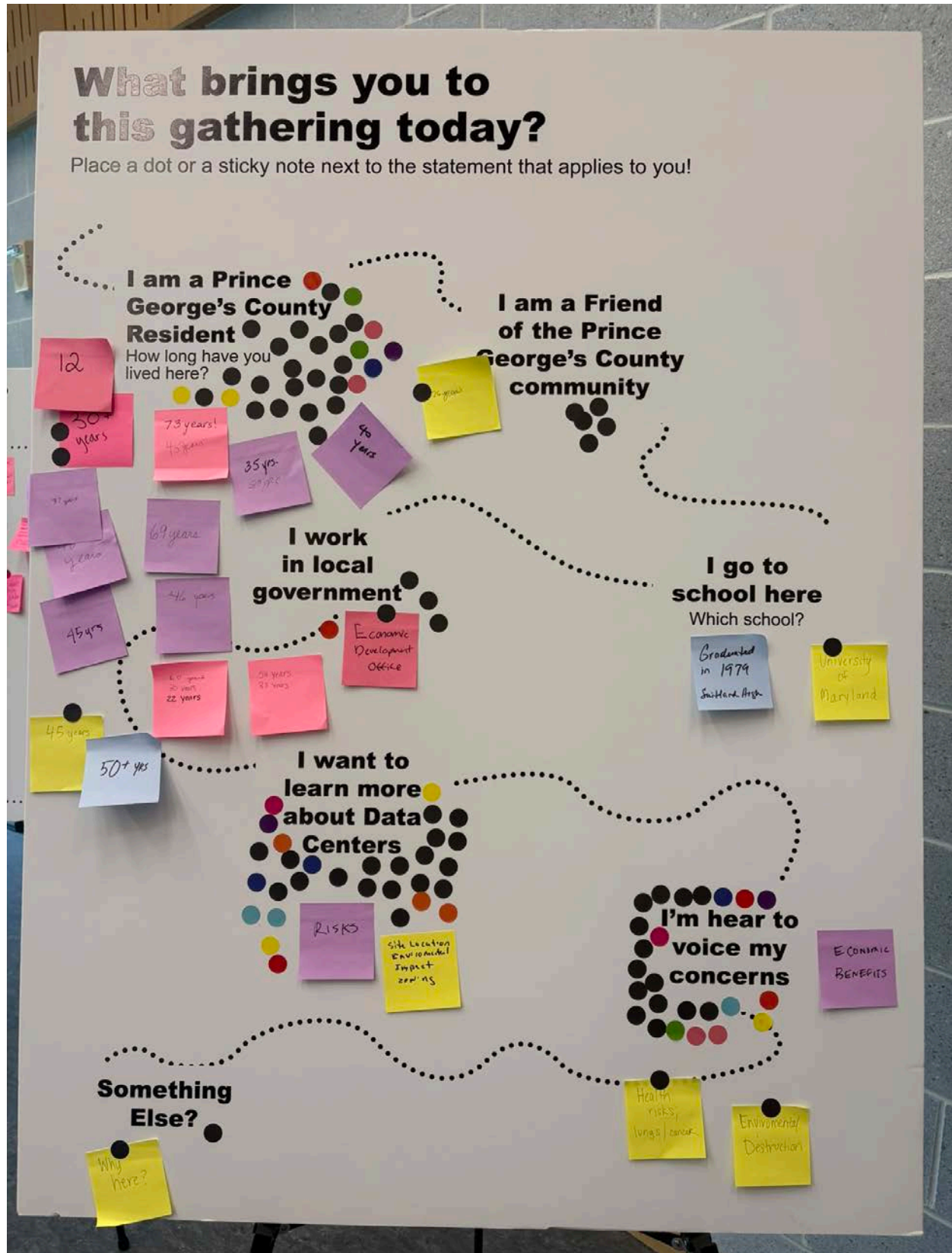
FIBER OPTICS USED TO POWER SCHOOLS - COMMUNITY CENTERS

WIRELESS CROISSANTS IN THE IMPACT AREA

FREE HIGH SPEED INTERNET FOR LOW INCOME FAMILIES

Signal tower builds - Signal tower builds - Signal tower builds - Signal tower builds - Signal tower builds - Signal tower builds - Signal tower builds - Signal tower builds

South County Meeting, July 26, 2025



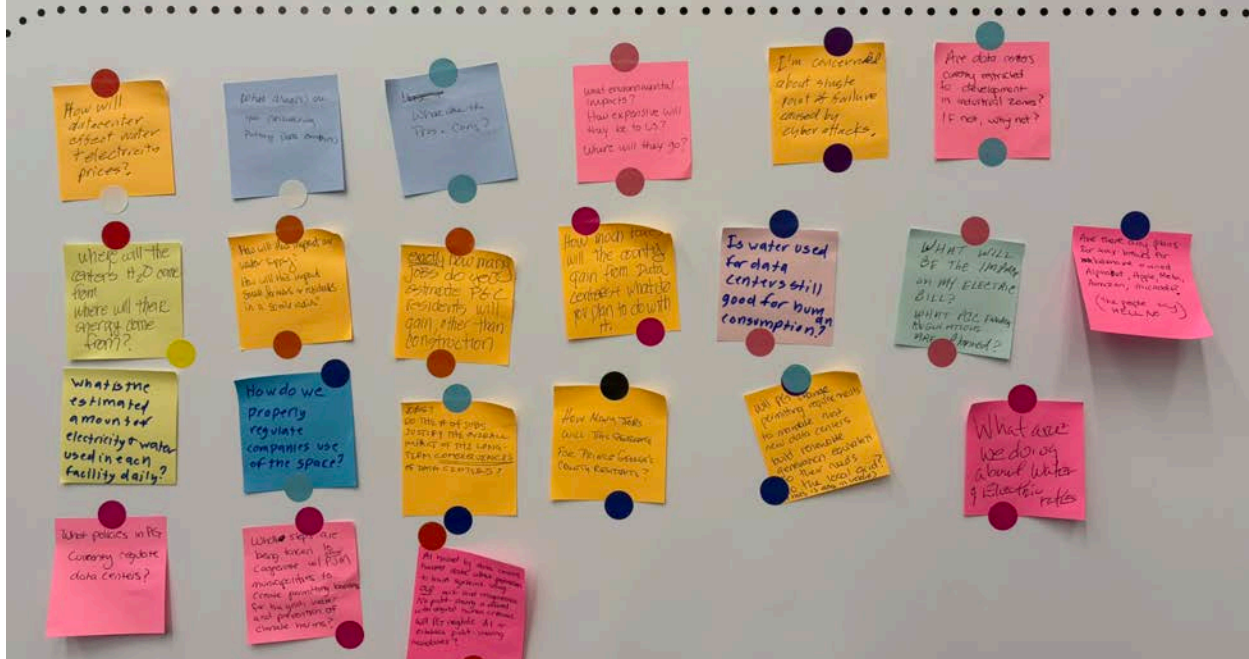
What Questions Do You Have?

Write your questions on sticky notes and place them here:



What Questions Do You Have?

Write your questions on sticky notes and place them here:



Common Concerns & Mitiga

Environmental Impact

- IF SOLAR USED AND NEED THE POWER HOW DOES IT OPERATE?
- ALREADY POLLUTED
- WATER ENVIRONMENT SOLIDITY + ENHANCEMENT
- ENVIRONMENTAL IMPACT ASSESSMENT
- GET/BUY/USE ALL DATA CENTER TO BE SUSTAINABLE
- IMPACTS OF NOISE FOR POWER
- WETLANDS RESERVE + RESTORATION

Energy Demand & Grid Strain

- DANGEROUS AMOUNT OF POWER
- WHERE DOES POWER COME FROM?
- HOW DO COMPANIES CHOOSE TO GO?
- MICRO GRID + CHALLENGE EXISTING TO EXCEED PARAMETERS
- MODERNIZATION OF THE GRID
- POWER BACKUP + ENERGY STORAGE (BATTERIES) FOR ALL DATA CENTERS

Water Supply

- WHERE DO YOU GET WATER FROM?
- SPRING - CANT USE GROUND WATER
- NO RYLED WATER - CANT DRINK WATER AFTER USE
- CONNECTION TO CLEAN WATER FOR COMMUNITY
- RAIN WATER HARVESTING
- How much is water used daily?
- Don't Allow them to use ground water.
- INCLUDE RECYCLED WATER
- SURFACE WATER RETENTION PONDS

Land Use and Historical Preservation

- IMPACT ON FARM LAND
- TRANSPORT OF CONSTRUCTION MATERIALS
- CANT GO IN DEGRADED AREAS
- NEAR/ON DEGRADED INDUSTRIAL
- USE BROWNFIELD SITES

Noise & Visual Disruption

- TRAFFIC IMPACT
- NOISE + HEAT FOR NEIGHBORS
- NOISE ORDINANCES
- LOUDEST HAD TO CHANGE NOISE ZONING LAWS OF
- PROTECT AREAS FROM NOISE
- QUIET IS AN ATTENTION FOR NEIGHBORS
- TIERED NOISE ORDINANCE
- How to keep the noise from the power plant from being a problem for the community?

Transparency & Oversight

- DATA CENTERS UNREGULATED
- FUTURE DEEP TECHNOLOGY
- A: IS UNCOMMON BEING USED FOR MASS SURVEILLANCE
- HARD TO TRUST AGENCIES
- CO-CREATE BEFORE BUILDING

Economic Impact (jobs, taxes, infrastructure)

- NO JOBS
- WHO PAYS FOR ELECTRIC AND WHERE DOES IT COME FROM?
- NO COOPING SOCIALISM
- DECREASE PROPERTY VALUE
- NO A: GET PEOPLE WORKING
- STUDY TAX REVENUE OF LOBBY COUNTY
- NOT ECON. SUSTAINABILITY
- TIERED WHEN BASED ON USAGE, TAXES TAKEN BASED ON USAGE GET UP POWER

Zoning

- NO DATA CENTER SHOULD BE ALLOWED BY TAX ABANDONMENT
- CLUSTERING OF EXISTING TOO DENSE
- Verdon + wgn + one!
- BROWNFIELD SITES
- NO RURAL AREAS
- BRICK CAUSEWAY LANEY DRIVE'S SHOULD BE SPEEDED
- NO VARIATIONS
- HAVE PROTECTED ZONES OFF LIMITS FAYE HARRIS
- AVOID RESIDENTIAL
- NOT NEAR RR DEFINE BUFFER BY NOISE LEVEL

Wild Card

Common Concerns & Mitigation Strategies

Environmental Impact

Make sure the revenue is the best amount of environmental impact

How are we doing these developments for the best or sustainable goals?

Pressure opportunities to open door to help mitigate climate change

What is the County Environmental Policy? How does this impact the development? Design into these environmental goals?

Carbon emissions concerns about public health

We don't want data centers.

EIS - require as part of a development plan?

No government surface they can't build out.

and concerns about land generation

Energy Demand & Grid Strain

Energy requirements will dramatically increase with data centers. How much more power?

Need not to have renewable energy - No renewable grid.

How much water and power would a large data center use?

What are next-gen / bleeding edge technologies?

Our energy grid is already strained. What will be put in place to not increase demands?

What about nuclear reactors?

They can have fiber or safety.

Concerns about costs going up.

Water Supply

Self-sustaining water supply

Buy 1 promote 10

How far can we go with this?

Community has a water crisis. How much more water?

Same for water.

Is this able to handle the water impact?

pay for infrastructure to mitigate impacts

Land Use and Historical Preservation

Community has a water crisis. How much more water?

What is the best of highest use of available land? High density. Center making the best option?

What is the best use of the land?

Community in part on the edge of the city.

Concerns about the impact of the data centers.

Concerns about the impact of the data centers.

Noise & Visual Disruption

Concerns about noise.

No towers here from DC's. Natural buffer. No data center in the area.

Transparency & Oversight

Don't allow the "data center" to be a "data center".

Our vision are needed in form of new housing.

How are we holding the operators accountable?

Recommend a follow meeting for public review and comment.

No tax abatements.

Community should receive the full report from the county.

Economic Impact (jobs, taxes, infrastructure)

Big jobs happen up there.

How many jobs are actually likely long-term?

Plan for 10-15 years when data centers are phased out. Day 2 plan.

Higher tax burden for hypercenters.

Technology centers to have the plan. Don't build good.

Plan for 10-15 years when data centers are phased out. Day 2 plan.

Higher tax burden for hypercenters.

Technology centers to have the plan. Don't build good.

Zoning

What are the zoning rules? Can we have data centers?

Can't have data centers. Can't have data centers.

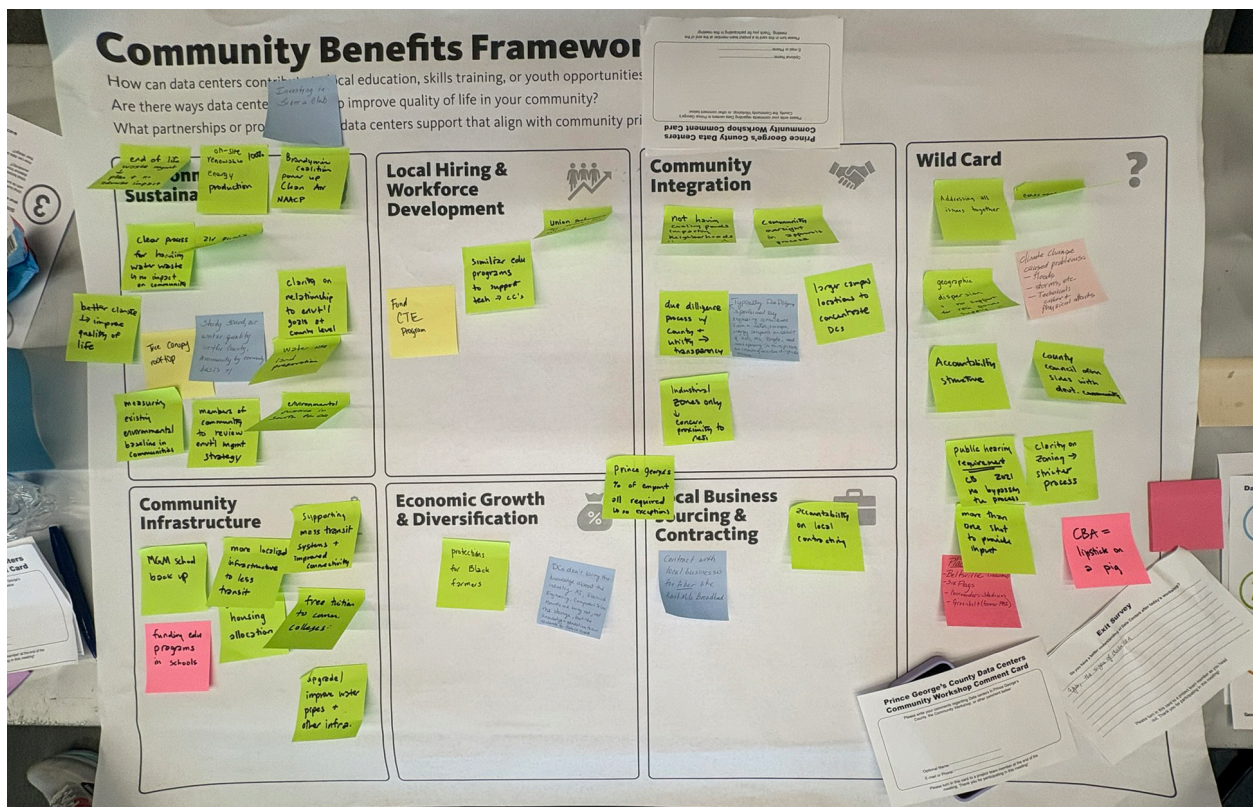
Can't have data centers. Can't have data centers.

Can't have data centers. Can't have data centers.

Can't have data centers. Can't have data centers.

Wild Card

Tell them how to pay their own bills.



APPENDIX F

DIGITIZED COMMUNITY INPUT

Community Benefits

Category	Original Comment	Subthemes	Original poster location
Economic Impact (jobs, taxes, infrastructure)	Ensure benefits to immediate impact area - residents, environments	Community Benefits General	originally in concerns
Transparency & Oversight	Residents must benefit	Community Benefits General	originally in concerns
Water Supply	Ensure to make sure impacts are clearly felt, jobs, schools, etc. Data shouldn't stop dead first.	Community Benefits General	originally in concerns
Public Amenities	Provide list of benefits in the plan/app	Community Benefits General	originally in site & design
Community Infrastructure	Build parks or public space that can replace off site	Community Third Space	
Community Infrastructure	IF THEY ARE OPEN 24/7 THEY COULD EXPAND LIBRARY HOURS	Community Third Space	
Community Infrastructure	Co-work / Library model – community space for remote workers	Community Third Space	
Community Infrastructure	Minimum investment into creating public spaces	Community Third Space	
Community Infrastructure	Library development funded by data center	Community Third Space	
Community Infrastructure	Supporting local library coding workshops	Community Third Space	
Community Infrastructure	Money spent on teen infrastructure need	Community Third Space	
Community Infrastructure	Better libraries, schools, rec centers	Community Third Space	
Community Infrastructure	Neighborhood resilience hub	Community Third Space	
Community Infrastructure	Creating public space	Community Third Space	
Community Infrastructure	INTERNET 3rd SPACE – podcast studios – VR enter. district	Community Third Space	
Public Amenities	Parks or other community benefits	Community Third Space	originally in site & design
Public Amenities	"Internet café"-style space setup near or inspired/operated by center	Community Third Space	originally in site & design
Transparency & Oversight	Integrating stem/vocational education	Education	originally in concerns
Community Infrastructure	Community college subsidy + scholarships	Education	
Community Infrastructure	PG County CC college tech edu progs	Education	
Community Infrastructure	Promote to schools ... invest in healthcare infrastructure	Education	
Community Infrastructure	New school education support	Education	
Community Infrastructure	Physical school builds	Education	

Category	Original Comment	Subthemes	Original poster location
Community Infrastructure	Teacher training	Education	
Community Infrastructure	EDUCATIONAL GRANTS TO [unreadable]	Education	
Community Infrastructure	If larger centers, space should be designated for both education + preparation	Education	
Community Infrastructure	Create scholarships for high school / higher education.	Education	
Community Infrastructure	Educational centers on their sites	Education	
Community Infrastructure	MGM school back up	Education	
Community Infrastructure	Funding edu programs in schools	Education	
Community Infrastructure	Free tuition to community colleges	Education	
Community Infrastructure	Northern Virginia Community College → programs paid for by data center	Education	
Community Infrastructure	PG community classes → paid for from data centers	Education	
Community integration	Dedicated funds for mitigation - community college funding	Education	
Community Infrastructure	Free community college for residents	Education	
Community integration	After-school program funding	Education	
Community integration	FUNDING FOR LOCAL YOUTH GROUPS TO EXPAND OFFERINGS	Education	
Community integration	AI summer bootcamp	Education	
Community integration	CHILDREN'S OPPORTUNITY TO LEARN IN SUMMER + LIBRARY OPS	Education	
Community integration	AI LIBRARY → people can learn how to control / command AI at local level	Education	
Community integration	Career dev programs for students – summer + year	Education	
Economic Growth and Diversification	Dedicated server support for Bane state	Education	
Economic Growth and Diversification	trade school programs	Education	
Economic Growth and Diversification	Employers: Pay 3% into county pay for school systems, hospitals, etc.	Education	
Economic Growth and Diversification	DCs don't bring the knowledge about the industry: AI, Electrical Engineering, Computer Science. Housing brings out the shortage but not the knowledge + students' education issues	Education	
Environmental Sustainability	Coordination & inclusion of local residents + (local?) students	Education	
Local Hiring & Workforce Development	mini job shadowing — teaching elem school on tech	Education	
Local Hiring & Workforce Development	Fund faculty positions → certificate program for HS students → internship, job experience	Education	
Local Hiring & Workforce Development	area colleges ?? program	Education	
Local Hiring & Workforce Development	pipeline for young people	Education	
Local Hiring & Workforce Development	NoVA asso. program in data space + partnerships	Education	
Local Hiring & Workforce Development	funding for local community colleges. funding for vocational training	Education	

Category	Original Comment	Subthemes	Original poster location
Local Hiring & Workforce Development	recurring investment in community colleges	Education	
Local Hiring & Workforce Development	Internships for local students	Education	
Local Hiring & Workforce Development	TRAINING PROGRAM FOR LOCAL HIGH SCHOOL TRAINING W/ DATA CENTERS	Education	
Local Hiring & Workforce Development	APPRENTICESHIP PROGRAM TO INFORM HIGH SCHOOL CAREER PATH	Education	
Local Hiring & Workforce Development	Needs to have internship programs for county students	Education	
Local Hiring & Workforce Development	WORKFORCE FUTURE STATE – Support county school high performance computing	Education	
Local Hiring & Workforce Development	Similar education programs to support tech → community colleges	Education	
Economic Impact (jobs, taxes, infrastructure)	Long-term benefits for youth. Priority for Prince Georgians	Education	originally in concerns
Community integration	education + recreation program	Education	
Public Amenities	Computer class + centers	Education	Originally in site design
Public Amenities	Learning centers available to public	Education	Originally in site design
Public Amenities	Computer labs & gaming space to support e-sports	Education	Originally in site design
Public Amenities	Library resources	Education	Originally in site design
Public Amenities	Community college	Education	Originally in site design
Economic Impact (jobs, taxes, infrastructure)	fiber optics used to power schools, community centers	Education	originally in concerns
Transparency & Oversight	dedicated servers for schools	Education	originally in concerns
Community Infrastructure	municipality owned data centers	Emergency Preparedness	
Community Infrastructure	IF PANDEMIC, CAN DATA CENTERS PROVIDE MORE EMERGENCY PREPAREDNESS PLANNING	Emergency Preparedness	
Community Infrastructure	Emergency response, incl. cyber attack danger	Emergency Preparedness	
Community integration	Build in and enhance cybersecurity program	Emergency Preparedness	
Public Amenities	Include building in county emergency planning: storms/flooding; technical: cyber attack, physical, crime	Emergency Preparedness	Originally in Site & Design
Economic Growth and Diversification	Retirement benefits	Grants/Reinvestment Fund	
Community Infrastructure	Portion of revenue goes to county infrastructure / land purchase fund	Grants/Reinvestment Fund	
Economic Growth and Diversification	Generating + sustaining wealth in PG County	Grants/Reinvestment Fund	
Economic Growth and Diversification	independent community fund. grant program	Grants/Reinvestment Fund	
Economic Growth and Diversification	GRANTS FOR NEW BUSINESSES THAT WOULD UTILIZE DATA CENTER	Grants/Reinvestment Fund	

Category	Original Comment	Subthemes	Original poster location
Economic Growth and Diversification	INVESTMENT FUND	Grants/Reinvestment Fund	
Economic Growth and Diversification	SEPARATE DESIGNATED MONIES TO SUPPORT SPECIFIC PROJECTS	Grants/Reinvestment Fund	
Economic Growth and Diversification	Partial ownership of community i.e. profit sharing program to support entity impacted on the margin	Grants/Reinvestment Fund	
Economic Growth and Diversification	Fund infrastructure: roads, water, electricity beyond mitigating damage	Grants/Reinvestment Fund	
Environmental Sustainability	commit funding for the tree canopy, solar energy, recs	Grants/Reinvestment Fund	
Environmental Sustainability	mitigation fund for parks, green spaces, natural areas	Grants/Reinvestment Fund	
Environmental Sustainability	Mitigation fund at the scale of impact—waste, energy, hazard, space	Grants/Reinvestment Fund	
Environmental Sustainability	Investing in Sierra Club	Grants/Reinvestment Fund	
Environmental Sustainability	Consider existing data – create fund to address any unforeseen health issues caused by the centers	Grants/Reinvestment Fund	
Local Business sourcing and contracting	Support grocery stores in food deserts	Grants/Reinvestment Fund	
Local Hiring & Workforce Development	paid internships - community workforce returning citizens	Grants/Reinvestment Fund	
Local Hiring & Workforce Development	Contribute a % of revenue to youth employment	Grants/Reinvestment Fund	
Local Hiring & Workforce Development	Incorporate re-entry programs	Grants/Reinvestment Fund	
Local Hiring & Workforce Development	EVERY DATA CENTER BUILT DIRECTLY CONNECTED TO INVESTMENT IN SCHOOLS	Grants/Reinvestment Fund	
Environmental Impact	Mitigation fund on environmental impacts	Grants/Reinvestment Fund	
Public Amenities	Recycling program for old hardware/servers	Green infrastructure	Originally in Site & Design
Public Amenities	Representation of environmental programs as well as location to conduct them	Green infrastructure	Originally in Site & Design
Environmental Sustainability	Emphasis on green investment over traditional infrastructure	Green infrastructure	
Environmental Sustainability	Invest in community power → solar microgrid	Green infrastructure	
Community Infrastructure	affordable housing	Housing	
Community Infrastructure	Housing allocation	Housing	
Economic Growth and Diversification	Limit other properties the company can buy → no housing or rentals	Housing	
Economic Growth and Diversification	How many jobs is this data center replacing?	Jobs	
Economic Growth and Diversification	Prince Georges % of employment all required (no exceptions)	Jobs	
Local Business sourcing and contracting	Actually hire local people	Jobs	
Local Business sourcing and contracting	Want Data centers to support local union jobs	Jobs	

Category	Original Comment	Subthemes	Original poster location
Local Business sourcing and contracting	What union? If 6 people?! That isn't real	Jobs	
Local Hiring & Workforce Development	we have a lot of PGC members driving to Ashburn. want to see more locally	Jobs	
Local Hiring & Workforce Development	min req for hiring for entire operation	Jobs	
Local Hiring & Workforce Development	PGC residents employed	Jobs	
Local Hiring & Workforce Development	do data centers bring jobs beyond construction? (sustained employment)	Jobs	
Local Hiring & Workforce Development	how many are directly employed? Cite Loudon county numbers	Jobs	
Local Hiring & Workforce Development	X% of jobs must be retained in PG County	Jobs	
Local Hiring & Workforce Development	Provide jobs to local residents	Jobs	
Local Hiring & Workforce Development	COMMUNITY CAUTION – ASSUMPTION OF JOBS, BUT REALITY IS < 10 JOBS	Jobs	
Local Hiring & Workforce Development	Union preference for short-term → local preference	Jobs	
Local Hiring & Workforce Development	Local construction workers	Jobs	
Local Hiring & Workforce Development	Public benefit like: career days / actual jobs in proximity + job training	Jobs	
Wildcard	retention of tradesmen from construction to operations	Jobs	
Wildcard	Support people coming out of incarceration or halfway homes; support pay for program	Jobs	
Façade / Design Detailing	What type of jobs or opportunities for PGC residents?	Jobs	originally in site & design
Local Business sourcing and contracting	INCENTIVIZE LOCAL COMPANY TO OPERATE DATA CENTER RATHER THAN AMAZON, ETC.	Local Contracting	
Local Business sourcing and contracting	Guaranteed consideration for local vendors / businesses	Local Contracting	
Local Business sourcing and contracting	LOCAL (PG AND CONTRACTING) 90% FOR BUILDING THESE THINGS	Local Contracting	
Local Business sourcing and contracting	Accountability on local contracting	Local Contracting	
Local Business sourcing and contracting	Contract with local businesses for fiber like last mile broadband	Local Contracting	
Local Hiring & Workforce Development	PG County workers + companies required for construction	Local Contracting	
Economic Growth and Diversification	when developers integrate art into their designs, local artists can benefit	Local Contracting	
Local Hiring & Workforce Development	county min for trades e.g. electrician	Local Contracting	
Local Business sourcing and contracting	As contracting grows: create MBE program, local hiring policy, job training (leads to more jobs)	Local Contracting	
Public Amenities	Fiber optic bundled should use local companies (Prince George) like Last Mile Broadband	Local Contracting	Originally in Site & Design
Public Amenities	Preserve small businesses	Minority Small Business Programs	Originally in site design

Category	Original Comment	Subthemes	Original poster location
Local Business sourcing and contracting	meet and exceed county standard for MBE/SBE	Minority Small Business Programs	
Local Business sourcing and contracting	food deserts → supporting farms existing	Minority Small Business Programs	
Local Business sourcing and contracting	Subcontract minority (local) businesses	Minority Small Business Programs	
Local Business sourcing and contracting	51% MBE + WBE GOALS	Minority Small Business Programs	
Environmental Sustainability	power data center homes, local businesses find local benefit	Minority Small Business Programs	
Economic Growth and Diversification	alt revenue streams beyond DCs	miscellaneous	
Local Business sourcing and contracting	No internet-themed food courts – only reliance on existing economy or new local business (no more fast food!)	miscellaneous	
Public Amenities	Commercial benefit requirement?	miscellaneous	Originally in site design
Wildcard	county ??	miscellaneous	
Wildcard	strategic partnership w/government community ??	miscellaneous	
Wildcard	referendum on weed was overruled	miscellaneous	
Community Infrastructure	public health benefits to impacted residents	Public Health	
Community Infrastructure	urgent care + uninsured support fund	Public Health	
Community Infrastructure	providing residents access to healthcare (i.e. clinics)	Public Health	
Community integration	UNIVERSAL HEALTH CARE FOR THE IMPACT AREA	Public Health	
Community integration	INVEST IN PUBLIC HEALTH RESEARCH	Public Health	
Community integration	Monthly health analysis → rate of chronic health condition, cancer, air quality, asthma, water quality	Public Health	
Economic Growth and Diversification	County revenue goes to specifically designated programs to [unreadable] like mental health services, student supplies and quality of school-based services	Public Health	
Environmental Sustainability	COMMUNITY HEALTH SERVICE	Public Health	
Wildcard	Fund cost of education for healthcare workers re: related issues from centers	Public Health	
Wildcard	What health/safety protections are in place for data center workers?	Public Health	
Economic Impact (jobs, taxes, infrastructure)	Small infrastructure-specific \$ benefits to hospitals & programs	Public Health	originally in concerns
Economic Impact (jobs, taxes, infrastructure)	Impact area benefits need to include universal healthcare, offer emergency shelter all HS graduate opposite skills	Public Health	originally in concerns
Economic Impact (jobs, taxes, infrastructure)	Health care - data center should subsidize healthcare	Public Health	originally in concerns
Economic Impact (jobs, taxes, infrastructure)	Health care for people affected by pollution in light of the reduction of medicare	Public Health	originally in concerns
Public Amenities	Amenities —Grocery stores Healthcare centers Funding for childcare	Public Health	originally in site & design
Local Hiring & Workforce Development	STE(A)M programs + internships	Technical Training	

Category	Original Comment	Subthemes	Original poster location
Local Hiring & Workforce Development	GEARED AI training to teach skills → support innovation	Technical Training	
Local Hiring & Workforce Development	Support job/trade programs we dont need to invest in AI	Technical Training	
Local Hiring & Workforce Development	AI skills training/program for high school level	Technical Training	
Local Hiring & Workforce Development	integrate skills training in local high schools and community colleges	Technical Training	
Local Hiring & Workforce Development	teach a trade, great opportunity for returning citizens	Technical Training	
Local Hiring & Workforce Development	local hiring pathways	Technical Training	
Local Hiring & Workforce Development	priming workforce for work to come	Technical Training	
Local Hiring & Workforce Development	Contribute to the local workforce development boards for job training	Technical Training	
Local Hiring & Workforce Development	Workforce development	Technical Training	
Local Hiring & Workforce Development	Vocational training	Technical Training	
Local Hiring & Workforce Development	Training programs integrated into local high schools	Technical Training	
Local Hiring & Workforce Development	Margin note: Train our locals	Technical Training	
Local Hiring & Workforce Development	Companies that use the data center should make employment pipeline contributions to local workforce system (e.g. training, job placement)	Technical Training	
Local Hiring & Workforce Development	All corporations w/in County or government data centers cover all costs for AI, HPC, and Cyber training & career training	Technical Training	
Local Hiring & Workforce Development	Fund CTE program	Technical Training	
Local Hiring & Workforce Development	local utility training/hiring county early adapter	Technical Training	
Community Infrastructure	More localized infrastructure to less transit	Transit	
Community Infrastructure	Supporting mass transit systems + improved connectivity	Transit	
Community integration	when developers include biking and walking paths, data centers could improve walk scores of communities	Transit	
Community integration	subsidizing transit or highway maintenance	Transit	
Community integration	Senior transit programs for food access by aging-in-place	Transit	
Community integration	Transportation – impact to roads + investment	Transit	
Community integration	– traffic control	Transit	
Community integration	– deliveries in business hours	Transit	
Environmental Sustainability	Road construction	Transit	
Environmental Sustainability	SUPPORT OF COMMUNITY TRANSPORTATION micro TRANSIT OPTIONS FOR COMMUNITIES	Transit	
Community Infrastructure	NO NEW SURCHARGES / FEES ON ELEC BILL	Utilities	
Water Supply	commitment to clean water for communities	Utilities	originally in concerns

Category	Original Comment	Subthemes	Original poster location
Community Infrastructure	offsetting power costs and water costs	Utilities	
Community Infrastructure	Brandywine power plant - swimming center	Utilities	
Community Infrastructure	Investment in our water infrastructure	Utilities	
Community Infrastructure	Utility improvements	Utilities	
Community Infrastructure	BURY POWER LINES	Utilities	
Community Infrastructure	Upgrade/improve water pipes + other infrastructure	Utilities	
Community Infrastructure	no rate impacts!	Utilities	
Economic Growth and Diversification	PAY A DIFFERENT RATE THAN RESIDENTS FOR WATER / POWER	Utilities	
Environmental Sustainability	Resilient energy system for local residents	Utilities	
Environmental Sustainability	Electricity infrastructure	Utilities	
Economic Impact (jobs, taxes, infrastructure)	electricity credits for those in the impact area	Utilities	originally in concerns
Energy Demand & Grid Strain	Modernize energy grid	Utilities	originally in concerns
Energy Demand & Grid Strain	modernization of the grid	Utilities	originally in concerns
Transparency & Oversight	visualize as a microgrid w/renewables and supplying local only	Utilities	originally in concerns
Water Supply	Is NSSC able to handle the water impact? Pay for infrastructure to mitigate impacts	Utilities	originally in concerns
Economic Impact (jobs, taxes, infrastructure)	Utility subsidies → pay back residents	Utilities	originally in concerns
Public Amenities	Existing transmission public utilities water, power → Improve quality of...	Utilities	Environmental Impact
Public Amenities	Or improve existing infrastructure	Utilities	Originally in Site & Design
Community Infrastructure	locally connection fiber optic - residents get fast internet data transfer	Wifi	
Community Infrastructure	INCREASE WIFI + FIBER OPTICS FOR COMMUNITY	Wifi	
Community Infrastructure	FREE WIFI FOR RESIDENTS	Wifi	
Community Infrastructure	FREE HIGH SPEED INTERNET – INTERNAL CAFES	Wifi	
Community Infrastructure	improve local internet reception	Wifi	
Economic Growth and Diversification	People affected directly financially → have free WiFi / water	Wifi	
Economic Impact (jobs, taxes, infrastructure)	FREE high speed internet for residents	Wifi	originally in concerns
Economic Impact (jobs, taxes, infrastructure)	free high speed internet for low income families	Wifi	originally in concerns
Public Amenities	Free Wi-Fi	Wifi	Originally in Site & Design
Public Amenities	Fund internet service for low-income families	Wifi	Originally in Site & Design
	Enforce community benefit agreements before project approvals.	Community Benefits General	

Common Concerns

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Transparency & Oversight	who owns land where data centers will be and who will be responsible for following laws	●		Accountability	
Transparency & Oversight	How are we holding the operators accountable?	●		Accountability	
Transparency & Oversight	Ability to decertify the data center, take them offline or have another company take it over to bring it into compliance		●	Accountability	
Land Use Adjacencies	No "special" exceptions process (or text amendments)			Accountability	Originally in site design
Economic Growth and Diversification	county enforcement and follow up			Accountability	Originally in community benefits
Economic Growth and Diversification	Enforceable agreements – legal – County enforcers			Accountability	Originally in community benefits
Economic Growth and Diversification	Liability & Accountability			Accountability	Originally in community benefits
Economic Growth and Diversification	Understand what the penalty is if they don't do community benefit			Accountability	Originally in community benefits
Community integration	... related to mitigation measures:		●	Accountability	Originally in community benefits
Economic Growth and Diversification	Protections for Black farmers		●	Accountability	Originally in community benefits
Wildcard	long term accountability structures		●	Accountability	Originally in community benefits
Wildcard	accountability under signature agreement		●	Accountability	Originally in community benefits
Wildcard	not one time re-negotiate over the years		●	Accountability	Originally in community benefits
Wildcard	Require community benefits (not voluntary)		●	Accountability	Originally in community benefits
Wildcard	Accountability structure		●	Accountability	Originally in community benefits
Environmental Impact	air pollution	●		Air Quality	
Environmental Impact	Environmental impact (Air?)	●		Air Quality	
Environmental Impact	air pollution	●		Air Quality	
Environmental Impact	Is there air quality concerns? Does data center omit gases/odors?	●		Air Quality	
Environmental Impact	Disclosure of air pollution → catalytic converters on the diesel generators	●		Air Quality	
Environmental Impact	Already polluted	●		Air Quality	
Environmental Impact	Pollution oversight	●		Air Quality	
Environmental Sustainability	Concerns about ozone layer. Impact to ozone (atmospheric) & terrain		●	Air Quality	Originally in community benefits
Environmental Sustainability	Brandywine coalition power up Clean Air NAACP		●	Air Quality	Originally in community benefits
Environmental Sustainability	Air quality monitoring		●	Air Quality	Originally in community benefits

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Façade / Design Detailing	Air Quality should not be impacted negatively			Air Quality	Originally in Site & Design
Public Amenities	Mitigate pollutants (water/air) - diesel, hums			Air Quality	Originally in Site & Design
Environmental Impact	Heat given off and increasing global warming	●		Air Quality	
Environmental Impact	concerns with heat generation	●		Air Quality	
Energy Demand & Grid Strain	Types of diesel generators that will be allowed	●		Backup Power Source Standards	
Energy Demand & Grid Strain	No diesel fuel power generators		●	Backup Power Source Standards	
Energy Demand & Grid Strain	what will be the requirement for diesel backup generators?		●	Backup Power Source Standards	
Environmental Impact	Back generators co2 emissions during power outages	●		Backup Power Source Standards	
Façade / Design Detailing	Green power sources not diesel			Backup Power Source Standards	Originally in Site & Design
Public Amenities	Explore alternative for backup beyond diesel — for maybe battery backup			Backup Power Source Standards	Originally in Site & Design
Screening / Buffers	No coal or gas generators			Backup Power Source Standards	Originally in Site & Design
Screening / Buffers	No diesel emergency generators			Backup Power Source Standards	Originally in Site & Design
Screening / Buffers	Backup gain energy source?			Backup Power Source Standards	originally in site & design
Screening / Buffers	nuclear generators?			Backup Power Source Standards	originally in site & design
Energy Demand & Grid Strain	Batteries are also pollutants	●		Carbon Emissions	
Environmental Impact	Impacts of nuclear for power	●		Carbon Emissions	
Environmental Impact	Carbon emission concerns about public health	●		Carbon Emissions	
Screening / Buffers	Disclosure of air pollution controls. Limits to carbon emissions & other air pollutants			Carbon Emissions	Originally in Site & Design
Transparency & Oversight	CB-01-2021 Repeal (which closed public input)	●		Community Approval Process	
Transparency & Oversight	county must engage the residents		●	Community Approval Process	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Transparency & Oversight	needs to be community representatives		●	Community Approval Process	
Transparency & Oversight	need community representation		●	Community Approval Process	
Transparency & Oversight	Would like to see a vote that includes residents within the approval process		●	Community Approval Process	
Transparency & Oversight	Community input on the siting of these locations		●	Community Approval Process	
Transparency & Oversight	Don't discount residents to voice their concerns; Bring back PPs cap to evaluate public impact		●	Community Approval Process	
Transparency & Oversight	Co-create before building		●	Community Approval Process	
Transparency & Oversight	Recommended a follow mechanism for public review and comment		●	Community Approval Process	
Transparency & Oversight	Community should receive the full report from the county		●	Community Approval Process	
Transparency & Oversight	Final approval must be placed on ballot		●	Community Approval Process	
Transparency & Oversight	The zoning process has little to no meaningful public involvement. Meetings are inside the day during business hours, 9am to 5pm			Community Approval Process	
Public Amenities	Provide a checklist scoring system for approval			Community Approval Process	Originally in site design
Wildcard	Should have voting on this issue		●	Community Approval Process	Originally in community benefits
Zoning	More than one / public hearing!		●	Community Approval Process	
Land Use Adjacencies	Must be a special exception to allow for community input			Community Approval Process	Originally in Site & Design
Public Amenities	Public should be involved in planning			Community Approval Process	originally in site & design
Public Amenities	Earlier public involvement when they start applying for any permits			Community Approval Process	originally in site & design
Community integration	community stakeholder advisory/ accountability body			Community Approval Process	Originally in community benefits

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Community integration	More than one shot to provide input			Community Approval Process	Originally in community benefits
Community integration	More community meetings on the topic			Community Approval Process	Originally in community benefits
Environmental Sustainability	create space for community meetings activities			Community Approval Process	Originally in community benefits
Environmental Sustainability	Members of community to review environmental impact strategy			Community Approval Process	Originally in community benefits
Wildcard	Should be a public participation process similar to land use planning/zoning (like done in PG)			Community Approval Process	Originally in community benefits
Wildcard	More community meetings after data report			Community Approval Process	Originally in community benefits
Public Amenities	Public should be involved in planning			Community Approval Process	originally in site & design
Public Amenities	Earlier public involvement when they start applying for any permits			Community Approval Process	originally in site & design
Economic Growth and Diversification	CLEAR ON LONG TERM ECONOMIC IMPACT	●		Community Education	Originally in community benefits
Environmental Sustainability	monitoring environmental publicly website + library portal	●		Community Education	Originally in community benefits
Environmental Sustainability	Clarity on relationship to environmental goals at the county level	●		Community Education	Originally in community benefits
Environmental Sustainability	Review and educate around the health & land use overlap	●		Community Education	Originally in community benefits
Local Hiring & Workforce Development	DON'T LIE TO RESIDENTS ABOUT A BIG BOOM IN JOBS. DATA CENTERS = LOW EMPLOYMENT (ASK LOUDON COUNTY)	●		Community Education	Originally in community benefits
Local Hiring & Workforce Development	DEFINE WHAT THE EMPLOYMENT OPP IS	●		Community Education	Originally in community benefits
Transparency & Oversight	Better initial info on what data centers are + how they work...	●		Community Education	
Wildcard	Data center experience in Memphis scares communities	●		Community Education	Originally in community benefits
Wildcard	Show benefit → how much quicker information comes	●		Community Education	Originally in community benefits
Wild Card	why faster?	●		Community Education	
Land Use Adjacencies	Need more data to make an informed decision			Community Education	Originally in site design
Community integration	A display of local data shows what services are available and the benefits to the community			Community Education	Originally in community benefits
Community integration	more community outreach and education, help communicate what they are doing			Community Education	Originally in community benefits

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Noise & Visual Disruption	Construction & traffic noise, disturbances	●		Construction Noise	
Noise & Visual Disruption	Transport of construction materials	●		Construction Noise	
Zoning	Zoning designation specific to data centers		●	Data center specific zone	
Zoning	New zoning category → Data center industrial		●	Data center specific zone	
Transparency & Oversight	Issue with exemptions for developers and owner	●		Developer Risk / Public Cost Burden	
Economic Impact (jobs, taxes, infrastructure)	too many restrictions for developers	●		Developer Risk / Public Cost Burden	
Economic Impact (jobs, taxes, infrastructure)	build with their own money		●	Developer Risk / Public Cost Burden	
Economic Growth and Diversification	If investment amount established within an established impact zone, must receive tiered credits for dual impact		●	Developer Risk / Public Cost Burden	Originally in community benefits
Environmental Sustainability	developing pay up front for all energy capacity use			Developer Risk / Public Cost Burden	Originally in community benefits
Transparency & Oversight	consider who the developers are? AWS vs small local developers	●		Developer Transparency	
Transparency & Oversight	can you decide who builds these?	●		Developer Transparency	
Transparency & Oversight	Who are the owners?	●		Developer Transparency	
Transparency & Oversight	who owns the data center? who funds the data centers?	●		Developer Transparency	
Transparency & Oversight	Knowledge of what companies are using the data center cloud storage.	●		Developer Transparency	
Transparency & Oversight	Usually you are an indirect business or location host not if they are using cloud storage only.	●		Developer Transparency	
Façade / Design Detailing	Contributes to development of data centers for companies by the magnitude & type of company		●	Developer Transparency	Originally in site design
Energy Demand & Grid Strain	what happens when there is a power outage? what gets powered first?	●		Energy Demand	Power Prioritization & Grid Reliability
Energy Demand & Grid Strain	Energy - how and toward priority in outages	●		Energy Demand	Power Prioritization & Grid Reliability
Energy Demand & Grid Strain	Are data centers prioritized for power over residents?	●		Energy Demand	Power Prioritization & Grid Reliability
Energy Demand & Grid Strain	Extreme weather burdens on residents energy supply	●		Energy Demand	Power Prioritization & Grid Reliability
Energy Demand & Grid Strain	Potential of [brownouts] to local residents if Data Center power is prioritized like with a hospital.	●		Energy Demand	Power Prioritization & Grid Reliability
Energy Demand & Grid Strain	Strain on the grid	●		Energy Demand	Power Prioritization & Grid Reliability

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Energy Demand & Grid Strain	Dangerous amount of power	●		Energy Demand	Power Prioritization & Grid Reliability
Energy Demand & Grid Strain	Our energy grid is already strained. What will be put in place to not increase outages?	●		Energy Demand	Power Prioritization & Grid Reliability
Energy Demand & Grid Strain	energy use	●		Energy Demand	
Energy Demand & Grid Strain	impact on energy concern, fossil fuel consumption	●		Energy Demand	
Energy Demand & Grid Strain	nuclear grid capacity	●		Energy Demand	
Energy Demand & Grid Strain	higher power useage	●		Energy Demand	
Energy Demand & Grid Strain	How many MW will be needed to support 5–10,000 sq ft data centers?	●		Energy Demand	
Energy Demand & Grid Strain	How many MW will be needed to support 10–50,000 sq ft data centers?	●		Energy Demand	
Energy Demand & Grid Strain	How will energy be used?	●		Energy Demand	
Energy Demand & Grid Strain	How much energy will be needed?	●		Energy Demand	
Energy Demand & Grid Strain	How much water and power would a hyperscale use?	●		Energy Demand	
Energy Demand & Grid Strain	DC Redundancy	●		Energy Demand	
Energy Demand & Grid Strain	Turbine megawatts & maintenance	●		Energy Demand	
Economic Growth and Diversification	which customers or users get priority			Energy Demand	Originally in community benefits
Environmental Sustainability	Microgrids		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	Microgrids		●	Energy Innovation & Renewables	Originally in community benefits
Energy Demand & Grid Strain	innovation in underground generation of energy from heat		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	what are ideal sources of energy?		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	how much renewable energy will be allocated for energy		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	What are plans for building renewables for energy?		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	Offsets		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	Data center build their own on-site generation		●	Energy Innovation & Renewables	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Energy Demand & Grid Strain	renewable energy - off of the residential grid		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	on site power generation		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	Efficient, minimal fossil fuel generators		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	Alternatives to generators → minimize emergency fossil fuels		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	Sustainable standards for energy use intensity		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	Required to have renewable energy → no impact on grid		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	Where does the power come from?		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	Whatever next-gen / bleeding-edge technologies		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	micro grids and smaller systems to prevent brownouts		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	what backup energy sources will be allocated? we dont need more fossil fuel pollution impacting air quality		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	Can energy self-sufficiency be required?		●	Energy Innovation & Renewables	
Energy Demand & Grid Strain	could the DC produce energy not just for itself but for the utility grid?		●	Energy Innovation & Renewables	
Environmental Impact	If solar used and need more power, how does it offset?		●	Energy Innovation & Renewables	
Environmental Sustainability	when developers build using renewable energy source, any excess generation would benefit communities		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	can data centers produce energy from renewables contribute to the grid as well as being self sustaining		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	renewable credits for residents - cogen facility		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	design with solar/renewables		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	solar? design? cost renewable energy less tax money		●	Energy Innovation & Renewables	Originally in community benefits

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Environmental Sustainability	On-site generation requirement → renewables		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	SELF CONTAINED ENERGY + CREATION + WATER		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	On-site renewable energy production		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	Ireland requires data center to produce power needed to operate		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	Local renewable power generation required for development		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	BYONCE – Bring Your Own Renewable Energy		●	Energy Innovation & Renewables	Originally in community benefits
Environmental Sustainability	Developing local solar project(s) that match or succeed amt. of power used		●	Energy Innovation & Renewables	Originally in community benefits
Wildcard	HANDLE RENEWABLE ENERGY & POWERLINE		●	Energy Innovation & Renewables	Originally in community benefits
Public Amenities	No use of electric grid for energy -Solar only—solar farm for them, we don't want to see new substations or cuttings			Energy Innovation & Renewables	Originally in Site & Design
Façade / Design Detailing	Heat capture to use for other purposes			Energy Innovation & Renewables	originally in site & design
Façade / Design Detailing	BYONCE- Bring your own new clean energy renewable			Energy Innovation & Renewables	originally in site & design
Façade / Design Detailing	Renewable energy source – may feed back to new future grid			Energy Innovation & Renewables	originally in site & design
Façade / Design Detailing	Build renewable energy sources into design			Energy Innovation & Renewables	originally in site & design
Façade / Design Detailing	Require efficiency in power usage and water usage			Energy Innovation & Renewables	originally in site & design
Façade / Design Detailing	Learn from other data centers			Energy Innovation & Renewables	originally in site & design
Façade / Design Detailing	Design inspection using publicly available blueprint & permitting app			Energy Innovation & Renewables	originally in site & design
Energy Demand & Grid Strain	How, who will monitoring energy usage?	●		Energy Use Accountability	
Energy Demand & Grid Strain	Track energy use, emissions + water consumption with public transparency	●		Energy Use Accountability	
Energy Demand & Grid Strain	metrics tied to size, scale, and energy use		●	Energy Use Accountability	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Energy Demand & Grid Strain	link the DC size to Mega Watts usage?		●	Energy Use Accountability	
Energy Demand & Grid Strain	Energy oversight (Committees/Boards)		●	Energy Use Accountability	
Land Use Adjacencies	Energy requirement to regulate the total footprint of the entire impact, not just the building itself			Energy Use Accountability	originally in site & design
Environmental Impact	Environment	●		Environmental Impact	
Environmental Impact	climate resiliency	●		Environmental Impact	
Environmental Impact	They can have fires or safety	●		Environmental Impact	
Environmental Impact	What will be the impact on air, water, flooding?	●		Environmental Impact	
Environmental Impact	environmental degradation	●		Environmental Impact	
Environmental Impact	Maximize tax revenue & the least amount of environmental impact		●	Environmental Impact	
Environmental Sustainability	Climate change caused problems → floods, storms, etc. - Technical, cultural, physical effects		●	Environmental Impact	Originally in community benefits
Land Use Adjacencies	environmental sensitivity is important, but should not be the only consideration			Environmental Impact	Originally in Site & Design
Zoning	Adopt zoning & permitting rules that favor sustainable data centers		●	Environmental Policy	
Zoning	Zone criteria must include distance & environmental constraints		●	Environmental Policy	
Land Use Adjacencies	What is the county's environmental policy? What does it say about "special" use? Data centers changing those standards?			Environmental Policy	Originally in Site & Design
Environmental Impact	What is the County Environmental Policy? How does this federal DC development align with those environmental goals?	●		Environmental Policy	
Environmental Impact	Environmental regulations federal state local		●	Environmental Policy	
Environmental Impact	More mitigation on most stringent environmental permits		●	Environmental Policy	
Environmental Impact	LEED for data centers		●	Environmental Policy	
Environmental Impact	How are we tying these developments to NetZero or sustainability goals		●	Environmental Policy	
Environmental Impact	EIS - required as part of development process		●	Environmental Policy	
Environmental Sustainability	Make polluters pay		●	Environmental Policy	Originally in community benefits
Environmental Sustainability	MAKE RESTRICTIVE ENVIRONMENTAL POLICY TO PROTECT Pg COUNTY			Environmental Policy	Originally in community benefits
Façade / Design Detailing	Executives who own the data centers must live at 3 months per year within a mile radius			Executives Design Dgghe wnamile radiusa ratives	originally in site & design

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Community integration	No means No!		●	Governance Trust	Originally in community benefits
Transparency & Oversight	Task force was selected by city council	●		Governance Trust	
Transparency & Oversight	county needs to build trust	●		Governance Trust	
Transparency & Oversight	don't believe county intentions	●		Governance Trust	
Transparency & Oversight	what % of people on the task force are from the business minded community?	●		Governance Trust	
Transparency & Oversight	Why should we trust political leaders in the county to make good decisions for the people & not the powerful?	●		Governance Trust	
Transparency & Oversight	Hard to trust agencies	●		Governance Trust	
Transparency & Oversight	Zoning – last five years has 'bent over backwards' to limit discussions. PB planning is not	●		Governance Trust	
Transparency & Oversight	Assure the people that political control by the local people will not be usurped by Big Tech		●	Governance Trust	
Wildcard	IF a town or area does not want a data center—will the County override?		●	Governance Trust	Originally in community benefits
Wildcard	WHAT CONTROL COMMUNITY HAS ON HOW DATA CENTERS ARE IN COMMUNITY		●	Governance Trust	Originally in community benefits
Wildcard	Addressing all issues together		●	Governance Trust	Originally in community benefits
Wildcard	County council often silent with dev't community		●	Governance Trust	Originally in community benefits
Wildcard	CBA = lipstick on a pig		●	Governance Trust	Originally in community benefits
Wildcard	WHAT MAKES US THINK THE COMMUNITY WILL ACTUALLY BENEFIT? (example: loss of open space, quality of life)		●	Governance Trust	Originally in community benefits
Community integration	Councilmember engagement			Governance Trust	Originally in community benefits
Environmental Impact	We don't want nuclear reactors	●		Human Health	
Environmental Impact	HEALTH CONCERNS – STUDIES?	●		Human Health	
Environmental Impact	Health issues!! County needs to study	●		Human Health	
Environmental Impact	Radiation exposure - Radium Radon	●		Human Health	
Environmental Impact	Air quality → Healthcare	●		Human Health	
Environmental Impact	Setting standard for cumulative health impact → don't compound existing issues	●		Human Health	
Environmental Impact	health environment social environment	●		Human Health	
Noise & Visual Disruption	Human health (noise, pollution)	●		Human Health	
Noise & Visual Disruption	Impact on quality of life	●		Human Health	
Noise & Visual Disruption	Noise as a health concern	●		Human Health	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Façade / Design Detailing	How does it impact people around it in District 1 or 2			Human Health	Originally in Site & Design
Community integration	Noise studies for development		●	Impact Studies	Originally in community benefits
Community integration	Required noise monitoring + compliance		●	Impact Studies	Originally in community benefits
Community integration	Archaeological preservation → studies + dedicated fund		●	Impact Studies	Originally in community benefits
Environmental Impact	Environmental group (climate justice wing) has done research on this for over a year and does not yet have recommendations	●		Impact Studies	
Environmental Impact	has PG county reached out to Nature Forward?	●		Impact Studies	
Environmental Impact	Environmental impact assessment		●	Impact Studies	
Environmental Impact	Fund research around health impacts		●	Impact Studies	
Environmental Impact	cost/benefit for all data centers to be built undergrounds		●	Impact Studies	
Environmental Sustainability	Contribution to monitoring system, local data tracking, environmental justice screening		●	Impact Studies	Originally in community benefits
Environmental Sustainability	MORE INFO ON HEALTH IMPACT OF DATA CENTERS→ SPECIFIC TO ENVIRONMENTAL RACISM		●	Impact Studies	Originally in community benefits
Environmental Sustainability	We need to factor in AI into the overall economic impact for the county		●	Impact Studies	Originally in community benefits
Environmental Sustainability	Better climate to improve quality of life		●	Impact Studies	Originally in community benefits
Environmental Sustainability	Study sound air/water quality in the county, community by community basis		●	Impact Studies	Originally in community benefits
Environmental Sustainability	Measuring existing environmental baseline in communities		●	Impact Studies	Originally in community benefits
Environmental Sustainability	Environmental justice in South PG Co.		●	Impact Studies	Originally in community benefits
Environmental Sustainability	Study environmental long impact on health analysis → continuously		●	Impact Studies	Originally in community benefits
Environmental Sustainability	Analyze health impact of diesel / back-up generation		●	Impact Studies	Originally in community benefits
Environmental Sustainability	Map census block by block to avoid dev. in impacted areas		●	Impact Studies	Originally in community benefits
Environmental Sustainability	ONLY IF ENVIRONMENTAL IMPACT ANNUAL REVIEW → MITIGATION		●	Impact Studies	Originally in community benefits
Environmental Sustainability	exaction fees for parks and environmental preservation/ research		●	Impact Studies	Originally in community benefits
Land Use and Historical Preservation	what is the best and highest use of usable, industrial land → Are data centers really the best option?		●	Impact Studies	
Local Hiring & Workforce Development	STUDY NAT'L / LONG TERM IMPACT in total energy, water, environment, etc.		●	Impact Studies	Originally in community benefits

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Local Hiring & Workforce Development	ECONOMIC BENEFIT OVER TIME FOR WORKPLACE NEEDS		●	Impact Studies	Originally in community benefits
Transparency & Oversight	Will there be environmental studies and/or design done?	●		Impact Studies	
Transparency & Oversight	Apprehension—learn from existing	●		Impact Studies	
Transparency & Oversight	we need metrics on water, electricity, air quality, heat impact		●	Impact Studies	
Transparency & Oversight	taskforce to interview sierra cub		●	Impact Studies	
Transparency & Oversight	task for to interview loudoun county residents		●	Impact Studies	
Transparency & Oversight	Know the county resources to support DCs		●	Impact Studies	
Transparency & Oversight	Future proof technology		●	Impact Studies	
Wildcard	HOW DO YOU KNOW → cost to consumer not just tax		●	Impact Studies	Originally in community benefits
Wildcard	UNDERSTAND IMPACT ON NEW BUSINESS IN PGC		●	Impact Studies	Originally in community benefits
Wildcard	WHAT IS THE LEVEL OF IMPACT THEY CREATE / CAN		●	Impact Studies	Originally in community benefits
Wildcard	Impact assessment of data center on community		●	Impact Studies	Originally in community benefits
Zoning	How does Virginia zone data centers?	●		Impact Studies	
Zoning	How many data centers are in Virginia	●		Impact Studies	
Zoning	Calvert county policies should be studied		●	Impact Studies	
Wild Card	Does NASA have its own data ctr? If so, is planning for County being studied with Federal? (Atmospheric and climate)	●		Impact Studies	
Land Use Adjacencies	how communities with data centers feel about them 10 years later			Impact Studies	Originally in site design
Land Use Adjacencies	Real data centers representing to economic investors not only data storage value			Impact Studies	Originally in site design
Land Use Adjacencies	Another county.			Impact Studies	Originally in site design
Public Amenities	Sound study, agricultural study — after analysis how does developer pay / accountable for harm			Impact Studies	Originally in site design
Economic Growth and Diversification	AUDIT – INDEPENDENT FOR ALL OF DATA CENTERS		●	Impact studies	Originally in community benefits
Community integration	Every few years community check-in: What is the cumulative impact & if they are good neighbors			Impact studies	Originally in community benefits
Wildcard	Look at what is the number and address that first			Impact studies	Originally in community benefits
Economic Impact (jobs, taxes, infrastructure)	No tax deferrals		●	Incentives / Subsidy Policy	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Economic Impact (jobs, taxes, infrastructure)	Higher tax burden for hyperscalers		●	Incentives / Subsidy Policy	
Economic Impact (jobs, taxes, infrastructure)	Tiered system based on usage. increasing taxes based on usage		●	Incentives / Subsidy Policy	
Economic Impact (jobs, taxes, infrastructure)	Set caps on local tax subsidies to measurable community benefit		●	Incentives / Subsidy Policy	
Economic Impact (jobs, taxes, infrastructure)	dont use tax breaks to lure large facilities		●	Incentives / Subsidy Policy	
Economic Impact (jobs, taxes, infrastructure)	tax incentives for county - based owners and developers		●	Incentives / Subsidy Policy	
Economic Impact (jobs, taxes, infrastructure)	no data center should be allowed by tax amendment		●	Incentives / Subsidy Policy	
Community Infrastructure	increased tax revenue, do not over-incentivize developers		●	Incentives / Subsidy Policy	Originally in community benefits
Economic Growth and Diversification	tax revenue w/no developer incentives		●	Incentives / Subsidy Policy	Originally in community benefits
Economic Growth and Diversification	tax revenue		●	Incentives / Subsidy Policy	Originally in community benefits
Economic Growth and Diversification	end tax breaks		●	Incentives / Subsidy Policy	Originally in community benefits
Economic Growth and Diversification	Tax data centers based on revenue raised from center		●	Incentives / Subsidy Policy	Originally in community benefits
Economic Growth and Diversification	No tax breaks for data centers		●	Incentives / Subsidy Policy	Originally in community benefits
Wildcard	No tax amendment paying		●	Incentives / Subsidy Policy	Originally in community benefits
Economic Impact (jobs, taxes, infrastructure)	will PGC give tax incentives w/residents tax dollars?	●		Incentives / Subsidy Policy	
Economic Impact (jobs, taxes, infrastructure)	No tax incentive for data centers	●		Incentives / Subsidy Policy	
Environmental Sustainability	Located in industrial zone → for noise/light/ etc.		●	Industrial areas	Originally in community benefits
Zoning	Can't be in developed areas		●	Industrial areas	
Zoning	Near/on defunct industrial	●		Industrial areas	
Zoning	no impact to newly constructed purple line infrastructure	●		Industrial areas	
Zoning	Co-locate w/ industry (defense, manuf)		●	Industrial areas	
Zoning	Repeal CB001 2021: limit data centers in industrial zones		●	Industrial areas	
Zoning	Limit siting to industrial zoning only		●	Industrial areas	
Zoning	Zoning should be industrial or commercial, no open natural lands used		●	Industrial areas	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Economic Impact (jobs, taxes, infrastructure)	what is the potential for jobs?	●		Job Potential	
Economic Impact (jobs, taxes, infrastructure)	Jobs? HS graduates can make 1000k+/year	●		Job Potential	
Economic Impact (jobs, taxes, infrastructure)	Construction jobs are temporary & many are not local hires	●		Job Potential	
Economic Impact (jobs, taxes, infrastructure)	High paying jobs how many?	●		Job Potential	
Economic Impact (jobs, taxes, infrastructure)	constructions jobs are temporary, how many jobs will be long term?	●		Job Potential	
Economic Impact (jobs, taxes, infrastructure)	No jobs	●		Job Potential	
Economic Impact (jobs, taxes, infrastructure)	Big jobs happen up front. How many jobs are actually likely long-term	●		Job Potential	
Economic Impact (jobs, taxes, infrastructure)	no AI, get people working	●		Job Potential	
Economic Impact (jobs, taxes, infrastructure)	Data centers aren't huge employers of people – how do we use AWS, Google, MS's knowledge in the industry to boost our economic development strategy?	●		Job Potential	
Economic Impact (jobs, taxes, infrastructure)	jobs! 90% to county residents		●	Job Potential	
Economic Impact (jobs, taxes, infrastructure)	Hire local residents for construction/ maintenance (invest in our healthcare infrastructure)		●	Job Potential	
Economic Impact (jobs, taxes, infrastructure)	How do we leverage the workforce that has been laid off from the Fed → is there a way to support them		●	Job Potential	
Economic Impact (jobs, taxes, infrastructure)	Use local, PG county businesses to build fiber + hostable broadband		●	Job Potential	
Economic Impact (jobs, taxes, infrastructure)	Technology center to hire people from federal govt		●	Job Potential	
Environmental Sustainability	land conservation in agri areas/rural		●	Land Disturbance	Originally in community benefits
Land Use and Historical Preservation	Impact farmland	●		Land Disturbance	
Land Use and Historical Preservation	Fiber trunk lines, where will they go?	●		Land Disturbance	
Land Use and Historical Preservation	what about the disruption of installing trunk fiber to data centers	●		Land Disturbance	
Land Use and Historical Preservation	Converting industrial zones or sites is preferred over greenfields		●	Land Disturbance	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Economic Impact (jobs, taxes, infrastructure)	what is in the pipeline for data centers?	●		Lifecycle & Future Use	
Economic Impact (jobs, taxes, infrastructure)	what if AI is a bust and data center operations dwindle and we have half-finished projects?	●		Lifecycle & Future Use	
Economic Impact (jobs, taxes, infrastructure)	what is the longevity of these buildings?	●		Lifecycle & Future Use	
Economic Impact (jobs, taxes, infrastructure)	What happens in 10 years when they are obsolete?	●		Lifecycle & Future Use	
Economic Impact (jobs, taxes, infrastructure)	Bond potential aspect for when it might close down. – facilities have second life and economic benefit	●		Lifecycle & Future Use	
Economic Impact (jobs, taxes, infrastructure)	Plan for 10–15 years when data centers are phased out → Day 2 plan	●		Lifecycle & Future Use	
Economic Impact (jobs, taxes, infrastructure)	What is the stand life if the buildings?	●		Lifecycle & Future Use	
Environmental Sustainability	Consider and review “planned obsolescence” risks. Are there long-term sustainable models? What’s the waste impact?		●	Lifecycle & Future Use	Originally in community benefits
Environmental Sustainability	End of life plan		●	Lifecycle & Future Use	Originally in community benefits
Local Hiring & Workforce Development	IMPACT ON AI – REDUCES HUMAN NEEDS OVER TIME – MAYBE IT WILL BE 1/2 INCOME		●	Lifecycle & Future Use	Originally in community benefits
Local Hiring & Workforce Development	LONG TERM BENEFIT OVER TIME → RAPIDLY CHANGING		●	Lifecycle & Future Use	Originally in community benefits
Local Hiring & Workforce Development	Develop plan for how to reuse obsolete / not needed (equipment?) redirected to local businesses		●	Lifecycle & Future Use	Originally in community benefits
Wild Card	what happens when a tenant leaves? will requirements be maintained?	●		Lifecycle & Future Use	
Wild Card	How long will it be useful. What happens when no longer used?	●		Lifecycle & Future Use	
Wildcard	Because AI is changing the job environment & fewer workers needed, what’s the plan for retraining?		●	Lifecycle & Future Use	Originally in community benefits
Wild Card	technology is becoming more efficient	●		Lifecycle & Future Use	
Community Infrastructure	Sustained, additional investment		●	Lifecycle & Future Use	Originally in community benefits
Public Amenities	Data centers need to foster other uses			Lifecycle & Future Use	originally in site & design
Community integration	– light barriers		●	Light pollution	Originally in community benefits
Environmental Impact	Will there be 24 hour lights + impact on environment	●		Light pollution	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Noise & Visual Disruption	Light pollution	●		Light pollution	
Noise & Visual Disruption	Limit light pollution + its effect on neighbors + wildlife		●	Light pollution	
Environmental Impact	Leads to deforestations	●		Nature/wildlife	
Environmental Impact	Environmental impact (Nature/Wildlife)	●		Nature/wildlife	
Environmental Impact	wetland resource investment and reforestation		●	Nature/wildlife	
Environmental Impact	Preserve open space & green area to help mitigate climate change		●	Nature/wildlife	
Wild Card	Always consider a no-build alternative	●		Need/demand	
Wild Card	Proliferation of centers	●		Need/demand	
Wild Card	what is the demand in the region?	●		Need/demand	
Wild Card	DMV doesn't want them, PGC might be oversaturated	●		Need/demand	
Wild Card	whydo we need them?	●		Need/demand	
Wild Card	not sure if its inevitable	●		Need/demand	
Wild Card	is there actually a need for these?	●		Need/demand	
Wild Card	We don't want data centers	●		Need/demand	
Wild Card	we dont want one!	●		Need/demand	
Wildcard	we don't want them here and don't understand the value of them		●	Need/demand	Originally in community benefits
Wildcard	doesn't desire data centers at all. would rather use pen and paper		●	Need/demand	Originally in community benefits
Wildcard	they need us more than we need them		●	Need/demand	Originally in community benefits
Wildcard	I don't even want one near my home!!		●	Need/demand	Originally in community benefits
Land Use Adjacencies	No more data	●		Need/demand	Originally in site design
Noise & Visual Disruption	NOISE	●		Noise	
Noise & Visual Disruption	Testing generators makes noise but only happens about 1/year	●		Noise	
Noise & Visual Disruption	people dont want to move there because of noise	●		Noise	
Noise & Visual Disruption	Will the noise be a nuisance to local residential areas?	●		Noise	
Noise & Visual Disruption	Landover mall data center - noise	●		Noise	
Noise & Visual Disruption	Sound pollution	●		Noise	
Noise & Visual Disruption	noise and heat for neighbors	●		Noise	
Noise & Visual Disruption	Concerns about noise	●		Noise	
Noise & Visual Disruption	No hum, buzz from DCs; natural buffer so we don't see or hear it	●		Noise	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Noise & Visual Disruption	Loudoun had to change noise zoning lower	●		Noise	
Noise & Visual Disruption	Quiet is an attraction for neighbors	●		Noise	
Noise & Visual Disruption	protect areas from noise	●		Noise	
Noise & Visual Disruption	how to protect nearby residents from noise, heat, air pollution, electric costs	●		Noise	
Noise & Visual Disruption	noise pollution	●		Noise	
Noise & Visual Disruption	Noise level 24/7 noise light distracts when	●		Noise	
Façade / Design Detailing	Low Decibel level			noise	originally in site & design
Screening / Buffers	Noise concerns			Noise	originally in site & design
Community integration	– e.g. noise barriers		●	Noise Policy	Originally in community benefits
Noise & Visual Disruption	Noise and light abatement	●		Noise Policy	
Noise & Visual Disruption	Noise cycles timed windows (at night?)		●	Noise Policy	
Noise & Visual Disruption	Decibel limit		●	Noise Policy	
Noise & Visual Disruption	Limit reliance on generators + limit decibels when operating		●	Noise Policy	
Noise & Visual Disruption	Decibel limit - peak/evening		●	Noise Policy	
Noise & Visual Disruption	Noise ordinance		●	Noise Policy	
Noise & Visual Disruption	Tiered noise ordinance		●	Noise Policy	
Land Use Adjacencies	noise abatement policy			Noise Policy	originally in site & design
Façade / Design Detailing	If noise restrictions cannot be met, then the project is a no-go			Noise Policy	originally in site & design
Screening / Buffers	noise abatement (i dont know what it looks like)			Noise Policy	originally in site & design
Screening / Buffers	MANDATE BIRM FOR (MOUND) MEGA CAMPUS for lieu visibility MEGA CAMPUS for lieu visibility HYPERSCALE & noise concerns			Noise Policy	originally in site & design
Screening / Buffers	Disclose specific noise levels before it's built			Noise Policy	originally in site & design
Screening / Buffers	Noise specific decibel levels			Noise Policy	originally in site & design
Screening / Buffers	No Noise Emitted			Noise Policy	originally in site & design
Screening / Buffers	Noise from data centers should be 100ft or less			Noise Policy	originally in site & design

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Screening / Buffers	Can we see functioning data centers that buffer sound and do not impede on our natural resources			Noise Policy	originally in site & design
Transparency & Oversight	what do controlling interests want to do	●		Perceived Pre-Decision Bias	
Transparency & Oversight	Reality: county leaning to the revenue benefits	●		Perceived Pre-Decision Bias	
Transparency & Oversight	presentation was biased	●		Perceived Pre-Decision Bias	
Transparency & Oversight	feeling that decisions have already been made	●		Perceived Pre-Decision Bias	
Transparency & Oversight	Feels like the decision has already been made	●		Perceived Pre-Decision Bias	
Transparency & Oversight	Our values are overlooked in favor of new money	●		Perceived Pre-Decision Bias	
Transparency & Oversight	county should develop the leading edge model		●	Policy Leadership	
Economic Growth and Diversification	if we use cutting edge technology in design, PG county can become a showcase			Policy Leadership	
Transparency & Oversight	Data centers unregulated	●		Policy Requirements	
Transparency & Oversight	what kinds of permits will be required during construction and during operation	●		Policy Requirements	
Transparency & Oversight	Add site review/inspection → minimize impact, mitigation		●	Policy Requirements	
Transparency & Oversight	wait before building		●	Policy Requirements	
Transparency & Oversight	For planning it allows data centers to happen quickly if county had site plan; once meeting, it's too easy		●	Policy Requirements	
Environmental Sustainability	restrict development to already disrupted land		●	Previously developed sites	Originally in community benefits
Environmental Sustainability	Restrict to brownfields		●	Previously developed sites	Originally in community benefits
Zoning	brown sites only		●	Previously developed sites	
Zoning	brownfield sites		●	Previously developed sites	
Land Use and Historical Preservation	adaptive reuse		●	Previously developed sites	
Land Use and Historical Preservation	as much as possible, use previously developed sites like old shopping centers, dont tear down trees		●	Previously developed sites	
Land Use and Historical Preservation	can development of sites for data centers be restricted to already disrupted land?		●	Previously developed sites	
Land Use and Historical Preservation	Preserve Historical / Archaeological areas of the county; Building existing / beautiful sites		●	Previously developed sites	
Land Use and Historical Preservation	Use brownfield sites		●	Previously developed sites	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Economic Impact (jobs, taxes, infrastructure)	what impact will data centers have on my property value?	●		Property Value	
Economic Impact (jobs, taxes, infrastructure)	rising housing costs	●		Property Value	
Economic Impact (jobs, taxes, infrastructure)	Property values	●		Property Value	
Economic Impact (jobs, taxes, infrastructure)	Property values in immediate prox to residential homes	●		Property Value	
Economic Impact (jobs, taxes, infrastructure)	Decrease property value	●		Property Value	
Zoning	How is property assessed?	●		Property Value	
Economic Growth and Diversification	Mitigate damage of housing value & loss in what opportunity is lost			Property Value	
Land Use and Historical Preservation	historical and cultural significance	●		Protected Land	
Land Use and Historical Preservation	As data centers, is priority to historic + environmental sites?	●		Protected Land	
Land Use and Historical Preservation	Siting of any data center must take into account land use/historical preservation		●	Protected Land	
Land Use and Historical Preservation	no DCs in historic and residential areas		●	Protected Land	
Land Use and Historical Preservation	Have protected zones off limits - eagle harbor		●	Protected Land	
Wild Card	History: dumping ground of DMV	●		Regional Sentiment/ history	
Wild Card	Equity concerns, who benefits	●		Regional Sentiment/ history	
Wildcard	HYPERSCALERS NOT IN RESIDENTIAL AREAS		●	Residential Proximity	Originally in community benefits
Zoning	Location of centers: Don't place in communities that do not want them – minority, income	●		Residential Proximity	
Zoning	location >close to distribution centers which are often deep in communities	●		Residential Proximity	
Zoning	How far will data centers be from residential areas? (minimal distance)	●		Residential Proximity	
Zoning	Proximity to youth → schools, CSI, recreation	●		Residential Proximity	
Zoning	The Hyper dta center should not be in residential area		●	Residential Proximity	
Zoning	dont want hyperscalers near residential. residential areas should be proximate to edge or enterprise data centers		●	Residential Proximity	
Zoning	Data centers should not be in RR zone		●	Residential Proximity	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Zoning	Industrial zones should not be close to residential		●	Residential Proximity	
Zoning	Facility location cannot be in residential areas or locations with at least 0.5 miles to a community		●	Residential Proximity	
Zoning	away from residential communities		●	Residential Proximity	
Zoning	no DCs near homes and communities		●	Residential Proximity	
Zoning	Proximity to residential + business		●	Residential Proximity	
Zoning	Align w/ zoning tools to channel data centers away from sensitive areas		●	Residential Proximity	
Zoning	limit zoning allowance that no residential zoning allows data centers		●	Residential Proximity	
Zoning	Avoid residential		●	Residential Proximity	
Zoning	Not near RR Defense buffer by noise level		●	Residential Proximity	
Land Use Adjacencies	No R.R. zoning!			Residential Proximity	Originally in Site & Design
Community integration	Not having cooling ponds impacting neighborhoods			Residential Proximity	Originally in community benefits
Wildcard	Proximate resident petition to accept			Residential Proximity	Originally in community benefits
Wildcard	How much land in county and where could a data center be built → buffers			Residential Proximity	Originally in community benefits
Land Use Adjacencies	Make sure data centers are not impacting residential needs			Residential Proximity	Originally in Site & Design
Land Use Adjacencies	Away from residential areas, schools & hospitals			Residential Proximity	Originally in Site & Design
Land Use Adjacencies	Not close to the Beltway			Residential Proximity	Originally in Site & Design
Land Use Adjacencies	How close should DC be to other property?			Residential Proximity	Originally in Site & Design
Land Use Adjacencies	Near highway so noise would not disturb citizens			Residential Proximity	Originally in Site & Design
Land Use Adjacencies	Data centers should not be in residential areas.			Residential Proximity	Originally in Site & Design
Land Use Adjacencies	Residential areas.			Residential Proximity	Originally in Site & Design
Environmental Sustainability	data spillage (leaks)		●	Security	Originally in community benefits
Transparency & Oversight	Will we be under AI surveillance. Pricing – Data Brokers tracking our location, race, medical history	●		Security	
Transparency & Oversight	is ?? being used for mass surveillance	●		Security	
Wild Card	Data spillage (leaks)	●		Security	
Environmental Sustainability	IMPACT ZONING TO MODIFY / HAVE IMPERVIOUS SURFACES		●	Stormwater Management	Originally in community benefits

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Water Supply	water uses, pump usage, loss of vegetation, impervious surfaces	●		Stormwater Management	
Water Supply	supplement storm water MGMT		●	Stormwater Management	
Water Supply	storm water management clean up funding		●	Stormwater Management	
Water Supply	storm water management for the increased roof top and pavement		●	Stormwater Management	
Water Supply	What sort of stormwater infrastructure will be built to mitigate water pollution. Impervious pavement?		●	Stormwater Management	
Environmental Sustainability	IMPROVING SERVICES / PLANNING FOR STORMWATER MANAGEMENT / FLOODING		●	Stormwater Management	Originally in community benefits
Public Amenities	Stormwater Management			Stormwater Management	originally in site & design
Economic Growth and Diversification	tax breaks for residents		●	Taxpayer Impact	Originally in community benefits
Economic Growth and Diversification	TAX BREAK FOR RESIDENTS IN IMPACTED AREAS		●	Taxpayer Impact	Originally in community benefits
Economic Growth and Diversification	TAXES REDUCED FOR RESIDENTS VIA PETITION		●	Taxpayer Impact	Originally in community benefits
Economic Growth and Diversification	RESEARCH TAXES THEY PAY / EVALUATE TO BE FAIR		●	Taxpayer Impact	Originally in community benefits
Environmental Sustainability	NO INCREASE ONLY DECREASE		●	Taxpayer Impact	Originally in community benefits
Economic Impact (jobs, taxes, infrastructure)	How much money will the county provide the business to build?	●		Taxpayer Impact	
Economic Impact (jobs, taxes, infrastructure)	Tax decrease should be across property tax, sales tax etc.	●		Taxpayer Impact	
Economic Impact (jobs, taxes, infrastructure)	how will they pay for additional strain and inconvenience on existing roads and residents	●		Taxpayer Impact	
Economic Impact (jobs, taxes, infrastructure)	Will the tax burden decrease be more than the increased burden in other areas?	●		Taxpayer Impact	
Economic Impact (jobs, taxes, infrastructure)	who pays for electric and where does it come from?	●		Taxpayer Impact	
Economic Impact (jobs, taxes, infrastructure)	If Hyperscale Campus (Google, AWS, Microsoft) → should have higher tax burden than residents	●		Taxpayer Impact	
Economic Impact (jobs, taxes, infrastructure)	Concern about standard costs - who is left with that burden	●		Taxpayer Impact	
Economic Impact (jobs, taxes, infrastructure)	Tell them people to pay their own bills...	●		Taxpayer Impact	
Economic Impact (jobs, taxes, infrastructure)	Lower tax rates (local) relative to profits of data centers		●	Taxpayer Impact	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Economic Impact (jobs, taxes, infrastructure)	No public funds - these are private, should provide community benefit		●	Taxpayer Impact	
Noise & Visual Disruption	traffic impact	●		Traffic Impact	
Noise & Visual Disruption	Traffic from construction / expensive parking	●		Traffic Impact	
Community Infrastructure	community impact (traffic ect)			Traffic Impact	
Transparency & Oversight	TRANSPARENCY	●		Transparency	
Transparency & Oversight	lack of openness	●		Transparency	
Transparency & Oversight	Policy: transparency is an issue	●		Transparency	
Transparency & Oversight	No corporate socialism	●		Transparency	
Transparency & Oversight	Who is "gensler"	●		Transparency	
Transparency & Oversight	task force to communicate current project		●	Transparency	
Transparency & Oversight	Improvement to county website: establish hearing page divided by topic (tech being one)		●	Transparency	
Transparency & Oversight	Better information for public on data center function + energy use		●	Transparency	
Transparency & Oversight	No variances		●	Transparency	
Transparency & Oversight	youre seeing shifts and improvements but where are we starting?	●		Transparency	
Community integration	Coordinated effort between academia, corporation, county			Transparency	Originally in community benefits
Economic Growth and Diversification	county has leverage			Transparency	Originally in community benefits
Economic Growth and Diversification	Community budgeting & oversight & transparency			Transparency	Originally in community benefits
Public Amenities	Commercial benefit requirement?		●	Uncertain Local Economic Return	Originally in site design
Public Amenities	Preserve small businesses		●	Uncertain Local Economic Return	Originally in site design
Economic Impact (jobs, taxes, infrastructure)	Who is making money on these centers?	●		Uncertain Local Economic Return	
Economic Impact (jobs, taxes, infrastructure)	what revenues are going to be gained?	●		Uncertain Local Economic Return	
Economic Impact (jobs, taxes, infrastructure)	economic benefits not coming to fruition	●		Uncertain Local Economic Return	
Economic Impact (jobs, taxes, infrastructure)	what are the financial benefits	●		Uncertain Local Economic Return	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Economic Impact (jobs, taxes, infrastructure)	If 50897 includes sales & use exemptions, what happens to local revenue?	●		Uncertain Local Economic Return	
Economic Impact (jobs, taxes, infrastructure)	Will locals get benefits of data centers or does \$\$ go to far away companies	●		Uncertain Local Economic Return	
Economic Impact (jobs, taxes, infrastructure)	will you do a full economic anyalysis for each center?	●		Uncertain Local Economic Return	
Economic Impact (jobs, taxes, infrastructure)	Opportunity cost / development displacement	●		Uncertain Local Economic Return	
Economic Impact (jobs, taxes, infrastructure)	Study tax revenue of Loudoun County	●		Uncertain Local Economic Return	
Economic Impact (jobs, taxes, infrastructure)	None of these things really actualize – No accountability w/ the county to get the responses	●		Uncertain Local Economic Return	
Economic Impact (jobs, taxes, infrastructure)	Not Econ. sustainability	●		Uncertain Local Economic Return	
Wild Card	Obsolescence	●		Uncertain Local Economic Return	
Public Amenities	Revenue truly an asset to County residents?	●		Uncertain Local Economic Return	Originally in site design
Economic Growth and Diversification	better understanding of monetization when data center is up and running how its used			Uncertain Local Economic Return	Originally in community benefits
Economic Growth and Diversification	Where does the revenue go? Oversight. MOU/Auditing (example: MGM/lottery)			Uncertain Local Economic Return	Originally in community benefits
Economic Growth and Diversification	Benefits must be proportional to the revenue of the facility			Uncertain Local Economic Return	
Community Infrastructure	SPECIAL TAX TO REDUCE TAX UTILITY COST		●	Utility Rate Impacts	Originally in community benefits
Economic Impact (jobs, taxes, infrastructure)	Separate data center utility rate to prevent residential cross-subsidization		●	Utility Rate Impacts	
Economic Impact (jobs, taxes, infrastructure)	Costs are not transferred to citizens w/ extra fees that appear on electric bills, water, utilities, etc.		●	Utility Rate Impacts	
Economic Impact (jobs, taxes, infrastructure)	Limit to how energy companies can raise rates based on demand		●	Utility Rate Impacts	
Economic Impact (jobs, taxes, infrastructure)	increasing utility rates	●		Utility Rate Impacts	
Economic Impact (jobs, taxes, infrastructure)	any increase in bills not to be born by residents	●		Utility Rate Impacts	
Economic Impact (jobs, taxes, infrastructure)	state public service commission > rates	●		Utility Rate Impacts	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Economic Impact (jobs, taxes, infrastructure)	what is the cost to rate payers?	●		Utility Rate Impacts	
Economic Impact (jobs, taxes, infrastructure)	how does council give tax payers and citizens ensurement about the tax cost of data centers?	●		Utility Rate Impacts	
Energy Demand & Grid Strain	who is providing the power?	●		Utility Rate Impacts	
Energy Demand & Grid Strain	impact on residential electric rates	●		Utility Rate Impacts	
Energy Demand & Grid Strain	concern that my power and water rates will go up as a result of having a data center in the county	●		Utility Rate Impacts	
Energy Demand & Grid Strain	No new fees or charges on bill	●		Utility Rate Impacts	
Energy Demand & Grid Strain	Energy requirements will dramatically increase bills unless they provide their own power	●		Utility Rate Impacts	
Energy Demand & Grid Strain	Concerns about rates going up	●		Utility Rate Impacts	
Energy Demand & Grid Strain	How will local grid be modernized? Private or public funding?		●	Utility Rate Impacts	
Energy Demand & Grid Strain	Electric bill discounts		●	Utility Rate Impacts	
Water Supply	impacts on residential water rates	●		Utility Rate Impacts	
Water Supply	Have their own cooling system & water supply → no use of WSSC Water; no impact on rates		●	Utility Rate Impacts	
Land Use Adjacencies	no electric rate increase			Utility Rate Impacts	Originally in site design
Façade / Design Detailing	Will this use cause an increase in utility bills, electric, phone, cable, water, etc.			Utility Rate Impacts	Originally in Site & Design
Façade / Design Detailing	Will this increase reliability and performance of internet, phone, cable, etc.			Utility Rate Impacts	Originally in Site & Design
Environmental Impact	How will servers be disposed of? Where?	●		Waste	
Environmental Sustainability	our landfills are already full			Waste	
Water Supply	Are they going to recharge the aquifer when it goes dry?	●		Water Demand	
Water Supply	taking away clean water	●		Water Demand	
Water Supply	water consumption	●		Water Demand	
Water Supply	who will get first dibs on water?	●		Water Demand	
Water Supply	use of large quantities of water	●		Water Demand	
Water Supply	Water sources – capacity to clean, non-potable use? Will data centers get water over anyone else?	●		Water Demand	
Water Supply	What happens in a drought?	●		Water Demand	
Water Supply	Serious water concerns quality / length cooling needs	●		Water Demand	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Water Supply	How do we ensure residents are the priority for limited resources?	●		Water Demand	
Water Supply	How adequate is water supply now (before data centers)?	●		Water Demand	
Water Supply	Water scarcity protection/impact on river water	●		Water Demand	
Water Supply	Community near a data center boom → study from detroit pressure went down	●		Water Demand	
Water Supply	How much water used daily?	●		Water Demand	
Water Supply	Same for water - 500,00 gallons? fact check	●		Water Demand	
Public Amenities	No WSSC Water water/sewage. Have own water source/methodology. Do not want water diverted.			Water Discharge & Thermal Impact	Originally in Site & Design
Screening / Buffers	Cooling water before it is returned to waterway			Water Discharge & Thermal Impact	Originally in Site & Design
Water Supply	What chemicals will be in the water that is discharged + will it be cooled	●		Water Discharge & Thermal Impact	
Water Supply	where will water be discharged to?	●		Water Discharge & Thermal Impact	
Water Supply	Where will water coolers dispose of water?	●		Water Discharge & Thermal Impact	
Water Supply	Warm water release by cool down	●		Water Discharge & Thermal Impact	
Water Supply	Waste water treatment plan		●	Water Discharge & Thermal Impact	
Environmental Sustainability	can a data treat wastewater (not just its own)		●	Water Quality	Originally in community benefits
Environmental Sustainability	Contribute to WSSC Water to assist w/ water infrastructure		●	Water Quality	Originally in community benefits
Environmental Sustainability	Southern part of county already has water quality issues → avoid impacts or making this worse		●	Water Quality	Originally in community benefits
Environmental Impact	need to address thermal impact when DC releases water from data centers and pollutants like salts accumulate	●		Water Quality	
Environmental Impact	Environmental impact (water)	●		Water Quality	
Façade / Design Detailing	Recyclable water/energy not on our grid!			Water Reuse & Recycling	Originally in Site & Design
Public Amenities	Control loop water maintained on site (gray water/waste water)			Water Reuse & Recycling	Originally in Site & Design
Public Amenities	Mandate closed loop system for water			Water Reuse & Recycling	Originally in Site & Design
Screening / Buffers	Require closed loop systems			Water Reuse & Recycling	Originally in Site & Design

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Environmental Sustainability	Closed loop water system required		●	Water Reuse & Recycling	Originally in community benefits
Environmental Sustainability	Water recycling + hydro electricity		●	Water Reuse & Recycling	Originally in community benefits
Water Supply	Legislation around using groundwater/ logistics that don't replenish		●	Water Reuse & Recycling	
Water Supply	Data centers to use only secondary water to reduce impact on water availability		●	Water Reuse & Recycling	
Water Supply	utilize reusable water supply		●	Water Reuse & Recycling	
Water Supply	water preservation fund, funded by data centers		●	Water Reuse & Recycling	
Water Supply	closed loop non-potable water		●	Water Reuse & Recycling	
Water Supply	for water discharge from data center s should be treated onsite - priority self contained		●	Water Reuse & Recycling	
Water Supply	Recycle or reclaim data center cooling water		●	Water Reuse & Recycling	
Water Supply	Self-sustaining water system – buy & provide their own; no increase in our rates		●	Water Reuse & Recycling	
Water Supply	No recycled water, cant drink water after use		●	Water Reuse & Recycling	
Water Supply	Rainwater harvesting		●	Water Reuse & Recycling	
Water Supply	include recycled water		●	Water Reuse & Recycling	
Land Use Adjacencies	Protections for waterways & reservoirs			Water Source Protection	Originally in Site & Design
Environmental Sustainability	Not using groundwater → only using brownfield industrial sites		●	Water Source Protection	Originally in community benefits
Environmental Sustainability	REQUIRE WATER QUALITY PROTECTION – MONITORING AND ENFORCEMENT		●	Water Source Protection	Originally in community benefits
Environmental Sustainability	Remove from RR zoning + no groundwater utilization		●	Water Source Protection	Originally in community benefits
Water Supply	Groundwater testing	●		Water Source Protection	
Water Supply	What water sources will be used?	●		Water Source Protection	
Water Supply	how will water be used - where will it come from	●		Water Source Protection	
Water Supply	Where do you get water from?	●		Water Source Protection	
Water Supply	Can't use groundwater		●	Water Source Protection	
Water Supply	Don't allow them to use groundwater		●	Water Source Protection	
Water Supply	Surface water retention ponds		●	Water Source Protection	
Environmental Sustainability	Clear process for handling water w/ no impact on communities		●	Water Use Accountability	Originally in community benefits

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Environmental Sustainability	Water use / land preservation		●	Water Use Accountability	Originally in community benefits
Water Supply	Who polices the H2O bill?	●		Water Use Accountability	
Water Supply	how, who will monitor water usage	●		Water Use Accountability	
Zoning	rural legacy, DCs should not be where people are using well water		●	Zone/Permit Process	
Zoning	not on agricultural land		●	Zone/Permit Process	
Zoning	No farms		●	Zone/Permit Process	
Zoning	No FARM areas! (we love our produce) *including horses*		●	Zone/Permit Process	
Zoning	No rural areas		●	Zone/Permit Process	
Community integration	Residents have precedence on site location approval			Zone/Permit Process	Originally in community benefits
Community integration	Communities oversight on a permit		●	Zone/Permit Process	Originally in community benefits
Community integration	Due diligence process w/ county + within → transparency		●	Zone/Permit Process	Originally in community benefits
Community integration	*Typically rezoning is spotted and requiring constituents to weigh in, engage in a process that is more public for residential changes than industrial zoning changes*		●	Zone/Permit Process	Originally in community benefits
Community integration	Public hearing requirement → CB zero to bypass w/ popular input		●	Zone/Permit Process	Originally in community benefits
Economic Growth and Diversification	extra fees in zone recurring over time		●	Zone/Permit Process	Originally in community benefits
Land Use Adjacencies	Right of property			Zone/Permit Process	Originally in site design
Wildcard	Clarity on zoning → stricter process		●	Zone/Permit Process	Originally in community benefits
Wildcard	Geographic dispersion → not one zone for everything		●	Zone/Permit Process	Originally in community benefits
Zoning	How do companies choose to build?	●		Zone/Permit Process	
Zoning	Data centers within radius in distance? Preserve designated areas	●		Zone/Permit Process	
Zoning	zoning and land use	●		Zone/Permit Process	
Zoning	what is the zoning category that allows a data center to be built?	● ●		Zone/Permit Process	
Zoning	zoning & location			Zone/Permit Process	
Zoning	consideration- not just where the center is being build but what land does the infrastructure need to cross to reach the data center	●		Zone/Permit Process	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Zoning	How will this affect the CBC Sector Plan?	●		Zone/Permit Process	
Zoning	How does it fare with provision to protect wildlife trails if space for LID zoning?	●		Zone/Permit Process	
Zoning	Easement @ boundary for improvement (30' zone)		●	Zone/Permit Process	
Zoning	Reconsider zoning code → make them jump through so many hoops they run		●	Zone/Permit Process	
Community integration	build only out of no-go areas			Zone/Permit Process	Originally in community benefits
Community integration	If data centers are needed, they should be located in wealthier areas too			Zone/Permit Process	Originally in community benefits
Community integration	Larger campus locations to concentrate DCs			Zone/Permit Process	Originally in community benefits
Community integration	Industrial zones only → concern proximity to rest			Zone/Permit Process	Originally in community benefits
Wildcard	Collocate data center → income program directly impacts i.e. school coding program			Zone/Permit Process	Originally in community benefits
Land Use Adjacencies	Buffer zone substantial from data center to residential for decible zone			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	remove data centers from RR zone and NAC zone			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	zoning issues are high priority as a community leader -could have special zone for data centers			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	The county has transmission lines for ease of interconnect, create zones for data centers			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	what zones allow DCs currently?			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	Will this affect sector plan/lead to less land designated for dense housing zoning?			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	Repeal CB-001-2021			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	Industrial Areas Only			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	The District (Council) needs to restrict data centers to industrial-zoned parcels (and buffered)			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	The Bill CB-001-2021 needs to be repealed. If allows building to WSSC Water pumping stations / failed site flood.			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	Correctly zoned.			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	Regulation adjacency.			Zone/Permit Process	Originally in Site & Design
Land Use Adjacencies	Zoning sound			Zone/Permit Process	Originally in Site & Design
Screening / Buffers	What sound levels are allowed? Hectaresphere must have a 4-year study done.			Zone/Permit Process	Originally in Site & Design

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
Screening / Buffers	Industrial			Zone/Permit Process	Originally in Site & Design
	limit the use of the special exemption status on projects of this nature, so that the people of this county can maintain control on unchecked growth of this industry in Prince George's county.			Developer Risk / Public Cost Burden	
	We must be very strategic in our approach and make sure appropriate guardrails are in place to protect the environmental, cost implication electric/water rates, noise and infrastructure upgrades.			Environmental Impact	
	The federal government's AI Action Plan outlines a visionary approach to fostering AI innovation and infrastructure. However, recent federal actions, such as the denial of FEMA disaster aid to Western Maryland, suggest that local governments should prepare for limited federal support. Relying solely on federal funding could leave Prince George's County vulnerable.			Uncertain Local Economic Return	
	The explosive growth of data centers—driven in large part by AI—has significantly increased power demand across the PJM grid, which includes Maryland. According to PJM and Monitoring Analytics, this demand has caused historic increases in electricity capacity auction prices, with ratepayers expected to see up to a 5% increase by 2026. Data centers have become 'cities' in their energy consumption and, without regulation, shift costs onto ordinary consumers.			Taxpayer Impact	
	RMI's recent report cautions against overbuilding energy infrastructure in response to speculative or temporary demand. Over-forecasting and over-construction could result in underutilized assets, high stranded costs, and increased energy bills. For Prince George's County, this underscores the need for measured, data-driven planning.			Need/demand	
	Bring Your Own Power (BYOP): Require self-supplied clean energy.			Environmental Impact	
	Efficiency Standards: Mandate high-efficiency cooling and compute practices.			Environmental Impact	
	Demand Flexibility: Require data centers to reduce load during peak times.			Environmental Impact	
	Dark Data Reduction: Mandate data management plans to minimize unnecessary storage.			Environmental Impact	
	Co-location with Renewables: Promote siting near solar or wind farms.			Environmental Impact	
	Flexible Workload Management: Incentivize timing operations with grid-friendly conditions.			Environmental Impact	

Category	Original Comment	Concern	Mitigation	Subthemes	Original poster location
	Adopt zoning and permitting rules that favor sustainable data centers.			Zone/Permit Process	
	Set caps on local tax subsidies tied to measurable community benefits.			Incentives / Subsidy Policy	
	Separate data center utility rates to prevent residential cross-subsidization.			Utility Rate Impacts	
	Track energy use, emissions, and water consumption with public transparency.			Impact studies	

Site & Design Considerations

Category	Original Comment	Subthemes	Original poster location
Façade / Design Detailing	art on sides of it	Aesthetics & Design	
Façade / Design Detailing	CMP systems buildings made to look like house look nice then not maintained	Aesthetics & Design	
Façade / Design Detailing	Facilities should be attractive and comfortable for surrounding, including landscaping materials	Aesthetics & Design	
Façade / Design Detailing	No gray buildings. Add brick/stones/planks	Aesthetics & Design	
Façade / Design Detailing	Must not look like a fort (ex: comm building)	Aesthetics & Design	
Façade / Design Detailing	Blend with surrounding architecture	Aesthetics & Design	
Façade / Design Detailing	Data centers should blend into community	Aesthetics & Design	
Façade / Design Detailing	Murals on bld sides	Aesthetics & Design	
Façade / Design Detailing	Space on buildings for locally commissioned murals	Aesthetics & Design	
Façade / Design Detailing	No ugly fences or require maintenance of fences	Aesthetics & Design	
Façade / Design Detailing	Facade doesn't really matter to me if place is minimally zoned as a warehouse. Should be beautiful though (Glass, Stone, and Design)	Aesthetics & Design	
Façade / Design Detailing	Outer facade should blend into area, not a big box warehouse	Aesthetics & Design	
Façade / Design Detailing	No gray buildings. Add brick/stone/plants	Aesthetics & Design	
Façade / Design Detailing	Glazing requirements	Aesthetics & Design	
Façade / Design Detailing	DO NOT LIKE THE AMAZON BLDG ON 450	Aesthetics & Design	
Façade / Design Detailing	Building Retrofits	Aesthetics & Design	
Façade / Design Detailing	BuildingRetrofits	Aesthetics & Design	
Façade / Design Detailing	Site specific to align with local architecture features to be comparable to the neighborhood	Aesthetics & Design	
Façade / Design Detailing	It's more important what's inside than what it looks like	Aesthetics & Design	
Façade / Design Detailing	Hybrid design – neighborhood details / flexible design	Aesthetics & Design	
Public Amenities	Neighborhood Friendly Design	Aesthetics & Design	
Screening / Buffers	beautification project required	Aesthetics & Design	

Category	Original Comment	Subthemes	Original poster location
Screening / Buffers	calming design in the precedent (green wall)	Aesthetics & Design	
Screening / Buffers	if building is designed to blend with existing communities screening may not be necessary	Aesthetics & Design	
Screening / Buffers	make them invisible	Aesthetics & Design	
Screening / Buffers	Mural	Aesthetics & Design	
Screening / Buffers	Blend into the surrounding environment	Aesthetics & Design	
Screening / Buffers	Approved beautification plan	Aesthetics & Design	
Screening / Buffers	Data centers must be incorporated into existing designs	Aesthetics & Design	
Screening / Buffers	No ugly bob wired fencing	Aesthetics & Design	
Screening / Buffers	Require trees to soften the "industrial" or the perspective and sound buffer	Aesthetics & Design	
Screening / Buffers	All projects need to have natural screening/ buffers (trees, shade, etc.) so site cannot be seen	Aesthetics & Design	
Screening / Buffers	Buried power lines	Aesthetics & Design	
Environmental Sustainability	Thorough design review	Aesthetics & Design	Originally in community benefits
Environmental Sustainability	encourage underground/partial underground structures to conserve energy	Aesthetics & Design	Originally in community benefits
Community integration	Building are aesthetic & are not an eyesore	Aesthetics & Design	Originally in community benefits
Community integration	Design consideration required for permanently building data center	Aesthetics & Design	Originally in community benefits
Noise & Visual Disruption	Aesthetic impact	Aesthetics & Design	Originally in concerns and mitigation
Noise & Visual Disruption	Aesthetics - transmission lines	Aesthetics & Design	Originally in concerns and mitigation
Noise & Visual Disruption	- big box buildings	Aesthetics & Design	Originally in concerns and mitigation
Noise & Visual Disruption	look bad no faceless building in my community	Aesthetics & Design	Originally in concerns and mitigation
Noise & Visual Disruption	do not make hyperscalers that resemble prisons	Aesthetics & Design	Originally in concerns and mitigation
Noise & Visual Disruption	incorporate art and human centered design in building and site design	Aesthetics & Design	Originally in concerns and mitigation
Noise & Visual Disruption	integrating art	Aesthetics & Design	Originally in concerns and mitigation
Façade / Design Detailing	Design should respond to context.	Aesthetics & Design	
Screening / Buffers	what does security look like? fence boundaries ect	Aesthetics & Design	
Screening / Buffers	re: security - don't look like a fur tree. attractive fencing, low lighting	Aesthetics & Design	
Land Use Adjacencies	Offsets – safe distance from residential neighborhoods	Buffers & Setbacks	
Land Use Adjacencies	Buffer usage of rooftop: 1. water retention 2. energy problem	Buffers & Setbacks	
Land Use Adjacencies	Forest buffer	Buffers & Setbacks	
Screening / Buffers	edge neighborhood compatible enterprise+ colocation (natural buffers), hyperscale - physical buffers	Buffers & Setbacks	

Category	Original Comment	Subthemes	Original poster location
Screening / Buffers	5-7 miles (buffers) zone from residential communities	Buffers & Setbacks	
Screening / Buffers	emersed in trees buffer	Buffers & Setbacks	
Noise & Visual Disruption	Buffer zones with trees planted	Buffers & Setbacks	Originally in community benefits
Land Use Adjacencies	Public access to the green space	Community Spaces & Recreation	
Public Amenities	Surrounding green spaces	Community Spaces & Recreation	
Public Amenities	Data centers should be multi-use, providing space for public	Community Spaces & Recreation	
Public Amenities	Green space around centers	Community Spaces & Recreation	
Public Amenities	Make a fund to make/maintain parks and protect and restore natural at the scale of the impact	Community Spaces & Recreation	
Public Amenities	Parks	Community Spaces & Recreation	
Public Amenities	Recreation / parks	Community Spaces & Recreation	
Screening / Buffers	Could we have a farm adjacent or green roof as a part of it	Community Spaces & Recreation	
Noise & Visual Disruption	can you build a park on it?	Community Spaces & Recreation	Originally in concerns and mitigation
Land Use Adjacencies	Underground? Amenities on top?	Community Spaces & Recreation	
Local Business sourcing and contracting	Amenities over data centers! (use new space for shared food)	Community Spaces & Recreation	Originally in community benefits
Land Use Adjacencies	Build near existing roads	Infrastructure & Utility Adjacency	
Land Use Adjacencies	everything related to fiber optic and electric grid adjacency for hyper scale	Infrastructure & Utility Adjacency	
Land Use Adjacencies	Fiber optic infrastructure development footprint?	Infrastructure & Utility Adjacency	
Land Use Adjacencies	New power plans	Infrastructure & Utility Adjacency	
Public Amenities	Access to power + water for the data centers not overwhelm public system	Infrastructure & Utility Adjacency	
Public Amenities	Ensure appropriate infrastructure in place before construction starts	Infrastructure & Utility Adjacency	
Screening / Buffers	Move power underground utility improvements	Infrastructure & Utility Adjacency	
Screening / Buffers	Must have own/independent generators, backup	Infrastructure & Utility Adjacency	
Public Amenities	Data centers need to foster other uses	Misc	originally in site & design
Façade / Design Detailing	IS THERE A NO BUILD OPTION?	No Build / Alternative Development	
Façade / Design Detailing	UNDERGROUND?	No Build / Alternative Development	
Façade / Design Detailing	Encourage underground development smaller footprint, may conserve energy	No Build / Alternative Development	

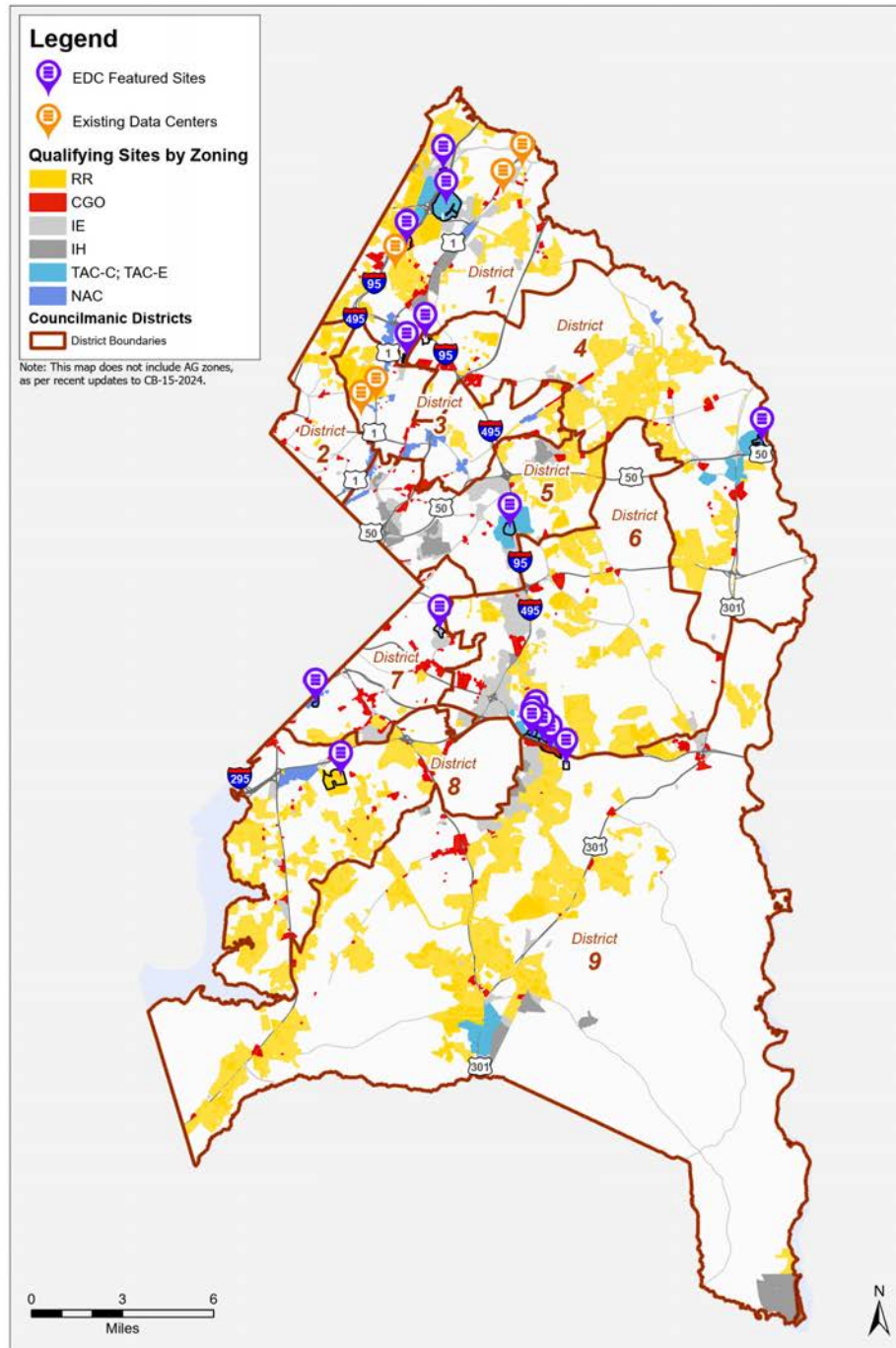
Category	Original Comment	Subthemes	Original poster location
Screening / Buffers	Could it go underground?	No Build / Alternative Development	
Screening / Buffers	Data centers should be planned far from town so when they are no longer used as data centers, they can be used for something else	No Build / Alternative Development	
Façade / Design Detailing	Soundproofing architectural building materials is essential	Noise & Light Control	
Façade / Design Detailing	Screening for noise & lights	Noise & Light Control	
Façade / Design Detailing	No exterior lighting	Noise & Light Control	
Screening / Buffers	Noise specific decibel levels	Noise & Light Control	
Screening / Buffers	Buffering is important for noise. Trees and green infrastructure to screen from other areas	Noise & Light Control	
Screening / Buffers	Sound barriers and trees especially close to homes	Noise & Light Control	
Screening / Buffers	Sound barrier walls & vegetation buffer to site line & streetscape landscape on the surrounding roads & streetscape	Noise & Light Control	
Screening / Buffers	Buffer needs to absorb sound (buzz/hum) so we cannot hear it	Noise & Light Control	
Screening / Buffers	Sound walls	Noise & Light Control	
Land Use Adjacencies	repurpose buildings and already developed land	Preferred Site types / redevelopment	
Land Use Adjacencies	Brown fields	Preferred Site types / redevelopment	
Land Use Adjacencies	What is it displacing?	Preferred Site types / redevelopment	
Land Use Adjacencies	Brown spaces only	Preferred Site types / redevelopment	
Land Use Adjacencies	No farm land	Preferred Site types / redevelopment	
Land Use Adjacencies	limit to previously developed land	Preferred Site types / redevelopment	
Land Use Adjacencies	Brown sites only	Preferred Site types / redevelopment	
Land Use Adjacencies	Roof-top bird house farms & gardens	Preferred Site types / redevelopment	
Screening / Buffers	utilize previously developed parcels rather than impacting virgin ground heavy landscaping with tree canopy height trees. no chain link fences	Preferred Site types / redevelopment	
Community integration	adaptive reuse of existing bldngs	Preferred Site types / redevelopment	Originally in community benefits
Community integration	HYBRID DATA CENTER EDGE + RURAL COMMUNITY	Preferred Site types / redevelopment	Originally in community benefits
Wildcard	beltwoods six flags? old growth forest	Preferred Site types / redevelopment	Originally in community benefits
Wildcard	Places for DCs: Beltsville (cabinet), Six Flags, Commuter Stations, Greenbelt (home/PS)	Preferred Site types / redevelopment	Originally in community benefits
Façade / Design Detailing	No larger than 5,000 standard square feet	Size & Scale	
Façade / Design Detailing	May state how big the data center should be 5,000 sq ft	Size & Scale	
Façade / Design Detailing	Height restriction – cap at highest of the local residence	Size & Scale	

Category	Original Comment	Subthemes	Original poster location
Façade / Design Detailing	Height restrictions: do not build higher than any existing buildings in proximity to site	Size & Scale	
Façade / Design Detailing	Edge: 5K–10K sq. ft. Factory: 50–300K sq. ft Wholes: 1–10 acres Hyperscale: 3 stories, 10 acres	Size & Scale	
Land Use Adjacencies	No mega data center. Limit to 5,000 sq. ft.	Size & Scale	
Land Use Adjacencies	greater population density = smaller footprint	Size & Scale	
Environmental Impact	Want only small data centers	Size & Scale	Originally in common concerns
Land Use and Historical Preservation	require significant amount of land	Size & Scale	Originally in common concerns
Wild Card	Developers only really interested in building hyperscalers	Size & Scale	Originally in common concerns
Wild Card	Calibrate to scale → hyperscalers more strict	Size & Scale	Originally in common concerns
Zoning	zoning? how is the scale of data centers measured?	Size & Scale	Originally in common concerns
Zoning	clusters of facilities too dense	Size & Scale	Originally in common concerns
Zoning	What are the sizes of the existing data centers?	Size & Scale	Originally in common concerns
Zoning	limit dc sizes in the county	Size & Scale	Originally in common concerns
Zoning	Size should be limited to keep local resources from being used up	Size & Scale	Originally in common concerns
Zoning	Story restriction bldg. height	Size & Scale	Originally in common concerns
Façade / Design Detailing	incorporate only native plants in landscaping	Sustainable Design	
Façade / Design Detailing	Wind power natural gas (not clean energy)	Sustainable Design	
Façade / Design Detailing	Consider power source opportunities – alternative solar & nuclear	Sustainable Design	
Façade / Design Detailing	Ok with me if they are covered in solar panels and tiny windmills.	Sustainable Design	
Façade / Design Detailing	Use locally-sourced building materials	Sustainable Design	
Façade / Design Detailing	The smaller the better! The more native plants, trees, etc. Why not have each computer have its own data storage?	Sustainable Design	
Façade / Design Detailing	Different design requirements for inside/outside beltway	Sustainable Design	
Façade / Design Detailing	Building materials have to be environmentally safe	Sustainable Design	
Façade / Design Detailing	Include solar panels to be reused in community	Sustainable Design	
Land Use Adjacencies	Requirement to not increase impervious surface unless applicable use decrease in area/site	Sustainable Design	
Land Use Adjacencies	Encourage habitats for local pollinators and keep stormwater	Sustainable Design	
Land Use Adjacencies	Don't call green space "unimproved"	Sustainable Design	
Land Use Adjacencies	Support native & regional plantings	Sustainable Design	
Land Use Adjacencies	Concerned about adding impervious areas & losing natural space that limits run-off & flooding.	Sustainable Design	
Land Use Adjacencies	Save trees / canopy	Sustainable Design	

Category	Original Comment	Subthemes	Original poster location
Public Amenities	On-site storm water retention. Trees + other green infrastructure	Sustainable Design	
Public Amenities	Solar panels on roof or parking to power DC (also local power loss otherwise)	Sustainable Design	
Screening / Buffers	as many large native trees as possible around whatever is built	Sustainable Design	
Screening / Buffers	underground? conservation easements around forests, wildlife support	Sustainable Design	
Screening / Buffers	Trees/landscaping	Sustainable Design	
Screening / Buffers	Trees & landscape	Sustainable Design	
Screening / Buffers	Site with green roof	Sustainable Design	
Screening / Buffers	Must use materials that are sustainable and incorporate green design	Sustainable Design	
Screening / Buffers	Work with local green design groups/farmers/ permacultures to ensure positive impact	Sustainable Design	
Environmental Sustainability	when developers only use native plants in their landscaping it will benefit natural ecosystem	Sustainable Design	Originally in community benefits
Environmental Sustainability	when developers build using green roofs, they will reduce heat impact	Sustainable Design	Originally in community benefits
Environmental Sustainability	Tree canopy rooftop	Sustainable Design	Originally in community benefits
Local Business sourcing and contracting	local sourcing of building materials	Sustainable Design	Originally in community benefits
Local Business sourcing and contracting	local sourcing of building materials for data centers	Sustainable Design	Originally in community benefits
Public Amenities	Needs to improve internet accessibility and the electric grid for the community	Transportation & Connectivity	
Public Amenities	*Hyperscale data centers to provide public amenities — bike path, public park, dog parks etc*	Transportation & Connectivity	
Public Amenities	Mandate improvement of roads for maintenance	Transportation & Connectivity	
Public Amenities	Integrate bike & walking paths through or adjacent to. i.e. increase area's walk score	Transportation & Connectivity	
Public Amenities	Better Public Transit	Transportation & Connectivity	
Public Amenities	Walkability	Transportation & Connectivity	
Public Amenities	Improving transportation infrastructure must be mandated (bike lanes, transit) in area	Transportation & Connectivity	
Public Amenities	Only trucks operating should not be traveling during peak AM/PM hours unless adding to transportation network	Transportation & Connectivity	
Public Amenities	More sidewalks / connectivity	Transportation & Connectivity	
Public Amenities	Trails	Transportation & Connectivity	
Public Amenities	Transit options / broadband	Transportation & Connectivity	
Screening / Buffers	Trails in the buffer areas around campuses	Transportation & Connectivity	

APPENDIX G

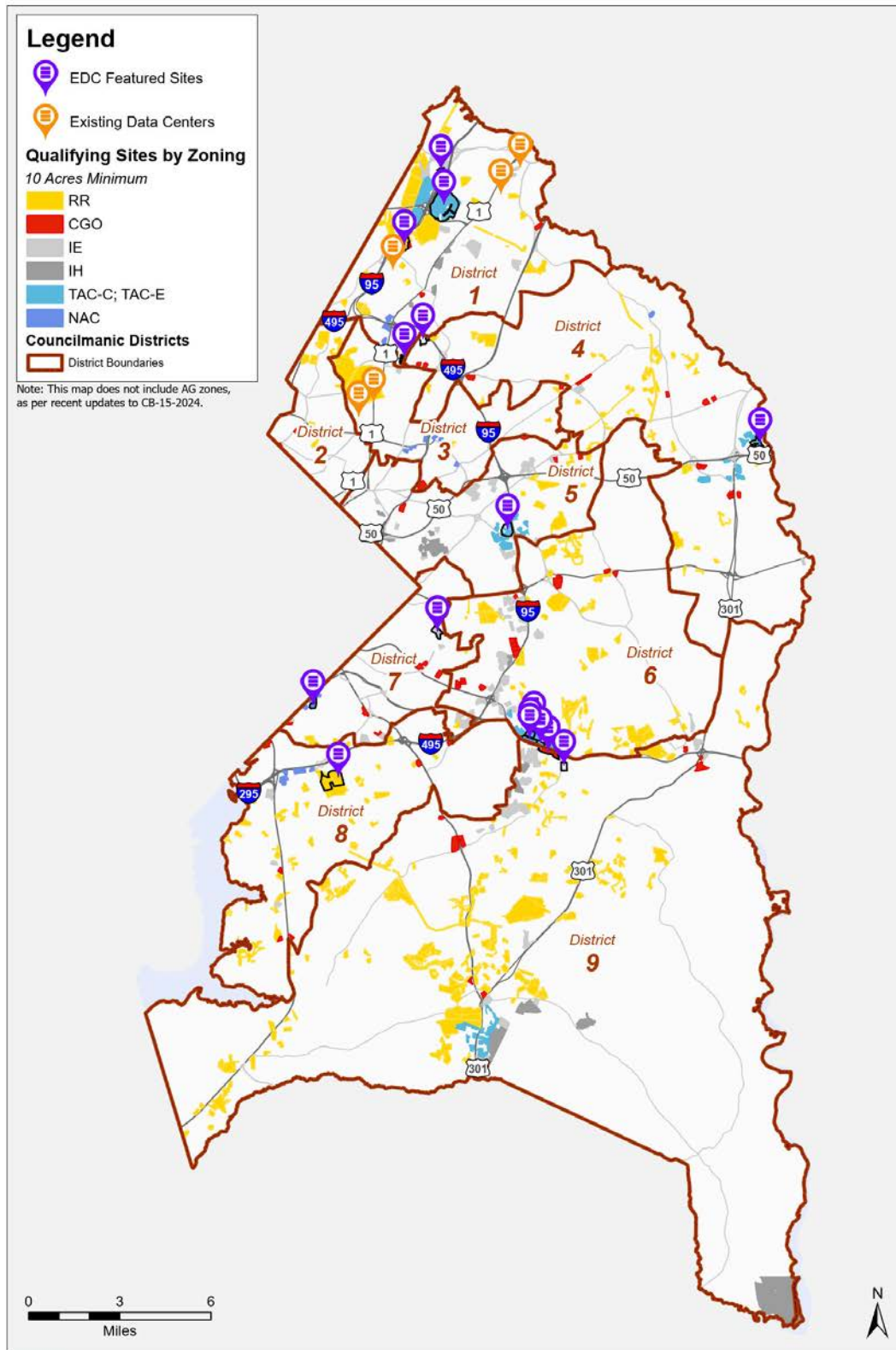
COMMUNITY MAPPING SERIES



**Potential Data Center Sites by Zoning
(71,614 Sites)**

© M-NCPPC

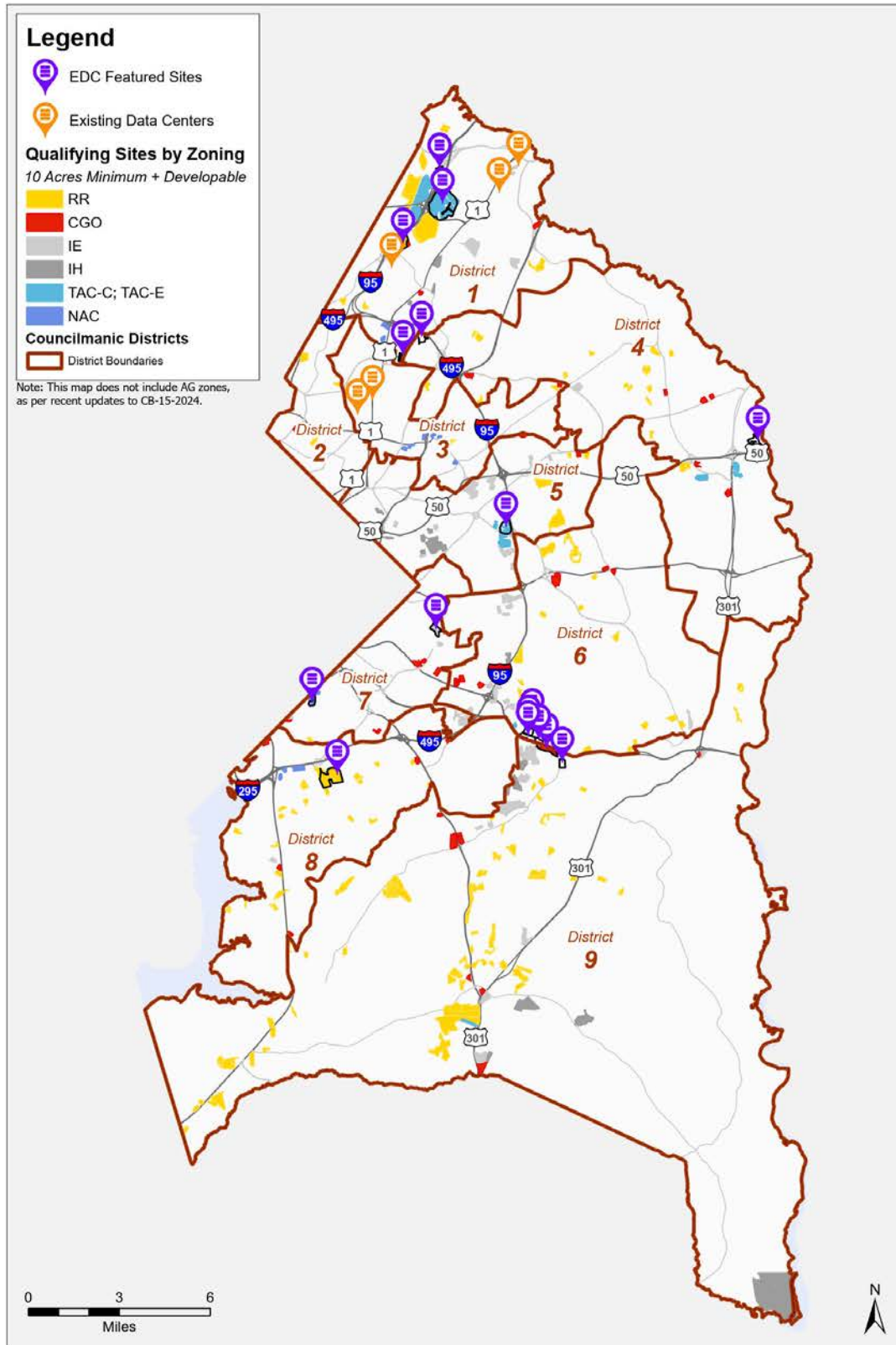
Prince George's County
Planning Department
Data Center Study (5/29/2025)



**Potential Data Center Sites by Zoning
10 Acres Minimum (757 Sites)**

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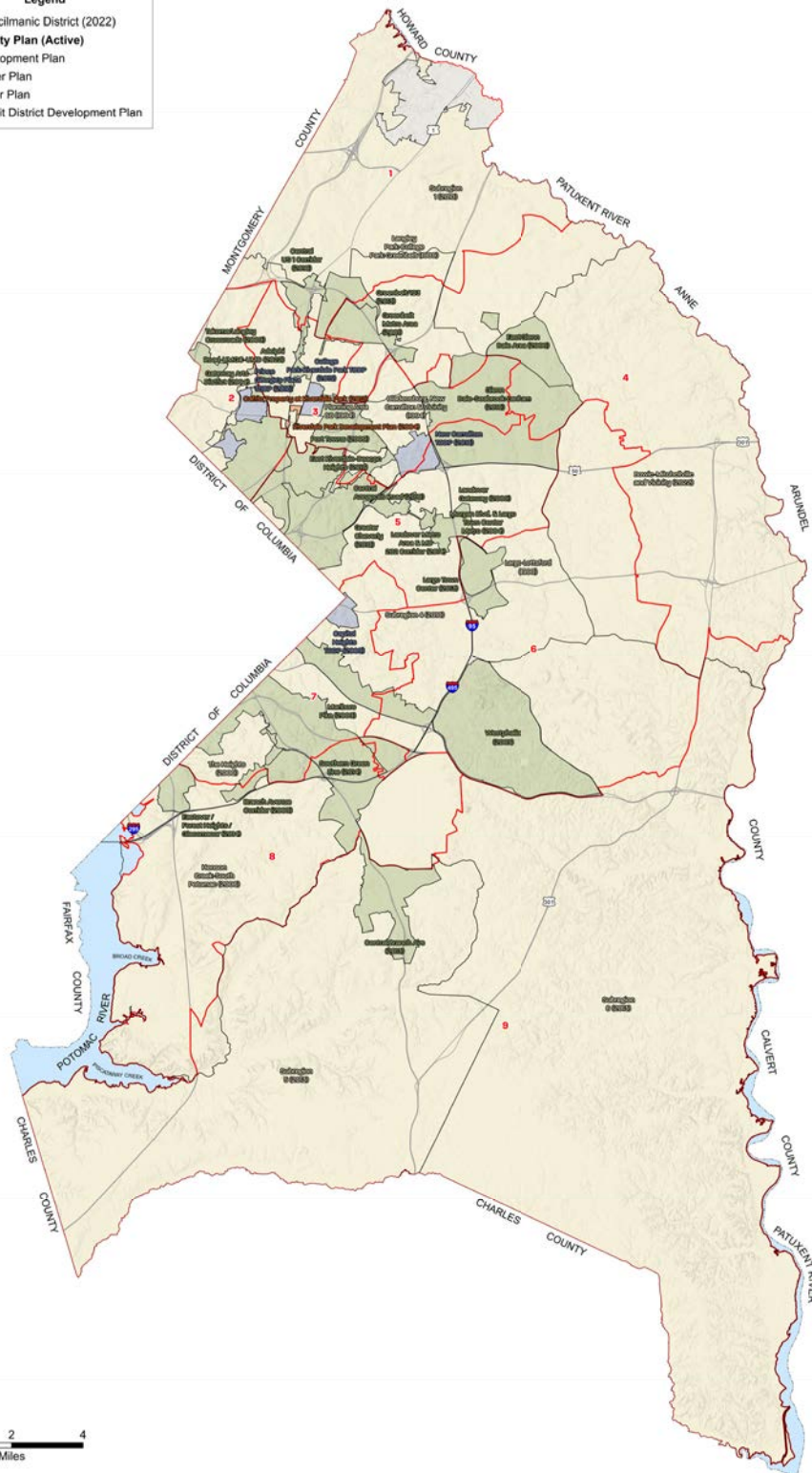
Prince George's County
Planning Department
Data Center Study (5/29/2025)



Potential Data Center Sites by Zoning
10 Acres Minimum, "Developable" (349 Sites)

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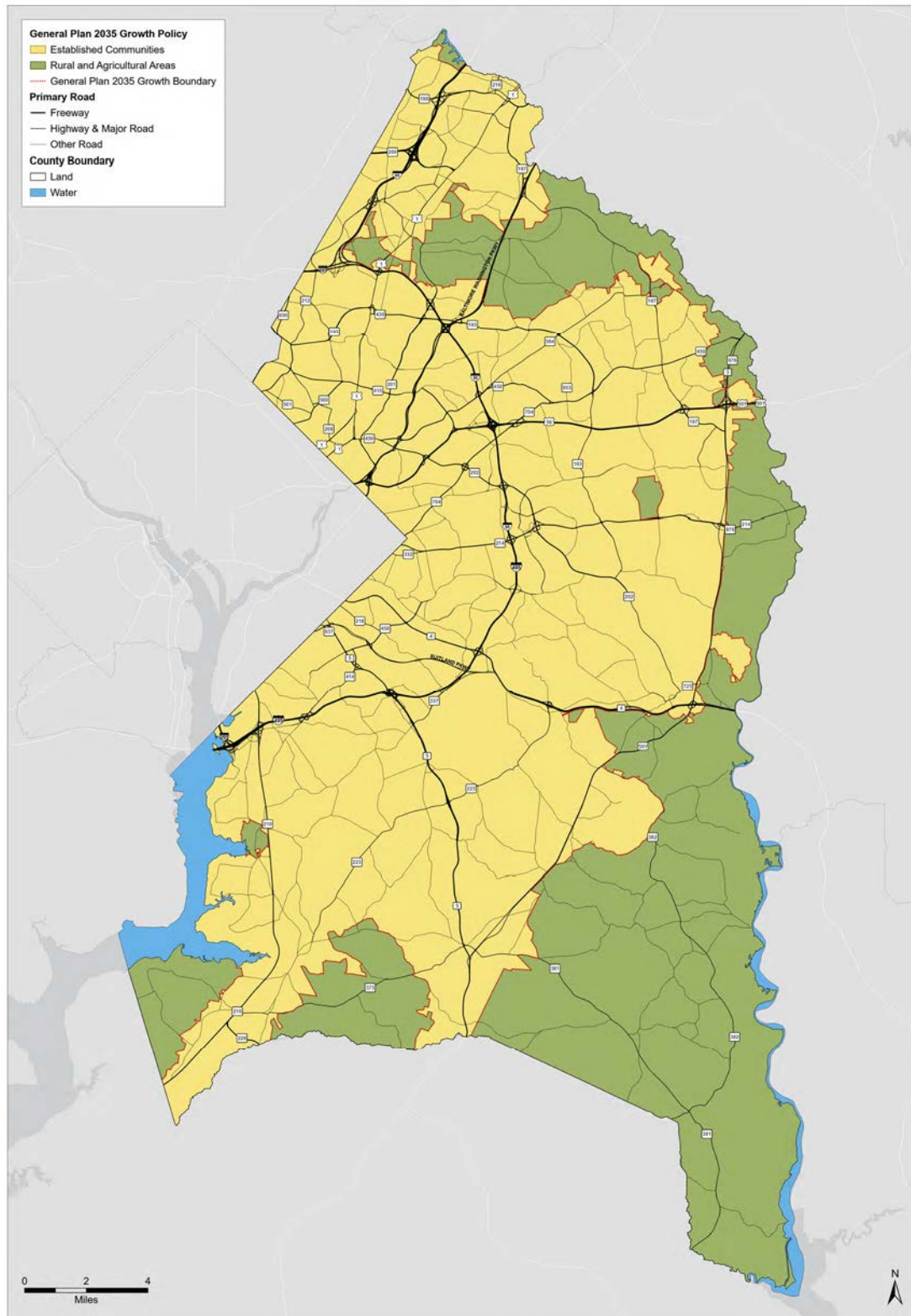
Prince George's County
Planning Department
Data Center Study (5/29/2025)



Councilmanic Districts and Active Community Plans

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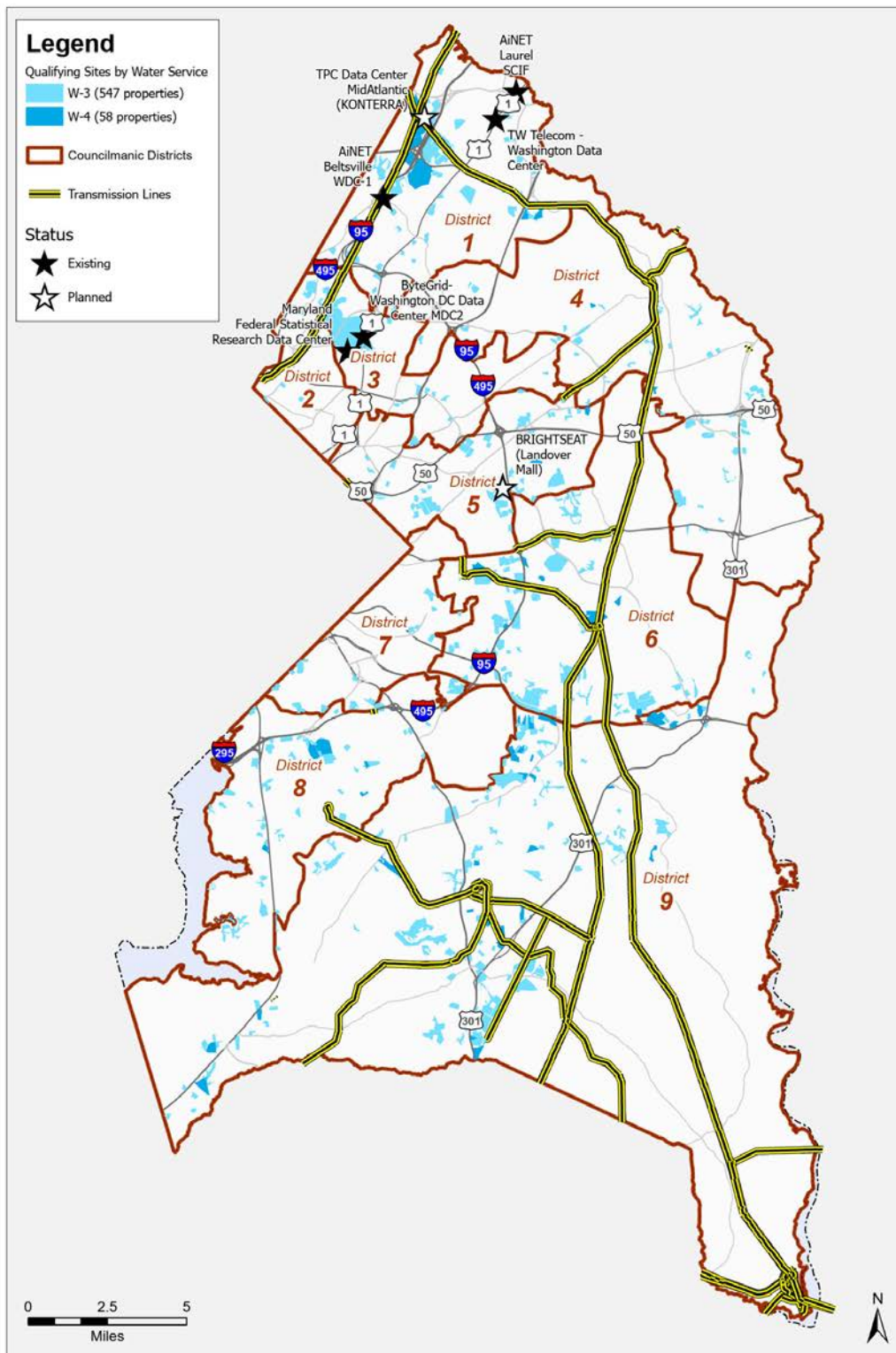
Prince George's County
Planning Department
Job #4543



General Plan 2035 Growth Policy

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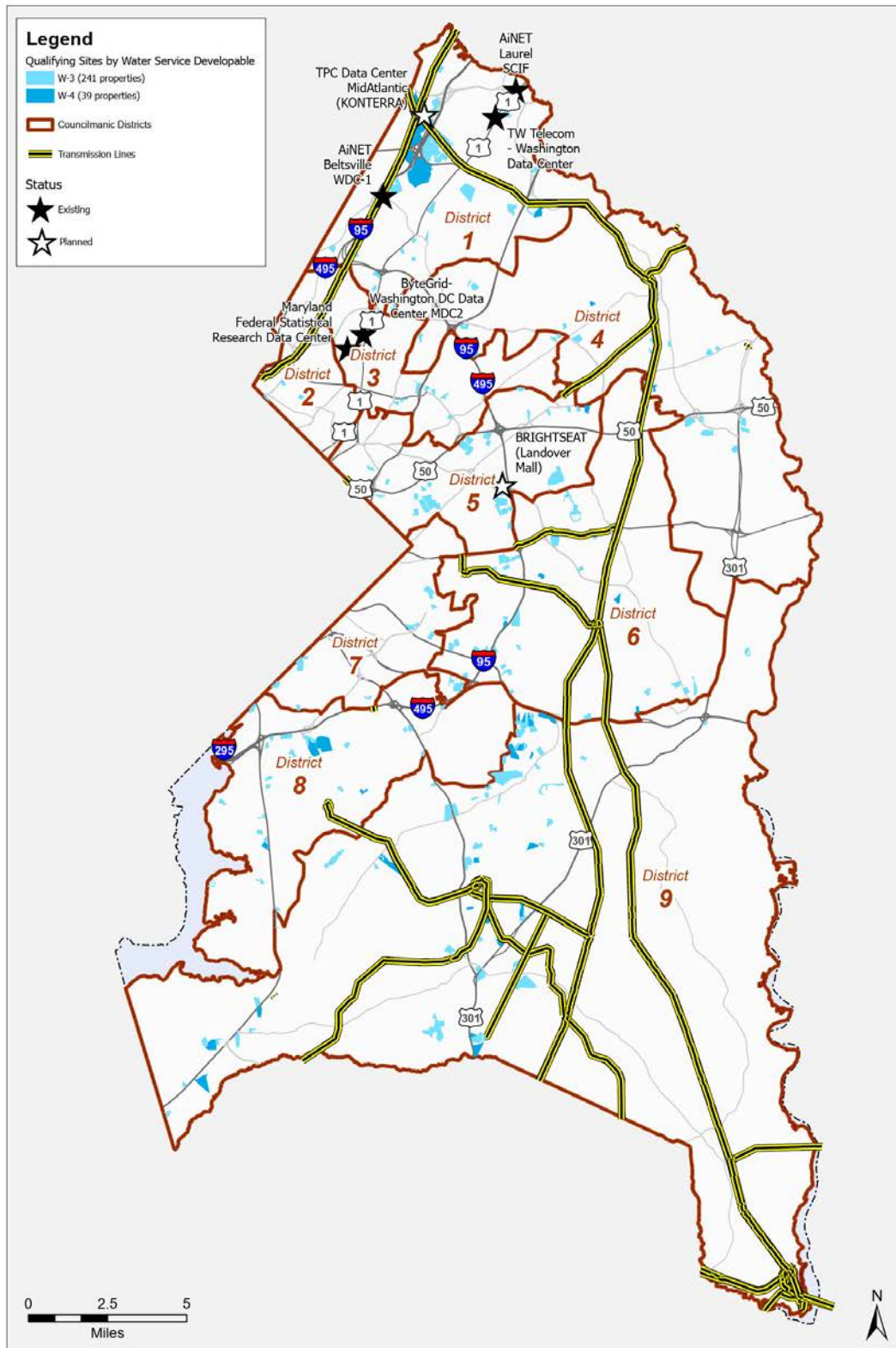
Prince George's County
Planning Department
Job #4541



**Potential Data Center Sites by Water Service Area
(10 Acres Minimum, 605 Sites)**

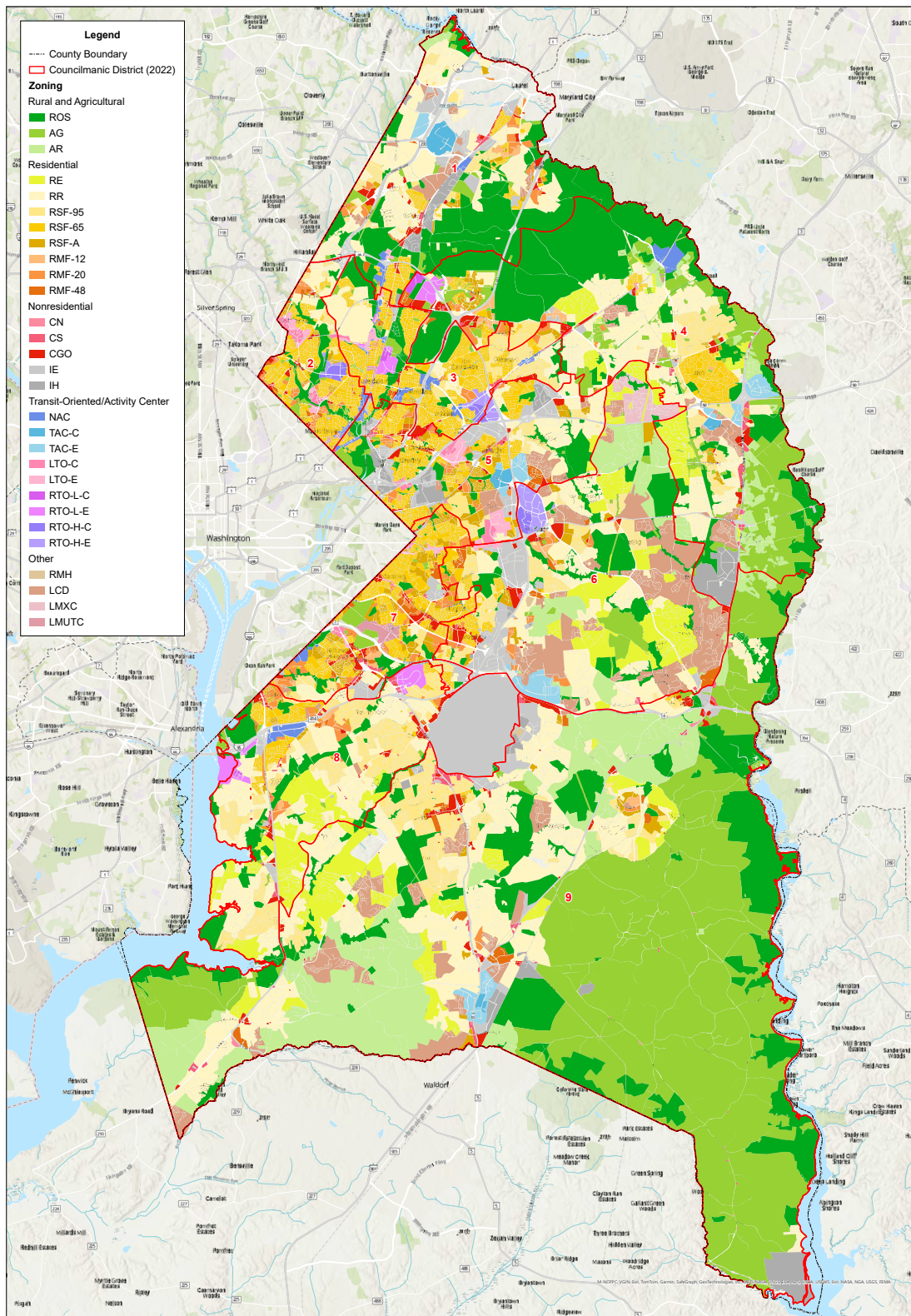
© M-NCPPC

Prince George's County
Planning Department
Data Center Study (6/25/2025)



**Potential Data Center Sites by Water Service Area
(Developable, 280 Sites)**

Prince George's County
Planning Department
Data Center Study (6/25/2025)



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Prince George's County
Planning Department

APPENDIX H

CR-016-2025

DR-3

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2025 Legislative Session

Resolution No. CR-016-2025
 Proposed by Council Member Burroughs
 Introduced by Council Members Oriadha, Ivey and Watson
 Co-Sponsors _____
 Date of Introduction February 18, 2025

RESOLUTION

- 1 A RESOLUTION concerning
- 2 Qualified Data Center Task Force
- 3 For the purpose of creating a Qualified Data Center Task Force to study the potential risks,
- 4 community benefits, and revenue potential of Qualified Data Center uses in Prince George's
- 5 County; to develop potential location and procedural policies for the siting of Qualified Data
- 6 Center uses; to specify appointment qualifications for membership of the Task Force; to set forth
- 7 reporting requirements for the Task force; and to provide for the administrative support of its
- 8 work.
- 9 WHEREAS, Qualified Data Center ("QDC") uses involve a building or group of buildings
- 10 used to house computer systems, computer storage equipment, and associated infrastructure that
- 11 businesses or other organizations use to organize, process, store, and disseminate large amounts
- 12 of data, which may be a co-located or hosting data center where equipment, space and bandwidth
- 13 are available to lease to multiple customers, or an enterprise data center owned and operated by
- 14 the company it supports; and
- 15 WHEREAS, QDC uses necessarily require specific power and space requirements to ensure
- 16 compatibility of the use with surrounding properties and residents of the County, require large
- 17 amounts of water for cooling, and potentially contribute to noise pollution while also offering
- 18 economic benefits like job creation and tax revenue; and
- 19 WHEREAS, the Mid-Atlantic Region of the United States is experiencing significant data
- 20 center growth driven by robust fiber infrastructure, proximity to Washington, D.C., and high
- 21 demand from major tech companies; and
- 22 WHEREAS, Section 506 of the County Charter provides that the County Council may

CR-016-2025 (DR-3)

1 appoint, for designated periods, one or more temporary advisory boards of citizens of the County
2 who shall assist in the consideration of County policies and programs.

3 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
4 County, Maryland, that there is hereby created a Qualified Data Center Task Force to study the
5 potential risks, community benefits, and revenue potential of Qualified Data Center uses in
6 Prince George's County, and to recommend potential location and policies for the siting of
7 Qualified Data Center uses.

8 BE IT FURTHER RESOLVED that the aforementioned study should address the following
9 considerations with regard to Qualified Data Center uses in Prince George's County: impact of
10 data centers on existing and future local energy demands and potential impacts to County
11 ratepayers and taxpayers in meeting future energy demand; environmental impact of data centers
12 on the air, water and woodland quality and supply in Prince George's County including
13 recommended measures to mitigate negative impacts; impact on quality of life aspects of areas
14 surrounding data centers such as views, open and green spaces, accessibility and urban
15 mobility, and social or recreational facilities.

16 BE IT FURTHER RESOLVED that the Qualified Data Center Task Force will be
17 composed of twenty (20) members, to be appointed by the Chair of the County Council, as
18 follows:

- 19 1. Two (2) representatives, appointed by the Chair of the County Council, shall serve as Co-
20 Chairs of the Qualified Data Center Task Force;
- 21 2. One (1) representative from the Office of the County Executive;
- 22 3. One (1) representative from the County Department of Permitting, Inspections and
23 Enforcement;
- 24 4. One (1) representative from the Washington Suburban Sanitary Commission (WSSC)
25 Water;
- 26 5. Two (2) representatives from the professional, building construction industry;
- 27 6. Two (2) representatives from County electric service providers as follows: one (1)
28 representative from Exelon and one (1) representative from Southern Maryland Electric
29 Cooperative (SMECO);
- 30 7. One (1) representative from the Maryland Public Service Commission;
- 31 8. One (1) representative from the County Economic Development Corporation;

CR-016-2025 (DR-3)

- 1 9. Two (2) representatives from registered civic associations or environmental groups in the
2 County;
3 10. Two (2) representatives from the data center community;
4 11. One (1) representative from Work Force Development;
5 12. Two (2) representatives from the labor community;
6 13. One (1) representative from the Maryland Office of People's Counsel; and
7 14. One (1) representative from a higher education institution within the County.

8 BE IT FURTHER RESOLVED that the Planning Department shall provide staffing for
9 the Qualified Data Center Task Force and shall submit research, policy and regulatory
10 recommendations within a report to the County Council on or before November 30, 2025.
11

Adopted this 15th day of April, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:



Edward P. Burroughs, III
Chair

ATTEST:



Donna J. Brown
Clerk of the Council

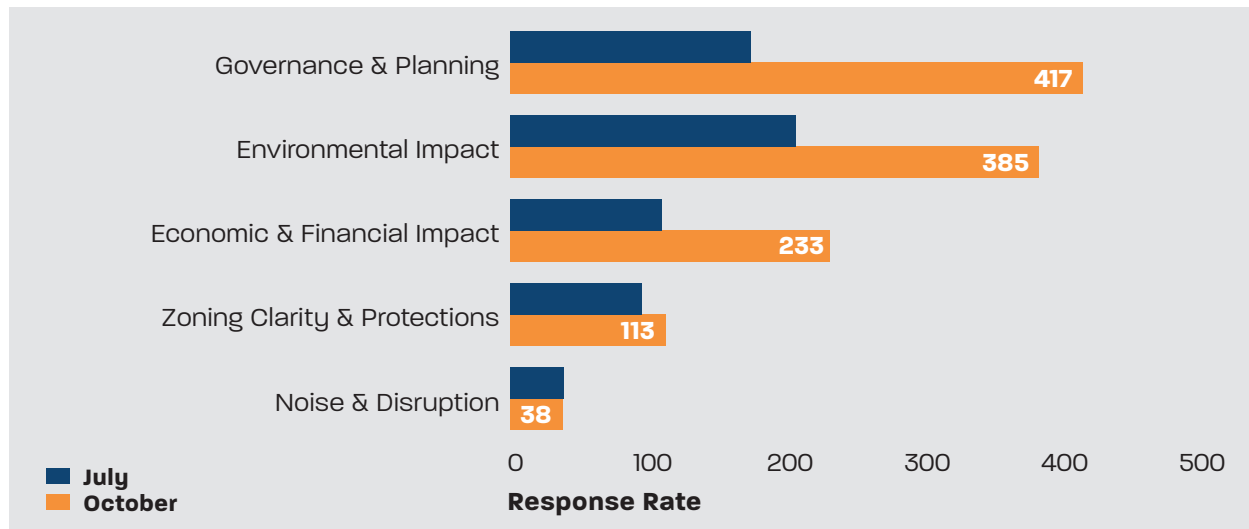
APPENDIX I

OCTOBER PUBLIC MEETING RESPONSE ANALYSIS

Concerns and Mitigation Strategies

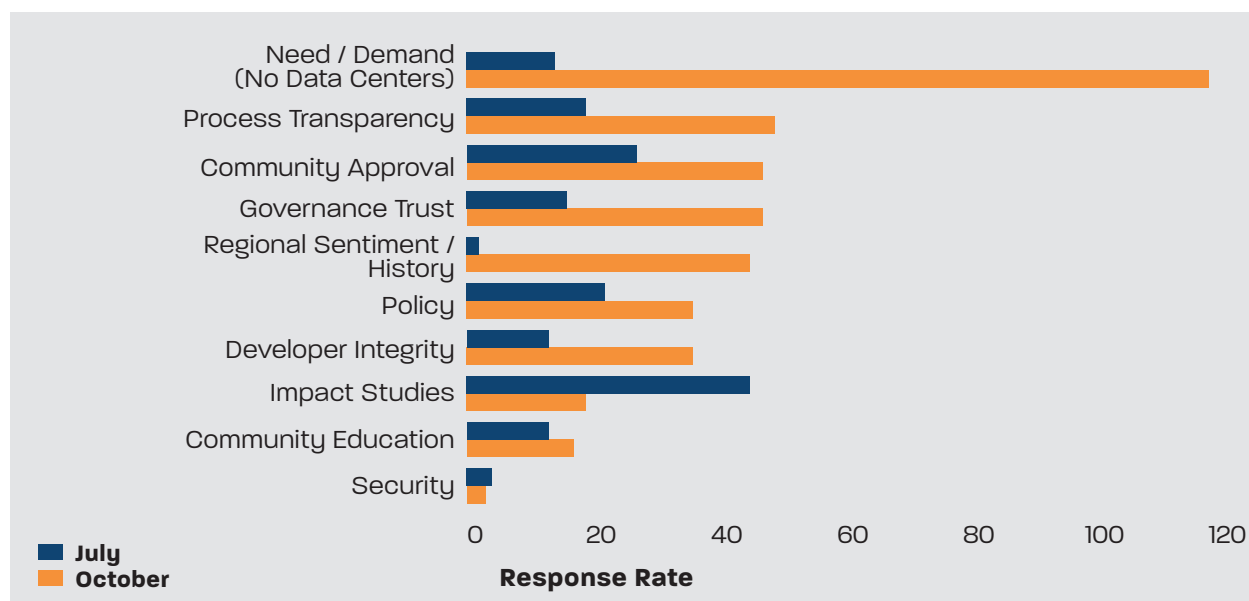
Community Concerns by Topic | 1,186 RESPONSES

Participants overwhelmingly focused on raising concerns rather than suggesting community benefits or design ideas. This reflects a strong desire to be heard on issues they feel are urgent or unresolved.



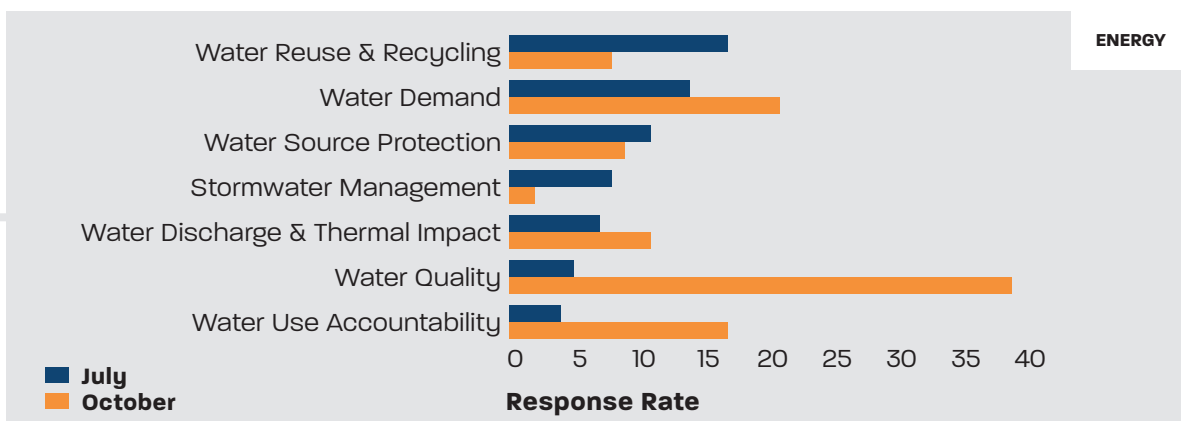
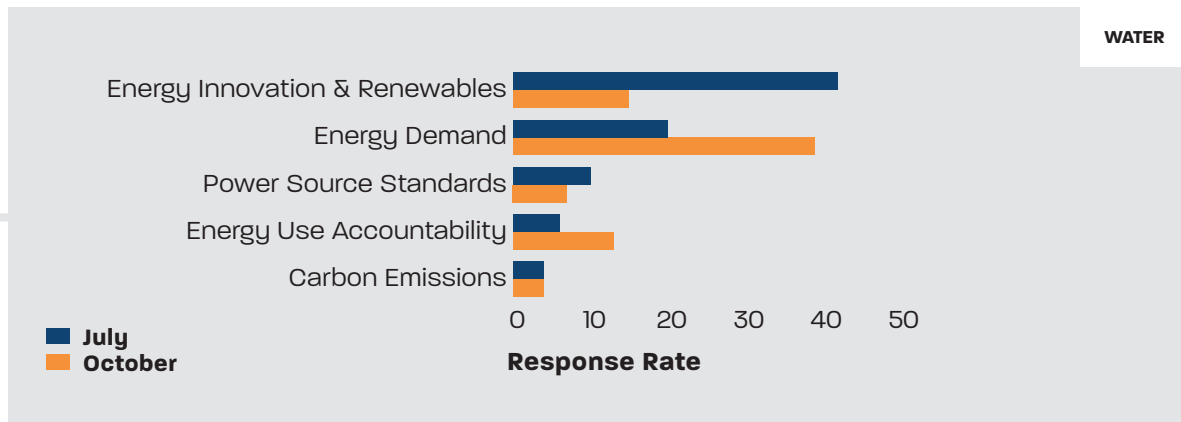
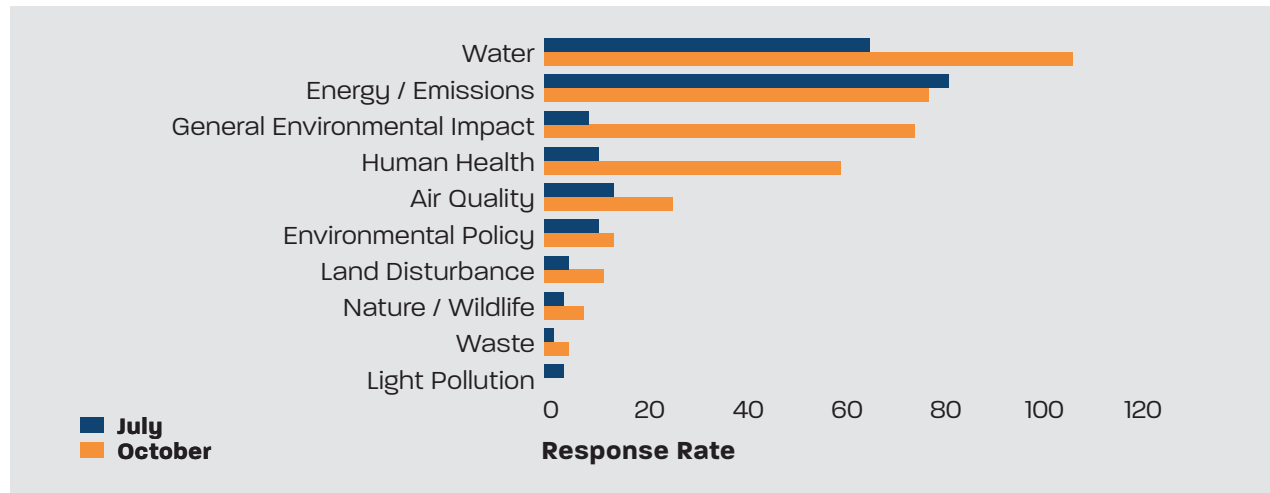
Governance & Transparency | 417 RESPONSES

Many participants expressed deep skepticism about the presence of data centers in Prince George's County, with a notable increase in outright opposition compared to July. Concerns about the fairness, transparency, and inclusiveness of the planning process were also more pronounced.



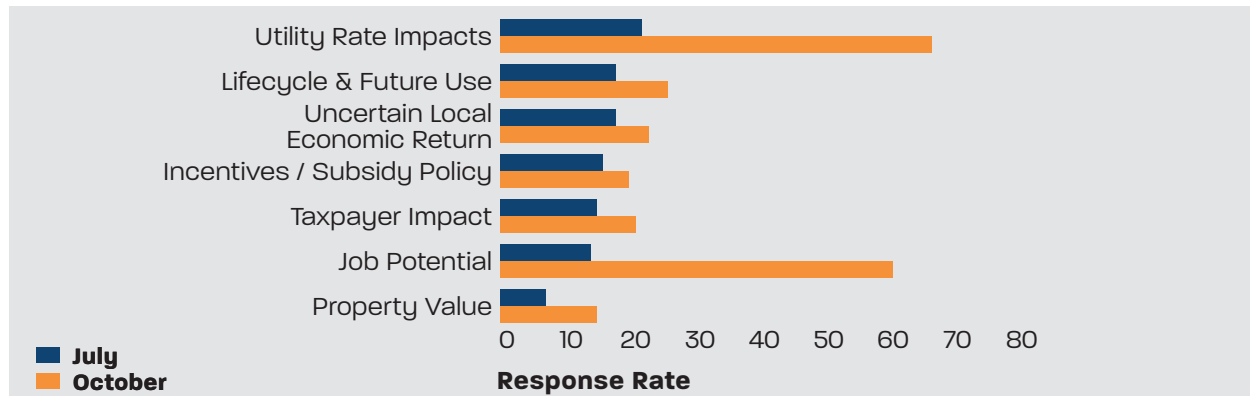
Environmental Impact | 385 RESPONSES

Water-related issues—such as usage, quality, and discharge—were the most frequently raised environmental concerns in October. This marks a shift from July, when participants were more focused on energy consumption and emissions.



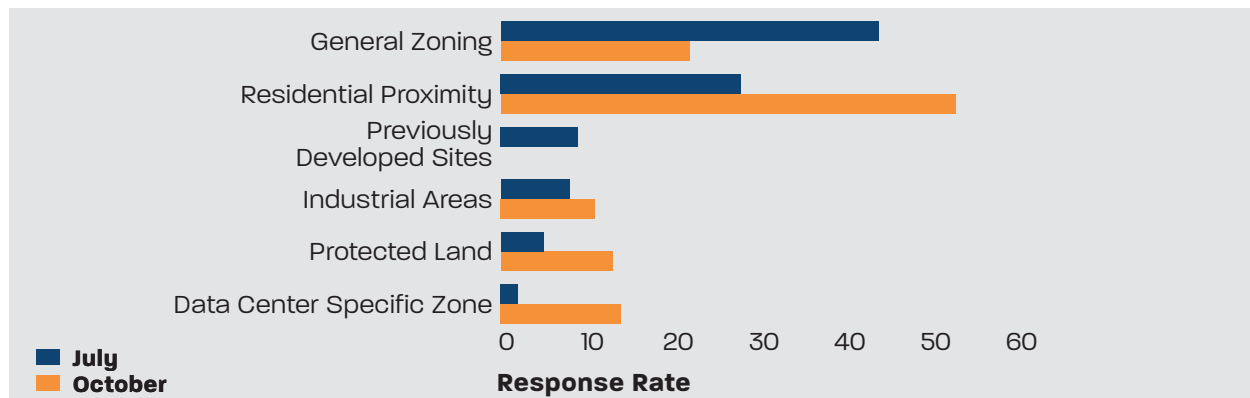
Economic & Financial Impact | 233 RESPONSES

While utility rate increases remained the top concern, October participants showed greater interest in the economic trade-offs of data centers, especially around job creation.



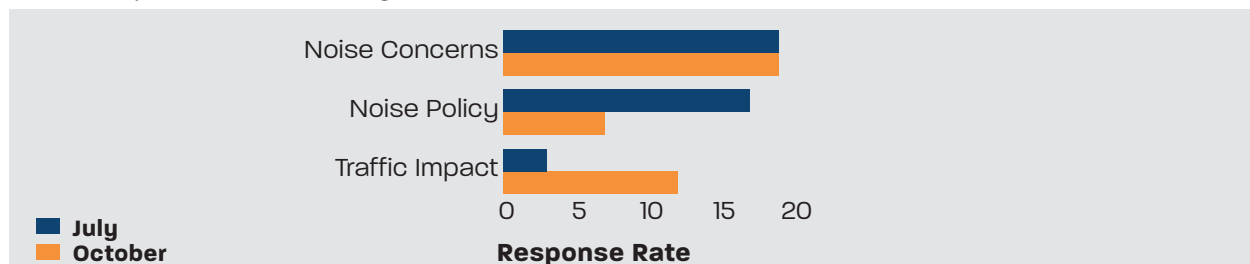
Zoning | 133 RESPONSES

Participants continued to emphasize the risks of placing data centers near residential areas. Many comments reflected fears about incompatible land use, long-term neighborhood impacts, and the adequacy of current zoning protections.



Noise & Disruption | 38 RESPONSES

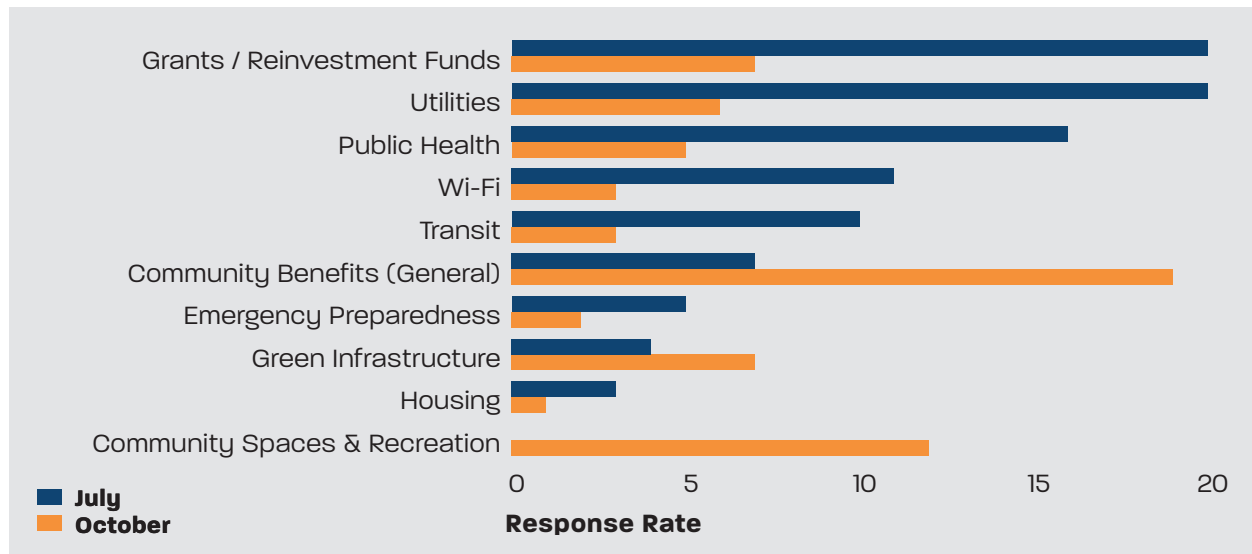
Concerns about noise and traffic disruptions were more prominent in October than in previous meetings. Participants highlighted the potential for 24/7 operations to affect quality of life, especially in areas already burdened by infrastructure or congestion.



Community Benefits

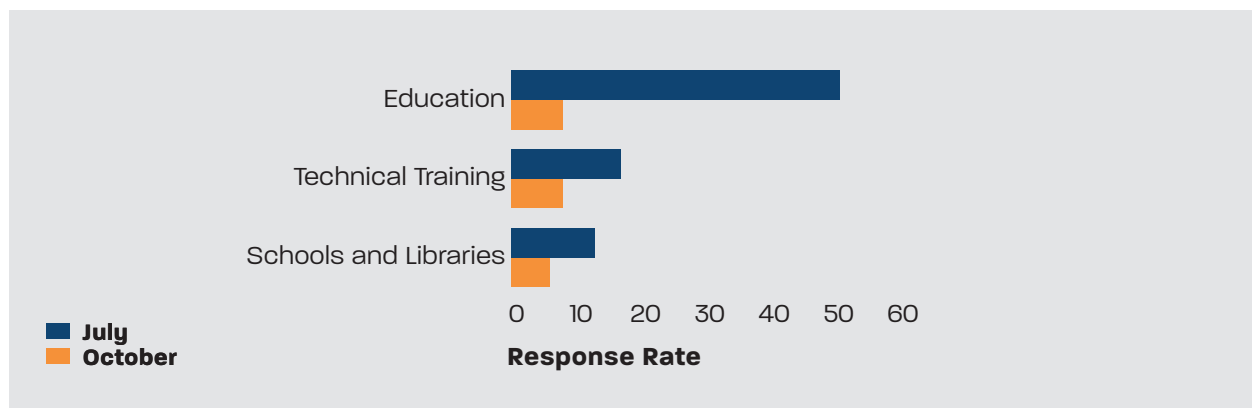
Community Reinvestment | 65 RESPONSES

Although fewer in number, comments about community benefits focused on reinvestment in public infrastructure such as green spaces, utilities, and recreation. Participants expressed a desire for data center projects to contribute meaningfully to the well-being of local communities.



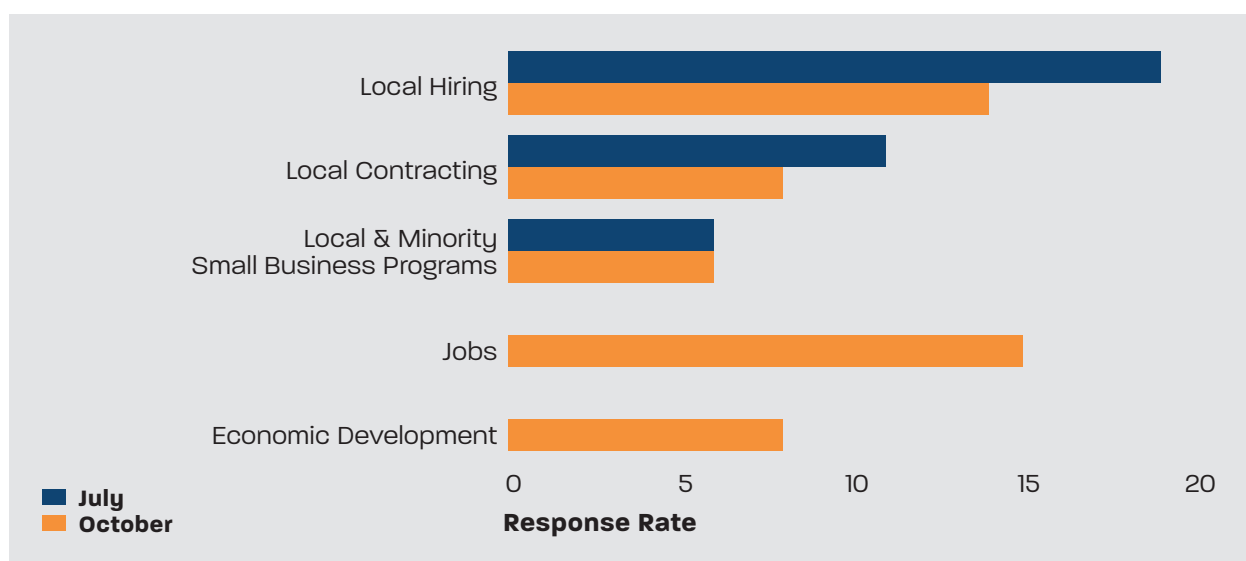
Education | 22 RESPONSES

Participants called for investments in education, including technical training and support for schools and libraries.



JOBS & LOCAL WORKFORCE | 51 RESPONSES

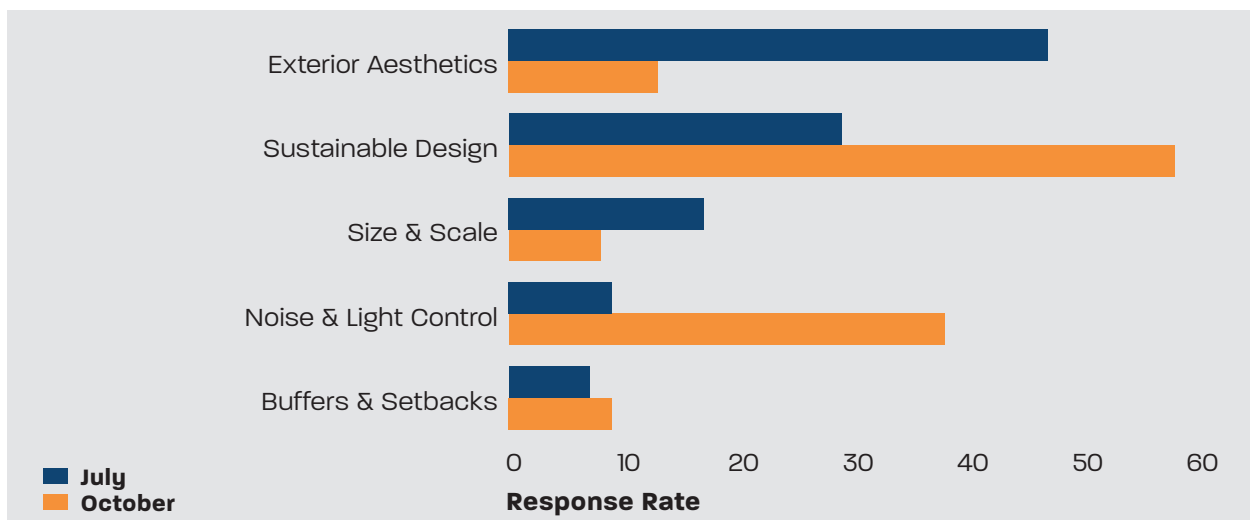
There was strong interest in ensuring that any economic benefits from data centers stay local. Participants emphasized the importance of hiring local residents, supporting small and minority-owned businesses, and fostering broader economic development.



Site Considerations & Building Design

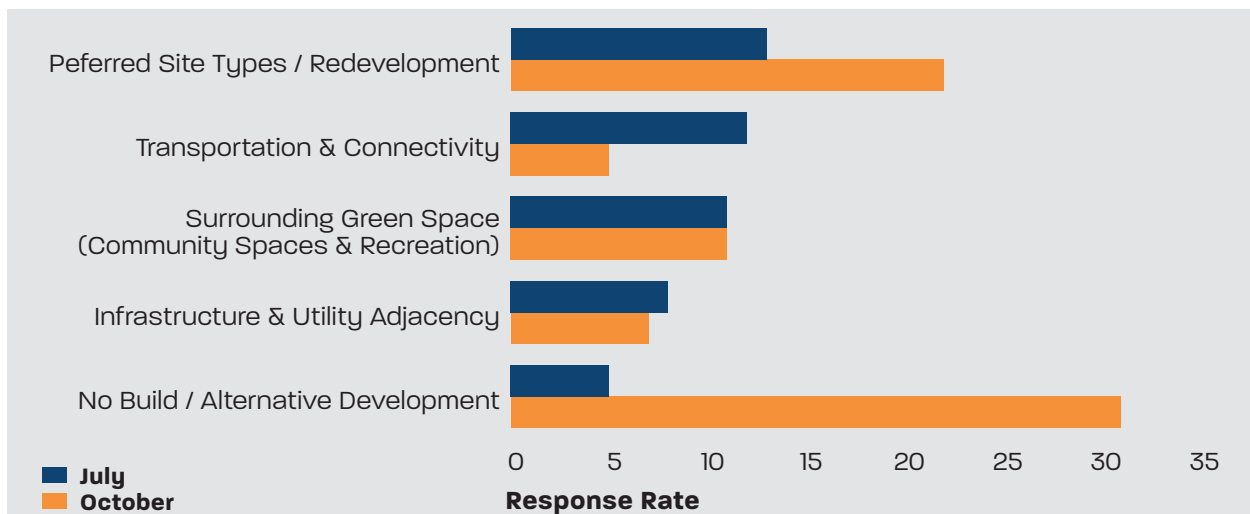
DESIGN & AESTHETICS | 126 RESPONSES

October participants shifted their focus from visual design to more functional and sustainable features. Noise and light control, along with environmentally responsible building practices, were top priorities.



SITE CONSIDERATIONS | 76 RESPONSES

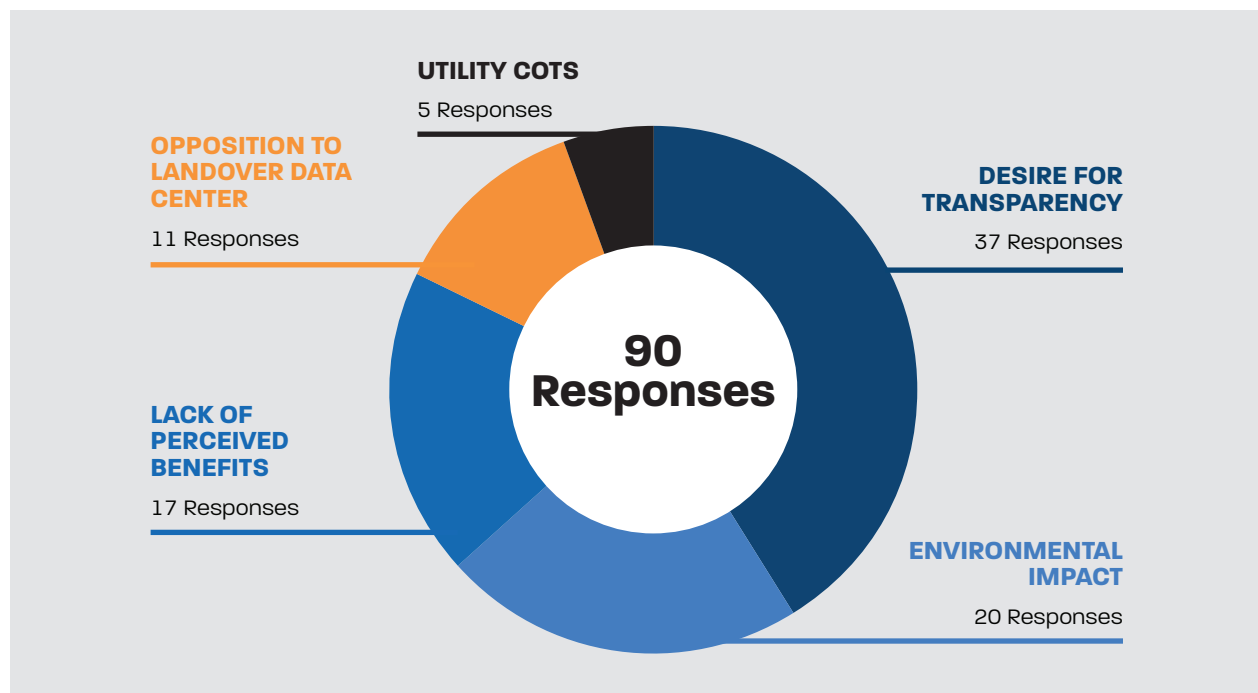
Many participants questioned whether data centers should be built in the county at all. Comments often proposed alternative uses for land, such as community-serving developments, and emphasized the need for better site selection criteria.



Exit Surveys, Comment Cards, and Questions

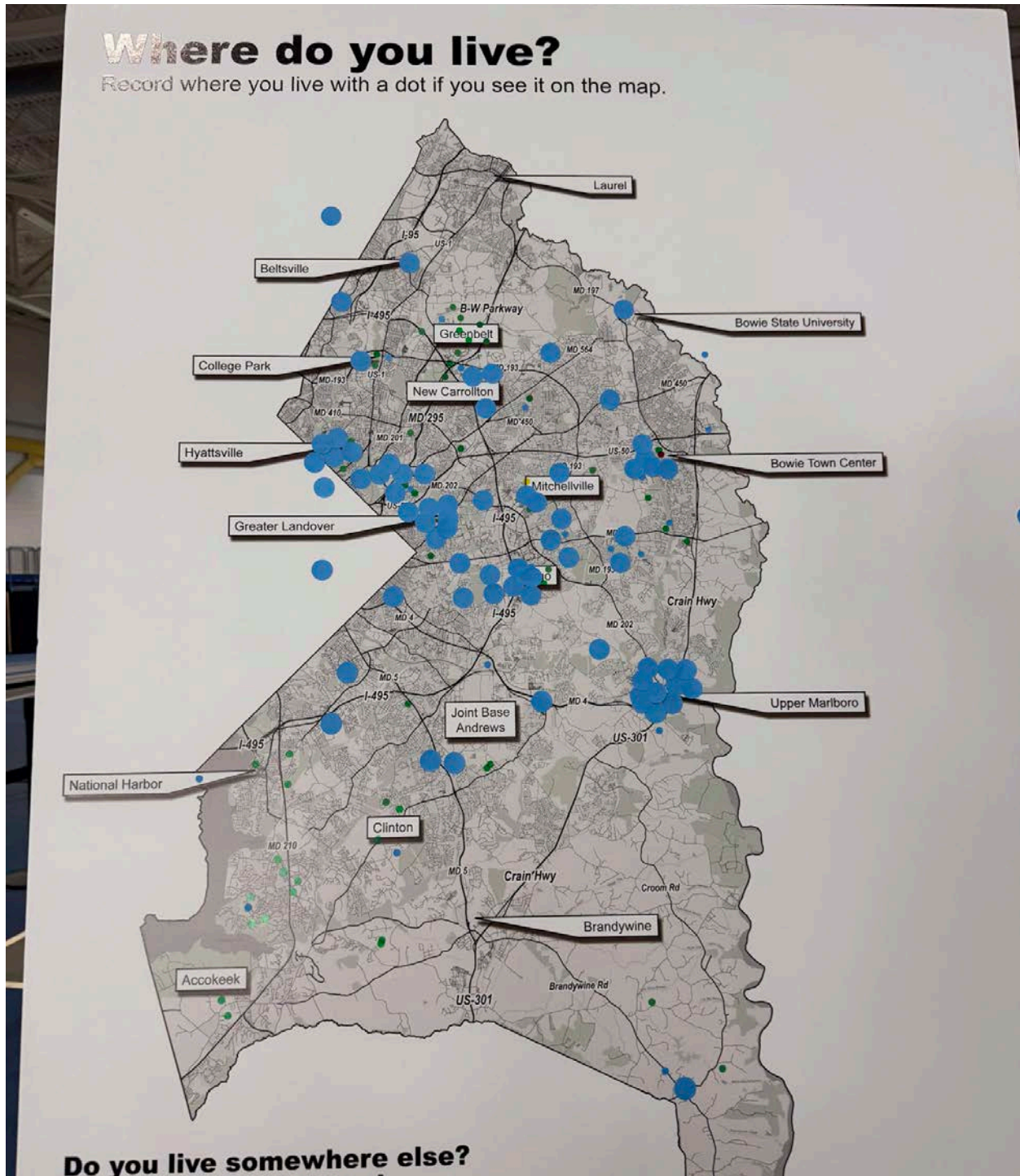
90 RESPONSES

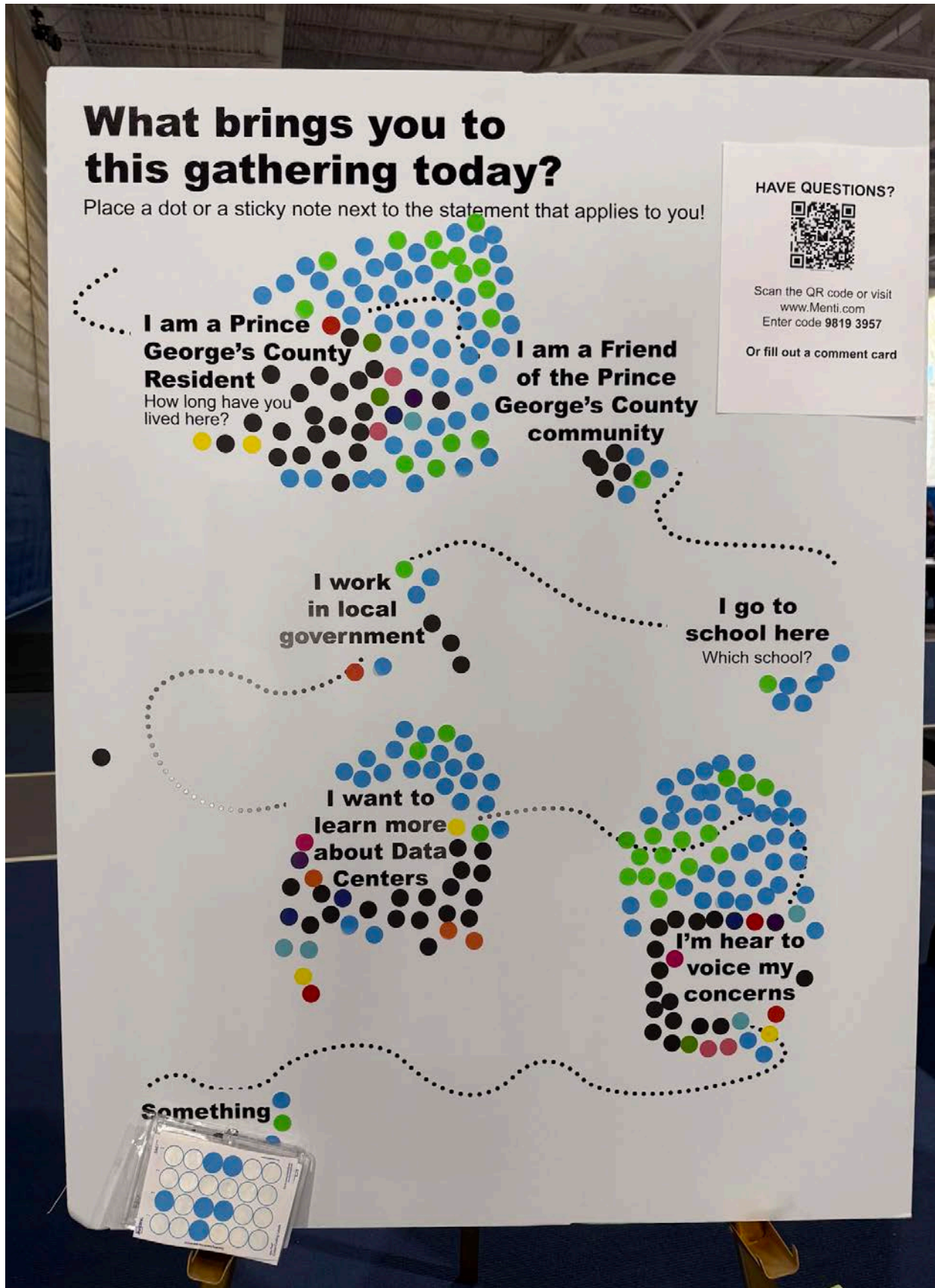
Feedback collected through surveys and comment cards echoed earlier themes—especially concerns about transparency and how public input would influence decision-making. Many participants expressed frustration about the lack of clarity around next steps and how their voices would be used.

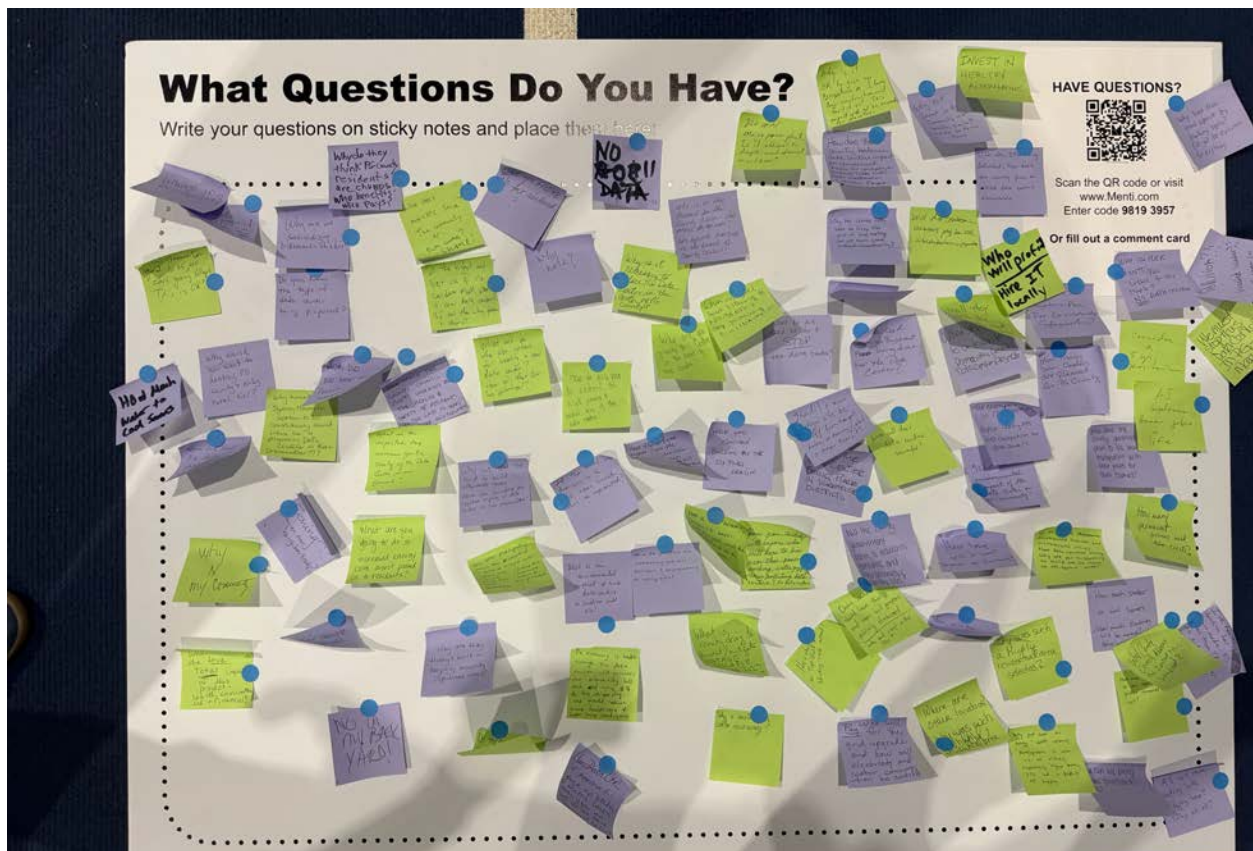
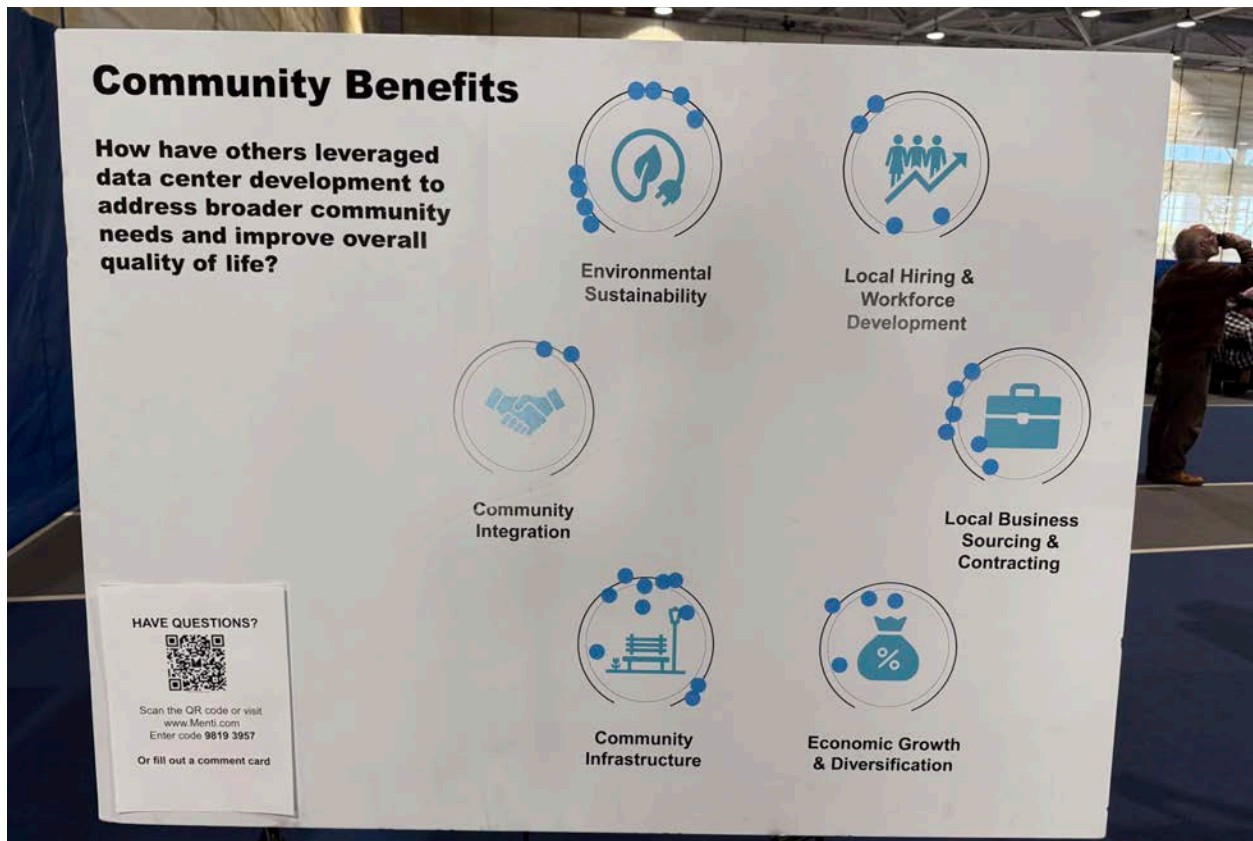


Appendix J

October 2025 Public Meeting Documentation









Common Concerns & Mitigation Strategies

Environmental Impact

Document studies on air pollution

→ Detrimental to air quality

Water quality loss

noise pollution

light pollution

to the quality of life

humans and wildlife

Mind

This will impact the health of the people through radiation

DON'T BUILD DATA CENTERS

No DATA CENTER

near any

quality is

a threat to

data centers

Energy Demand & Grid Strain

We need utility companies to look for ways to building power plants

We need to implement and build the data centers out in rural areas, not in the city

Drains the electrical supply + taxes residents + increases electricity costs

Energy Blackouts Predicted in 2025

infrastructure not in place to supply power to residential areas leads to blackouts

Water Supply

Increased water consumption pollutes water supply associated with data centers

poisons local water, messes w/ water flow

Pollution to water supply increasing chronic disease

Land Use and Historical Preservation

Introduce language Heritage Area that was approved by the PG County Council

Noise & Visual Disruption

Transparency & Oversight

+ council member already accepted a bribe, what assurances do we have that you will be transparent?

If data centers are built in the County, the County Council needs to pass legislation with community benefit agreements, also the Council needs to pass a Responsible Contractor Ordinance law

Economic Impact (jobs, taxes, infrastructure)

Increase pollution = Higher ER Visits = larger strain on an already suffering health care system

You only get 66 people to work long-term.

COMPANY UNIT HIGH TECH

Zoning

If Data Centers Come to the County The data centers should not be constructed in residential areas

corruption in permitting processes

Wild Card

Common Concerns & Mitigation Strategies

Environmental Impact

Water contamination
People
Wildlife

Health impacts from Air + water pollution - Asthma, COPD + other such as increased risk of cancer, memory loss

Loud noise water electricity demands

Pollution of Chesapeake water shed

Environmental and health impacts

Review all codes to meet significant water landscaping and wildlife concerns (maintaining some existing mature vegetation)

Energy Demand & Grid Strain

requires so much energy blackouts inevitable

Data centers in MD + VA raise rates for everyone on the grid

Pollutes the water and impacts ecosystems can cause drying wells

-rolling black outs. THE GRID CAN NOT HANDLE.

Electricity Energy Demand Higher Rates

Check the county for solid data. Review responsibility financially for infrastructure expansion for utilities separately

Water Supply

Water pollution I don't see any mitigation

Data Centers must be financially responsible for all utility infrastructure expansion

Water usage

WATER IS FOR DRINKING, NOT COOLING. SERVERS ONLY MITIGATION IS NO DATA CENTERS

there are no mitigations to water pollution

Land Use and Historical Preservation

Effects on tourism + property values

No removal of TREES, riparian zone

Keep Potomac Beautiful, value our wildlife

Noise & Visual Disruption

Wouldn't the town of Eagle Harbor (which is a National Register of Historic Places)

The people can't live in their homes or sell them

Transparency & Oversight

Greatly Lacking info from elected leaders

County Council needs more town hall meetings

We're talking about the LOWELL SITE... WHAT ABOUT SITES? OTHERS? WHERE IS THAT? (top Harrison)?

Why not stop?

Is there any data? Better than the current one? (TAXES)

What are Data Centers getting in TAX BREAKS? Are there any?

Economic Impact (jobs, taxes, infrastructure)

few jobs after construction not sustainable

If there is an increase in water + electric they should eat the cost not US.

Zoning

Data Centers should not be near historic communities

Zone in residential areas it will not impact most people

Data Centers need to have a completely different zoning

Wild Card

REMOVE DataCenter web page and stop promoting this youth sector until the results of this study are complete (Joseph Boring) (2008 Brown's declaration)

All Bubble major concern for underdevelopment the soon

Genstar needs to consider the largest data set of the over 3500 territories against Data Centers in Prince George's County

WE ELECTED THEM TO FIGURE OUT MITIGATIONS

Common Concerns & Mitigation Strategies

Environmental Impact

What will be the impact on Traffic?

Air Pollution - Concerned about air quality

DON'T POISON OUR AIR + WATER!!

Air Quality Concern - harm to elderly population

Zero emissions for 100% fossil fuel for creating building + Investing

No use of potable water, and no release of untreated wastewater

Energy Demand & Grid Strain

The cost in energy to power the data center. PGC's Savings this energy must not be 11 million to the residents.

Data centers will increase utility costs for all in PG County. Irresponsible without investment in electricity generation, clean water.

Increased Energy Costs

Higher already bills may not be profitable because of rising prices under but will have to not a precedent and say so.

WE ALREADY HAVE ROLLING BLACK OUTS

Water Supply

PGC Water is already NOT TO CODE FOR DRINKING

Water Consumption

DATA CENTER CAN STEAL 5,000,000 gal PER DAY

Water recycling reuse - will it be using potable water which is possibly increased

Land Use and Historical Preservation

THE CURRENT LAW COULD BE USED FOR BUILDING HISTORIC DISTRICT

Noise Disruption

There will have to be regulations that data centers to make sure the planes from the runway and noise building generators

ANYTHING OVER 95 DECIBELS IS A HAZARD

Data centers are not usually planning. First they reduce the amount of noise-making in the area.

NO NOISES IS CURRENTLY THE CASE. WE BE THE FIRST CASE EFFECTIVE LAW TO COM. COUNTY OFFICE TRUCK AT HAZARD LEVEL REDUCTION

Transparency & Oversight

The past record was difficult to their responsibility to protect us from the worst intentions of the private sector.

This prompt implies that the data center will be built regardless of the community's voice. That's not right. That's a lack of transparency.

Are blackouts worth the price for faster streaming? The tech industry do not care about us.

Economic Impact (jobs, tax, infrastructure)

Want a LAW that data centers pay for their own electricity (NOT pass it on) (NO FLAT RATE)

As other ways to increase H. of data center is to create jobs.

Corporation are the ones that profit.

Concern opportunities beyond security zone.

Concern about who pays to upgrade the surrounding infrastructure.

What other economic development issues have been considered to address the 147 million deficit?

permanent jobs - will they be actually impact it's unemployment effectively.

Zoning

LANDOVER RESIDENTIAL IS NOT FOR DATA CENTERS

The landowner is in the middle of residential zone. Building the data center is not a good idea.

Being able to give a data center in residential zone borders on criminal negligence.

Wild Card

Grid Stability
↓
National Security Concern

Health Impact?

WE CAME HERE 10/15/16 TO SAY NO THANKS

Avoid over-investment in infrastructure that will become outdated in 3 years

EXACERBATE EXISTING ISSUES IN OUR COUNTY

Region is desirable for internet connectivity. PG county has leverage. Demand data centers pay for all electricity and generation investment.

Common Concerns & Mitigation Strategies

Environmental Impact

We don't have
regulation
set environment

Health

Energy Demand & Grid Strain

Energy
bill going
up

which
can
impact
energy living
folks living
project to update

Water Supply

Water
crisis

impacting
the limited
clean
water
supply

Land Use and Historical Preservation

Noise & Visual Disruption

Transparency & Oversight

Corps
not paying
the taxes
they are
supposed

Economic Impact (jobs, taxes, infrastructure)

How
many
Jobs?

Business
comes in
and out
of the
country

Data
Centers
provide
Jobs

There are not Jobs
—once you have a job
it will be like you get
the good of building
construction
Electricians
Plumbers
HVAC
Support Technicians

Zoning

Wild Card

US has
higher #
of data
centers
than
any other
country

Common Concerns & Mitigation Strategies

Environmental Impact

Document studies on air pollut

→ Detrimental to air quality
Water quality, noise pollution, light pollution, etc.
This will impact the health of the people through radiation

Don't build Data Centers
No Data Center
Poor air quality is a result of data centers

Energy Demand & Grid Strain

- we need utility companies to help the grid for reliability from plants
- PG needs to implement and ensure the data centers and its associated energy and associated costs

Drains the electrical supply + taxes residents
Performance increases

Increased Blackouts
Predicted in 2021

Infrastructure not in place to supply power to residential areas - leads to blackouts

Water Supply

Increased water consumption
Pollutes water supply
Increased evidence

Depletes local water resources w/ water sold

Pollution to water supply increasing chronic disease

Land Use and Historical Preservation

Introduce Heritage Tax that will be approved by the PG County Council

Noise & Visual Disruption

Transparency & Oversight

- Council members already accepted a bribe, what assurances do we have that you will be transparent?

If data centers are built in the County the County Council needs to pass legislation with community benefit agreement, also the County needs to pass a responsible Contractor Ordinance law

Economic Impact (jobs, taxes, infrastructure)

Increase Pollution = Higher ER Visits = Larger strain on an already suffering health care system

You only got 50 people to work long-term

Community VMT
- from jobs

Zoning

If Data Centers Come to the County The Data Centers Shouldn't be Constructed in residential areas

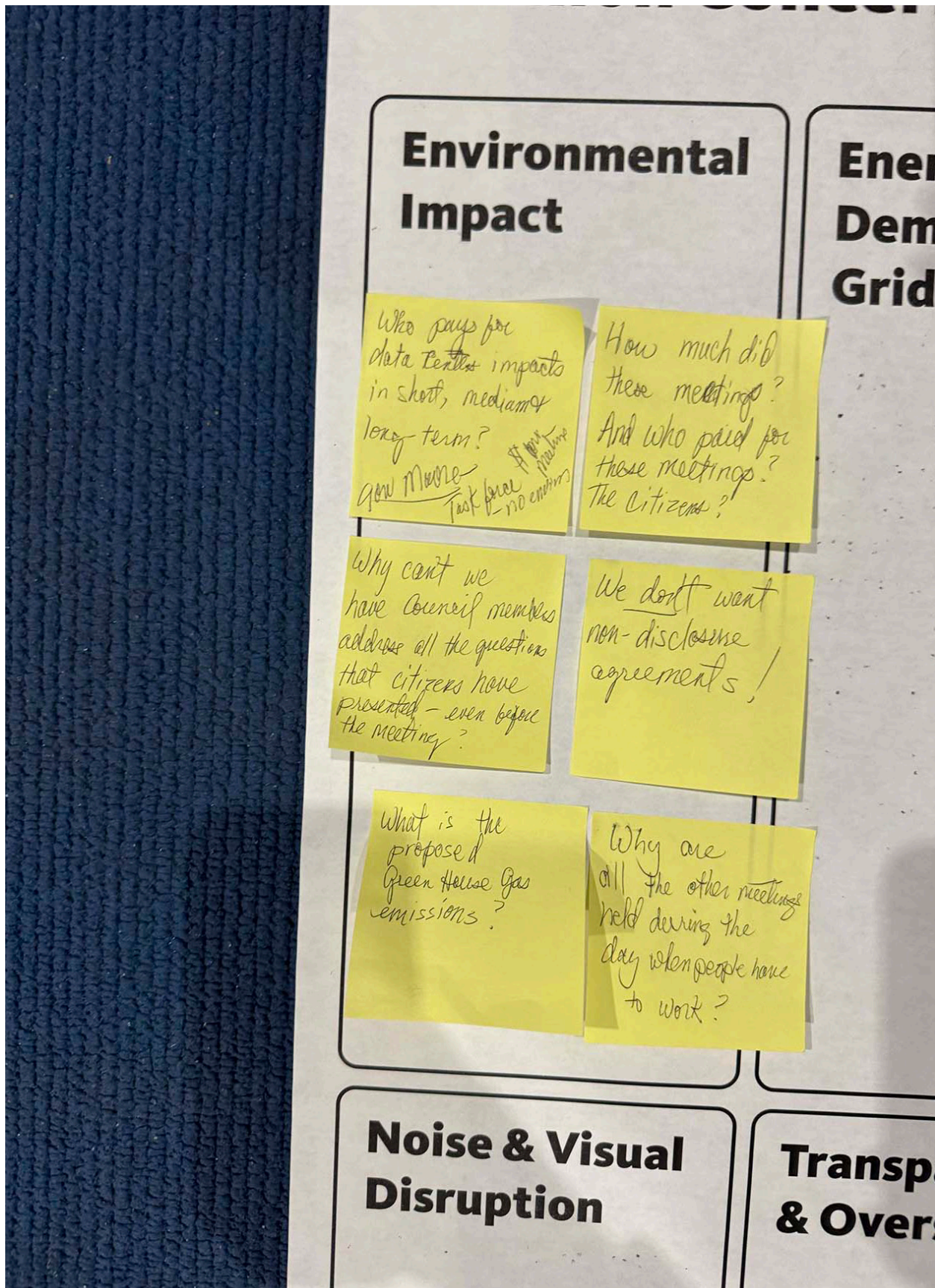
competition on permitting processes

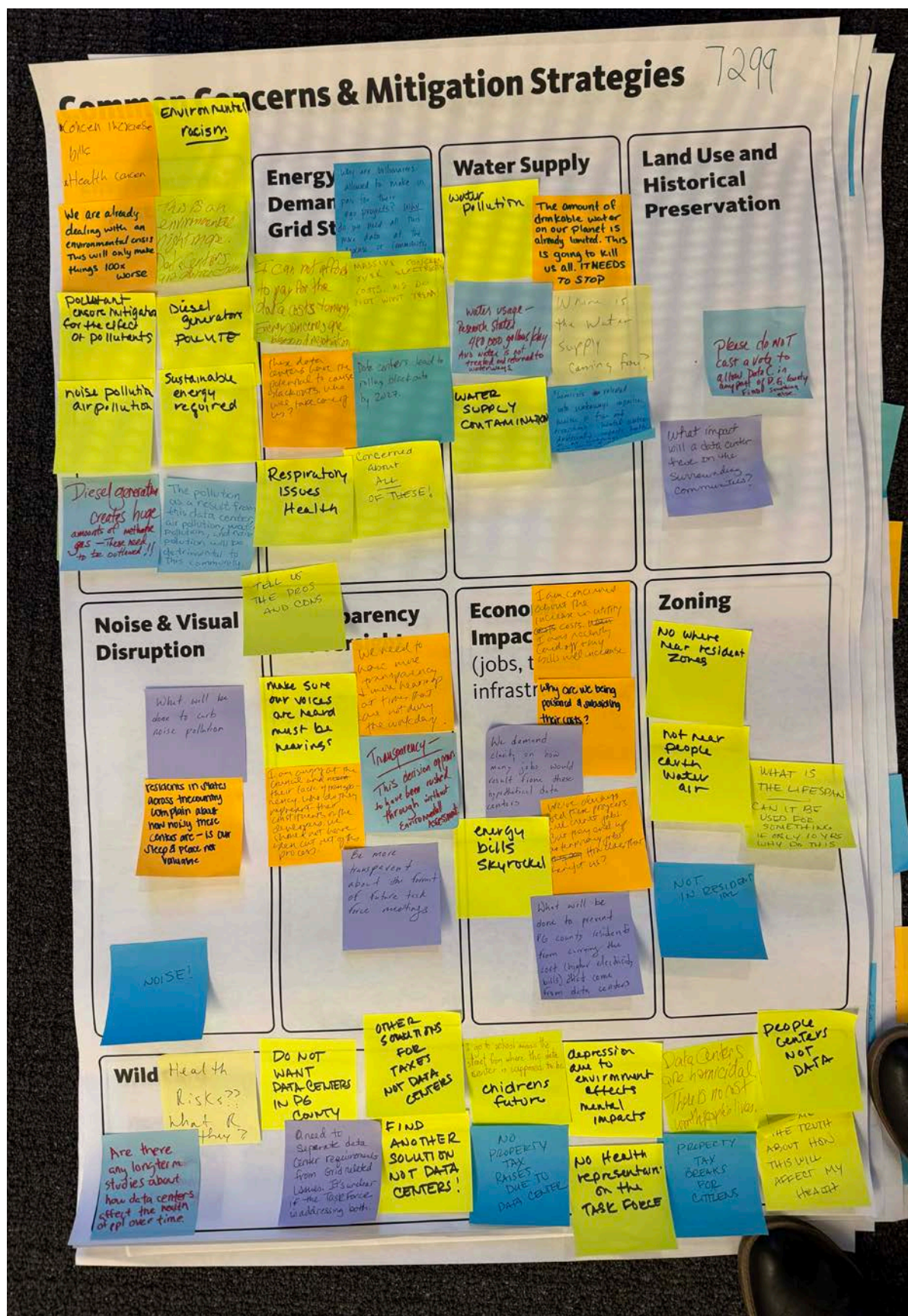
Wild Card

147 million dollars deficit
Landover would be a good spot but it was never a location to build

Common Concerns & Mitigation Strategies

Environmental Impact STANLEY SALCEDO ABOUT COMMUNITY HEALTH AS IT PERTAINS TO LOGANVILLE IMPACT THAT MAY BE HARMED	Energy Demand & Grid Strain The data centers should pay for their energy usage and carbon footprint to offset all of their emissions	Water Supply DATA CENTERS THAT ARE WASTING WATER DON'T WANT A FACILITY WITH OUR PROBLEM WATER G-T-F-O OF MY WATER	Land Use and Historical Preservation
Noise & Visual Disruption Increase of noise pollution with the already two flight routes	Transparency & Oversight 1) Encourage Full Transparency: Make all applications, community impact studies publicly available ahead of approval All meetings should have a video live feed + community screenings	Economic Impact (jobs, taxes, infrastructure) BARELY ANY PERMANENT JOBS!	Zoning
Wild Card HESSING HEALTHCARE EFFECTS PICK OFF DATA CENTERS!	STOP THE DATA CENTER IN LANDOVER! Join the Movement! Fight Back Against Data Centers! Organizing Meeting! Sat. 11th at 2:00 PM - 4:00 PM Stadensburg Library 1625 Annapolis Rd. Stodensburg, MD 20782 The Ugly Truth about Data Centers The Data Center will not come that the Landover data center would drain our drinking water, smother our neighborhoods with air pollution, and force us all to pay unaffordable energy bills. Instead, they're trying to convince us that data centers benefit our communities. But we know better! The zoning laws that allow data centers like this to be built next door to schools, a children's hospital, homes, and churches are the latest attempt to entrench the legacy of environmental racism against Black and working-class communities. We refuse to live in sacrifice zones just so big tech billionaires and developers like the Lenners can line their pockets! Task Force Myths X: With 3 data centers will permanently increase tax revenue and local jobs? Data centers are highly automated and bring very few permanent jobs to the community. For the record, the Big Tech is considering to keep the artificial intelligence (AI) model about which more than 100 of these data centers have been built and are under construction and replace infrastructure in Prince George's County. Data centers require power 24/7. 100% renewable power that is primarily sold by a lot of utility workers who have done the heavy work to protect the environment. Data centers are not sustainable. They are using fossil fuels to generate power. They are using water to cool their servers. They are using land that is needed for housing and other community uses. They are also using a lot of energy to run their servers. They are also using a lot of energy to cool their servers. They are also using a lot of energy to run their servers.		

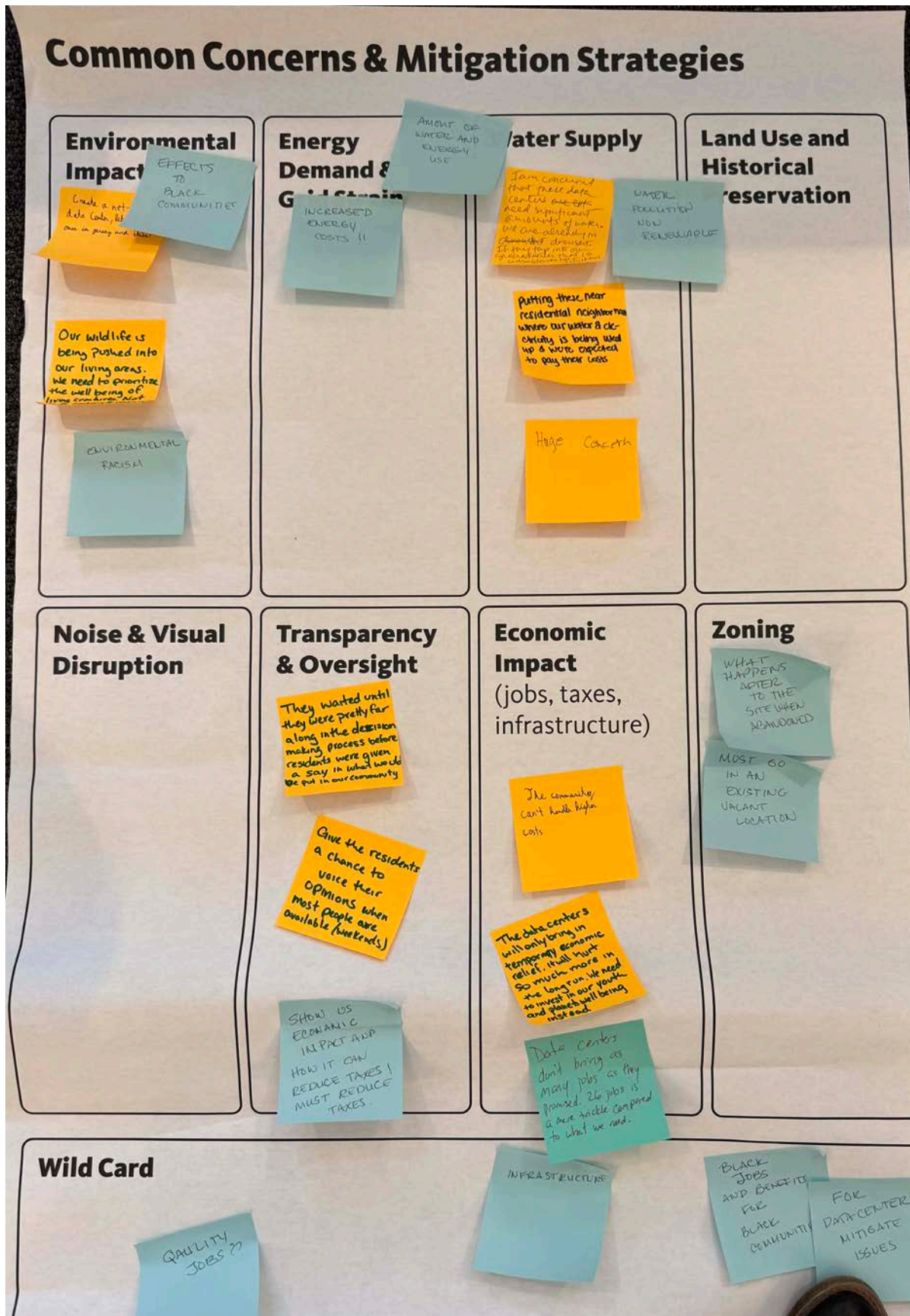




Common Concerns & Mitigation Strategies

Environmental Impact Very Concerned that it will be Environmental Sustainability EPA - 10 things Butter - So that can be something that is not sustainable Butter - So that can be something that is not sustainable Butter - So that can be something that is not sustainable	Energy Demand & Grid Strain Integration of the use of clean energy Integration of the use of clean energy Integration of the use of clean energy	Water Supply Water should pay for the resources they take How to make sure water is not contaminated Need water conservation rules	Land Use and Historical Preservation Do not destroy history Require Historic Preservation Approval
Noise & Visual Disruption Can't have the noise Because of the noise, make certain that data centers are built far enough away from residential areas	Transparency & Oversight Don't have oversight Don't have oversight Don't have oversight	Economic Impact (jobs, taxes, infrastructure) Establish Training and Internships for local High School and College/University	Zoning Should not be located in a residential area Can't be located 8-10 miles near residential school area Develop/Establish Building Code Requirements that protect home in the environment
Wild Card			

Environmental Impact	Energy Demand & Grid Strain	Water Supply	Land Use and Historical Preservation
Noise & Visual Disruption	Transparency & Oversight	Economic Impact (jobs, taxes, infrastructure) HOW MANY JOBS WILL BE PRODUCED BY THESE DATA CENTERS? BILL INCREASE	Zoning
Wild Card			



Common Concerns & Mitigation Strategies

Environmental Impact

There are very little impact on the environment

Energy Demand & Grid Strain

Water and Electricity are limited. Reconnect at what rate to consumption before we shut our (high) need to and recovery?

I don't want a data center because of possible blackouts and higher energy bills

Water Supply

I don't want a data center because of water usage

I don't want a data center because it will strain water supply

Land Use and Historical Preservation

Historical Sites should maintain their status

Rezoning should be an extremely transparent process with several community meetings, public ads, social media, etc.

Noise & Visual Disruption

There should be max decibel requirement to limit noise

There is no noise during normal operation

Transparency & Oversight

I don't want a data center because this process and this meeting are suspicious...

I don't want a data center because of pollution at other sites

Economic Impact (jobs, taxes, infrastructure)

What is the county going to do to attract commercial businesses like grocery stores instead of warehouses & data centers?

If we move forward with data centers can we limit the tax breaks offered? Don't put the point of attracting businesses

I don't want a data center because the money gain isn't worth the environmental damage

data centers only

Zoning

Some areas are far from residents and buildings. This is not a good idea for schools, churches, etc.

Hyperscale data centers should not be within 5 miles of schools + residential areas

Wild Card

Ensure data centers are sited by local residents

Common Concerns & Mitigation Strategies

Environmental Impact

Increased air pollution
A disconnected in other sites and information made public

We do not need this data center driving our air and drinking water. We should be improving our way of life.

Energy Demand & Grid Strain

Increases electricity use and passes costs to residents. Why can't consumers start asking pay for this - like the electric bills

You can raise the rates if you want. Because this data center will definitely raise everyone's electric bills

Water Supply

Drains drinking water (multiple peer-reviewed studies cite this)

Clean drinking water is essential for life. The possibility that you suppose this data center will drive are not worth dirtying our life

Land Use and Historical Preservation

Heritage Tourism Over Data Centers
Yes/No

Noise & Visual Disruption

Noise pollution can greatly affect people's health. Not just physical, but mental and psychological

REQUIRE BATTERIES INSTEAD OF GENERATORS

Transparency & Oversight

Economic Impact (jobs, taxes, infrastructure)

Minimal Job App
25 to 50 jobs in construction

Increased taxes will occur as evidenced by other data centers.

I DON'T WANT MY PUGCO BILL 2 GO UP

Zoning

Land use is Not the Appropriate Site for Data Center

Don't put it there

Wild Card

The "mitigation" is NOT building this data center!!!

Invest in clean air and water projects. Invest in infrastructure. Invest in the people of this area. We do NOT want this data center.

Common Concerns & Mitigation Strategies

Environmental Impact <i>Environmental Pollution</i> Noise Height Traffic <i>Health Concerns</i> Air quality Aesthetics <i>Community Concerns</i> Disruption to community Disruption to community <i>Increased Pollution</i> <i>Encouraged to use public transit</i> Negative health impact on community in close proximity	Energy Demand & Grid Strain <i>ENERGY:</i> - Do we have enough capacity? - Do we have enough capacity? - Do we have enough capacity? <i>Renewable energy</i> Don't put too much demand on the grid Shift to low energy See how much power the energy grid is taking <i>Not enough storage to offset the demand on the environment</i>	Water Supply <i>WATER:</i> - Can other counties use a "shared" water supply? - Can other counties use a "shared" water supply? - Can other counties use a "shared" water supply? <i>Impact on water supply</i> - Pressure issues - Contamination - Availability	Land Use and Preservation <i>Central should be oriented towards commercial development</i> <i>Land use</i> - Urban buildings, urban forms - Urban buildings, urban forms - Urban buildings, urban forms <i>Combination of existing infrastructure with new build</i>
Noise & Visual Disruption <i>Data centers are loud and disrupt quiet neighborhoods</i> <i>Not enough storage to offset the demand on the environment</i>	Transparency & Oversight <i>More information for citizens</i>	Economic Impact (jobs, taxes, infrastructure) <i>Increased taxes because Corps don't pay taxes</i> <i>Better use of land is for community spaces that</i> Tourist in reduction (recreation)	Zoning <i>Land use</i> - Urban buildings, urban forms - Urban buildings, urban forms - Urban buildings, urban forms <i>Land use</i> - Urban buildings, urban forms - Urban buildings, urban forms - Urban buildings, urban forms
Wild Card <i>Wild Card</i>			

Common Concerns & Mitigation Strategies

Environmental Impact

Energy Demand & Grid Strain

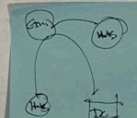
Water Supply

Land Use and Historical Preservation

Noise & Visual Disruption

Noise Pollution
Pm. Gen.

Transparency & Oversight



How are they
helping the community?

Economic Impact (jobs, taxes, infrastructure)

Who owns data centers?
Who delivers?

Profit Center
Community

Can't JARS.
How to launch
community
collaboration of
JARS to solve

STRENGTHS
• DIVERSITY

Electric Grid
Data costs
to facilities

Who Hires
Primitives?

Agenda
(S) CHAS
=

Wild Card

As
Change of
Preparation of
Facilities
WS. H. Foundation.

Soil Conservation
Road.
Company need to
defray cost of
electroenergy cost

If this was a true
exploration of site
considerations?
Why not also ask the
community for ideas
on how the hardware
Mall area can be
utilized?

No Data
Centers!!

Common Concerns & Mitigation Strategies

Environmental Impact

Restrictions should be placed on the use of space. Data centers should not be located near environmentally sensitive areas. The county should consider the use of green roofs and other sustainable practices to reduce the environmental impact of data centers.

Energy Demand & Grid Strain

PJM needs to be involved in the siting process. Data centers should be required to use renewable energy sources. The county should consider the use of energy storage and other technologies to reduce the energy demand of data centers.

Water Supply

Land Use and Historical Preservation

The county WFPs need more investment and the data centers do not address that.

Noise & Visual Disruption

Transparency & Oversight

Economic Impact (jobs, taxes, infrastructure)

Data centers don't generate many permanent jobs (some) this is not a jobs creation.

Low data centers should not be placed in communities. Data centers' displacement of other uses is a concern.

The space should be utilized for the growth of:
• Trade show village
• New school
• STEM-focused space
• Greater space (room)
• Sports team park

Wild Card

Data centers are not meeting any of the community's needs. Plans that the PG Council has adopted for the next 5-15 years.

Affordable housing instead of five data centers. Create fewer jobs than parks & recs facility.

Common Concerns & Mitigation Strategies 7304

Environmental Impact

The next iteration will be extreme value management strategy. Machine room into all data centers must be semi-permeable.

Use renewable energy resources increasingly (move away from electric coal-fired power plants).

Wildlife, trees and etc.
The power needed would heat up the area.

Sustainable/Environmentally-friendly
Design of building and processing of waste. The business should design the waste it creates.

Energy Demand & Grid Strain

- Consider the ² Draw on power ON COUNTY WIRE STRUCTURE
- Maximize efficiency from the new route

Tax payers should not be burdened by electricity use the data centers consume.

- Black outs are a common occurrence for the surrounding community where data centers are placed.
- Data centers should offset the cost of electricity increases.

Require the business to utilize their own solar and renewable sources. Generate energy through to use more public utilities.

Water Supply

Maps of water is used to plan for what will the data center power?

- Evaluate the existing infrastructure capacity

Data center should have onsite water treatment w/ natural discharge

Require data center owners/operators to use. Rain water or grey water before public water. There is a lot of water out of a data center, which is a concern for them.

Do not use public water for these businesses. Use grey water, etc. Instead of the public's fresh water.

Land Use and Historical Preservation

- We need more green space
- Community gardens

Another location in a black + brown community w/ some pollution

Noise & Visual Disruption

Students, homes, how will this noise and visual disruption impact education?

Plant 100% offices and plants around these buildings

Transparency & Oversight

Consider a new department or office to manage report + provide oversight on all things that is PG County. We have Parks & Rec, why not add a data center?

Require real-time public-facing water by the data centers be published online. Track in real-time the amount of impact of water, water out, electricity & fuel.

Env. & Climate Justice review boards should be established to monitor business

Economic Impact (jobs, taxes, infrastructure)

Pepper, Corbin, Corbin, Governor, who's making this much up? They gain their calling. The money needs to be regulated to the community and not just take profits.

Data Center Employees should be unionized. Workplace should have strict standards to protect employees' health.

If a data center is built how do they give money back to community impacted?

Give local people to work in these companies

Zoning

Restrict DC to industrial/water house

Development is being used for commercial development. All things need to be well controlled. All data centers. Control zoning.

When qualifies a neighborhood for data center? Black and brown communities impacted.

Wild Card

Common Concerns & Mitigation Strategies

Environmental Impact

- ↑ incidents of health issues to residents because of ongoing electromagnetic rags (EMR)
- Documented evidence of air pollution, water pollution + over-taxing of grid.

Energy Demand & Grid Strain

- Too much strain on the electrical grids. The companies building should be responsible

Water Supply

- Cost increase to residents diminished supply
- Documented evidence of polluted water and increased H₂O usage + the community bears the burden of cost + pollution.

Land Use and Historical Preservation

Noise & Visual Disruption

TRAFFIC AND
DUST DURING CONSTRUCTION

Transparency & Oversight

- Task force data collection of impact on communities with data centers should be shared w/ residents on all of these aspects on this sheet. Then residents are more informed to give input.
- County must have ongoing monitoring of agreed upon safety, health, cost requirements and if not compliant, shut down

Economic Impact (jobs, taxes, infrastructure)

- Power & water bill increases
- Will corporation cover full cost? They should
- Minimal job opportunities (London county data center employees are primarily from the company not counting residents) construction is only temporary

Zoning

- Not in residential areas

NOT IN
COMMERCIAL AREAS

- Wild Card**
- If more remote (far enough away from residents) is more advantageous to residents, then build accordingly
 - Developer companies need to be responsible for any future deactivation of centers no longer in use
 - the cost involved (put in original agreements)

Environmental Impact Wilder consumption is inherent. MITIGATION STRATEGY IS NO DATA CENTERS!	Energy Demand & Grid Strain	Water Supply What about the pipe, village and corrosion as a result of water being used?	Land Use and Historical Preservation Explosive! Takes 3 hours to grow to the people! Only benefits the cheer & carry, not us? Plant trees 100 or more for every building. Plant pollinator plants around buildings.
Noise & Visual Disruption DATA PROTECTION LAWS!! (IF DC'S ARE COMING) NO DATA CENTERS ANYWHERE IN THE EAST COAST!! HEALTH CARE COSTS. * MORE DIVERSE ENGAGEMENT OPPORTUNITIES VIRTUAL - TMS ONLINE POLLS, etc.	Transparency & Oversight Regulate more consistent policy, communication BEFORE decisions are made!!!! don't miss on etc. TRANSPARENCY AROUND THE LANDOVER MALL SITE - DEVELOPER OTHER PROJECTS. LOCAL COMMUNITY WILL NOT BENEFIT FROM DATA CENTERS WHY HAVE THE LERNERS BEEN ALLOWED TO SIT ON LANDOVER FOR 20 YRS? DISAPPOINTED WITH ENGAGEMENT. POL NOT AUTHENTIC VIRTUAL, PUBLIC COMMENT RESIDENTS ARE EXHAUSTED BY THESE PROCESSES STOP TREATING PRINCE GEORGE'S COUNTY LIKE THE TOILET OF THE STATE	Economic Impact (jobs, infrastructure) FUND FOOD BANKS, SCHOOLS, REL CENTER. Subsidize their existence! LANDOVER MALL COULD BE BETTER REPURPOSED BRING US OTHER SOLUTIONS NO DCS IN * PGC AND ACROSS THE EAST COAST. * POV AI IS A BUBBLE! POV AI TECHNOLOGY IS A THREAT TO JOBS.	Zoning We need zoning, rural areas that are protected for data centers. Zoning needs to be changed to not allow data centers in residential/commercial areas. RESIDENTS ARE LOOKING FOR LONG-RANGE DATA STOP BEING VICTIMS AND LOOK FORWARD.

Common Concerns & Mitigation Strategies New

Environmental Impact	Energy Demand & Grid Strain	Water Supply	Land Use and Historical Preservation
NO DATA Center @ PG County HEALTHY SAFETY WELFARE There will be diesel and gas generators and will harm our environment and community.	What are the energy costs? How big will the center be? Will there be blackouts? Does the data get priority over residents? HEALTHY SAFETY WELFARE Solar Panels? This will increase energy use and not with us here in PG County.	NO DATA Center Do not like clean water to be accessible? Do not further pollute our waterways. Clean up our waterways. HEALTHY SAFETY WELFARE NO DATA Center @ PG County	This does not benefit the people of Prince George's County. NO DATA Center @ PG County They are taking advantage of our resources, stealing from us for other people's benefit. HEALTHY SAFETY WELFARE NO DATA Center @ PG County
Noise & Visual Disruption	Transparency & Oversight	Economic Impact (jobs, infrastructure)	Zoning
Healthy Safety, general welfare for residents + the environment. This will cause noise pollution in our community. WE DO NOT WANT THIS!!! Will this impact will data centers have on the residential area in proximity? I don't want a data center in my neighborhood.	NO DATA Center @ PG County HEALTHY SAFETY WELFARE Are we unwilling to learn from the other folks who have already been negatively impacted?	This will not bring jobs to Prince George's County in a meaningful way. This will not reduce the cost to the residents. Increasing electricity bills will not improve it. Prince George's data center will not generate local jobs. Who gets the jobs? How long does the work last? How much money matters? Well-being of students worth disrupting? HEALTHY SAFETY WELFARE What happens to your revenue when the bubble pops? This seems like a gamble. Is it worth it?	What are zoning laws concerning building height, setbacks, etc.? These should be zoning laws that limit where data centers can be built. This isn't healthy or safe to be anywhere near people. It's so noisy, let businesses put it in areas where they use. If this reduces property values for residents, the County or state should be required to pay the value difference from pre/post build. Data centers above 500 ft are not accessible in or around residential zones.
Wild Card			
AI will not last. They are destroying our community spaces for something that will not make money. This feels like you are trying to get our capitalization by using AI. I don't want to see this at a data center. It feels bad, and it's not for you. It feels bad, and it's not for you. It feels bad, and it's not for you. AI is destroying our society with misinformation and propaganda. I will not stand by and allow a data center in our community. IF an unsecured data center is built, it must run 100% on solar power. It cannot be a fresh-traded water. And it must be invisible and silent to residents.			

Common Concerns & Mitigation Strategies

Environmental Impact

- AIR POLLUTION
- TEARING DOWN TREES TO BUILD MORE RESIDENCES WHEN THE AIR QUALITY IS ALREADY BAD

Energy Demand & Grid Strain

- HOW ARE PG COUNTY RESIDENTS CURRENTLY GETTING ENERGY?
- RESIDENTS WOULD RATHER PAY MORE TAXES FOR DATA CENTERS TO BE LOCATED AWAY FROM NEIGHBORHOODS, THEN TO BE NEAR DATA CENTERS AND EXPERIENCE HEALTH DECLINE.
- HOW ARE WE USING ELECTRICITY NOW? HOW WILL WE PREVENT BLACK OUTS?
- RENEWABLE ENERGY

Water Supply

- EFFECTING PG COUNTY WATER PRESSURE + CLEANLINESS
- WHAT ARE THE STRATEGIES TO SUPPLY MORE WATER WHEN DATA CENTERS ARE BUILT?
- CAN WE USE OCEAN WATER OR SEWER WATER TO RUN THE DATACENTER, RATHER THAN COMMUNITY RESOURCES.

Land Use and Historical Preservation

- LANDOVER SITE SHOULD BE USED FOR NEW RESTAURANTS, SMALL BUSINESSES, AMPHITHEATRE, ENTERTAINMENT, PARKS, WALKING TRAILS, PLANT MORE TREES, GROCERY STORES, WHOLE FOODS, TRADER JES.

Noise & Visual Disruption

- CONSTRUCTION + TRAFFIC
- RURAL AREAS, LOTS OF TREES (WESTERN MARYLAND) TO AVOID PROXIMITY TO RESIDENTS.
- CONSTANT SOUND/ VIBRATIONS
- ANIMALS, LIVESTOCK ARE EFFECTED

Transparency & Oversight

- NO FAST TRACK PROCESSES
- COMMUNITY ENGAGEMENT FOR ALL POLICIES
- COMMUNICATE HEARINGS IN A MORE EFFICIENT WAY.
- TASKFORCE FOR HOW HEALTH CARE WILL RESPOND + BE PROACTIVE TO THE POTENTIAL HEALTH ISSUES CAUSED BY DATA CENTERS?

Economic Impact

- (jobs, taxes, infrastructure)
- BUDGET CUTS TO EDUCATION, FOOD, ETC.
- HOW CAN WE BRING IN MORE REVENUE IN OTHER WAYS?
- HIGH EMPLOYMENT SHOPPING DEVELOPMENTS, MALLS
- HAV

Zoning

- RESIDENTIAL ADJACENCY
- RACIAL DISCRIMINATION
- + locate data centers away from neighborhoods.
- + no adjacency to schools or senior citizen homes.
- WHAT ARE THE PLANS FOR THE DECLINE OF PROPERTY VALUES?
- WHY DOES IT NEED TO BE IN THE CITY CENTER, WHAT ABOUT RURAL AREAS? (WESTERN MARYLAND)

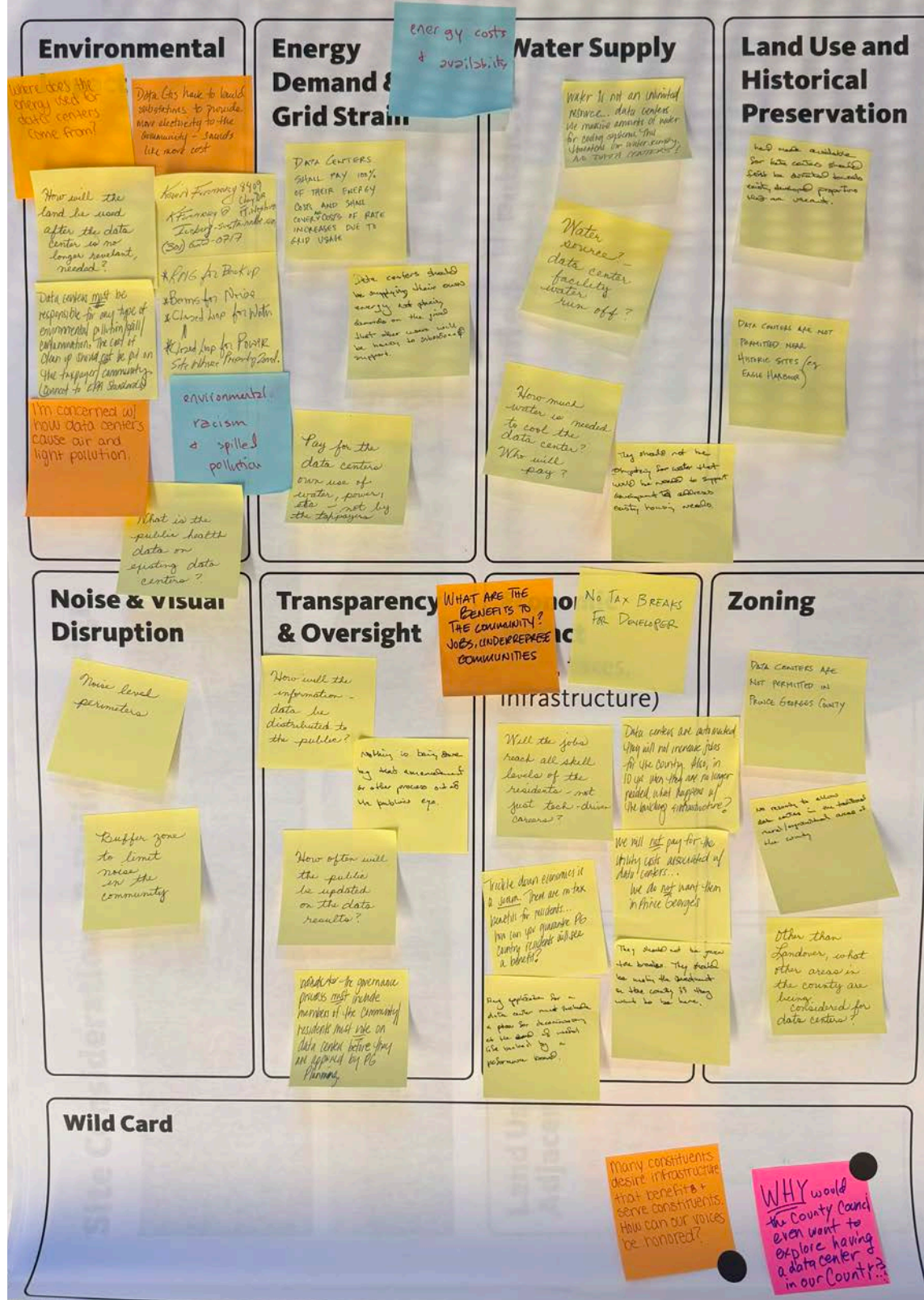
Wild Card

147 MILLION DOLLARS IN DEBT

- WHEN WILL SPECIAL ELECTIONS BE HELD TO VOTE ON THESE MATTERS?
- CAN THE PERMITTING BE REVERSED BASED ON THE COMMUNITIES ASKED?

Common Concerns & Mitigation Strategies

7329



Common Concerns & Mitigation Strategies 7302

Environmental Impact

How do we protect children's health?

ANERPA Study needs to be done. Immediate Environmental impact on the area needs to be avoided.

What level of diesel generators be allowed?

No Data because of the noise, school, and health.

Who pays for monitoring dust during construction?

How is noise regulated without giving warnings to Data Centers? We pay for it.

Electricity water bill is going up.

Has a study been done on energy demand, and strain on the area? It needs to be done & presented to public.

I am concerned about all the impacts we may see from any of all special cases.

Who will get 1st Dibs on energy during a blackout?

What be impact on ratepayers for energy build up?

Water Use

Concern for the additional water use on the bay.

Water is a non-renewable resource this center will consume too much water.

How will water use be monitored? How will water depletion be mitigated? Is there proper water management? The center should have a water management plan.

Who pays for monitoring water usage?

Land Use and Historical Preservation

Put it next to campus feeder.

Don't want that because destruction of land that could be used for parks.

No Data Center.

Not located near residential areas.

Noise & Visual Disruption

Need to study noise & visual disruption, mitigation strategies, noise, or sound & visual barriers.

Who will monitor noise? Who will pay for monitoring?

Will Data Center be waived when monitoring & noise be taken.

What about sound barriers? How can sound be mitigated? Sound barrier should be built in front of Data Center.

Transparency & Oversight

Public Payment for Energy through deals.

Need to fast track this project without community consultation.

All of this should not be hidden by non-disclosure agreements.

The Data Center must pay for all their expense. NO DEALS to attract the cost is lost.

Local making deals w/ the data centers.

How much will the Data Center pay for the 100% off the bill? Will the electric bills go up?

Job creation benefits County residents.

Will there be any economic development strategy for the county to drive smart technology investments there like there.

Will there be any economic development strategy for the county to drive smart technology investments there like there.

The county should NOT BE ZONED for a data center.

Wild Card

How is county for all the other things? How much will it cost?

How much will it cost? How much will it cost? How much will it cost?

No N/A. No records close agreements.

Health

Do any analysis of potential health impact on the area especially children.

How can we protect the health of the area?

Common Concerns & Mitigation Strategies

Environmental Impact

Big data centers will have a big impact on the environment. How can we mitigate that?

How can we mitigate the impact of data centers on the environment?

Energy Demand & Grid Strain

BLACKOUT - AHEAD @ DEPT

How will data centers impact or strain the electric grid? Blackouts?

WHO FINS THE BILL FOR THE WIRELESS?

Water Supply

Land Use and Historical Preservation

THERE'S NO WHERE THERE WON'T BE IMPACT

Noise & Visual Disruption

How can we mitigate the impact of data centers on the environment?

Transparency & Oversight

Lack of Community Connection to builders & drivers of data centers

Lack of Clear Communication from all parties

Economic Impact (jobs, taxes, infrastructure)

How can it funding programs offered by data centers be managed? Better than programs offered by UMBC + PGCC?

What will be the quality of these data centers? Will there be paid parking, lease, etc.?

Zoning

Decreasing Property Values

NOT LISTENING TO OTHER COMMUNITIES CURRENTLY DEMANDING IT

Do not place near residential communities

SITE SOURCES ON WHERE "BENEFITS" DATA COMES FROM

MORE DATA ON SUSTAINING THESE "BENEFITS"

Wild Card

How can we mitigate the impact of data centers on the environment?

How can we mitigate the impact of data centers on the environment?

WE DON'T HAVE \$ OR PROJECTIONS

SE data centers will bring significant jobs, how will we mitigate increased traffic? More buses, public transit?

TRANSPARENCY - MORE, MORE, MORE

Common Concerns & Mitigation Strategies

Environmental Impact	Energy Demand & Grid Strain	Water Supply	Land Use and Historical Preservation
Polluted Air, Land & Water!!! Water usage and Pollution from the data center Air Pollution - Water Pollution - Contamination of Land, water, air THE DATA CENTER MUST BE FINANCIALLY RESPONSIBLE FOR MITIGATING THE ENVIRONMENT. IF THEY CAN, NO DATA CENTER!!! Short & Long Term Consequences No Bacteria Harms the environment - Respiratory illness due to pollution More Health Concerns Constant Heating What happens when the power goes out from a much closer When determining the financial benefits, include wear and tear on roads, environmental impact, loss of commercial spaces, etc.	It's the data center's responsibility to make sure the power plant is not too close to the house. The corporation building the center should have to pay the bill of the center. Data centers should be financially responsible for increase in prices who is responsible for 'Electric Bill' going up? How has the government been responsible in what they have already done to support the health of the state?	Low Water Supply will affect Low water Preserve & Quality Agriculture Contaminated water The use of water from large data centers is not good	Historical sites Lost characteristics & landmarks DATA CENTERS DO NOT RESPECT THE LAND!!!
	Transp & Oversight	Economic Impact (jobs, taxes, infrastructure) Loss of alternate businesses that the community needs.	Zoning SHOULD ONLY BE BUILT IN LOCAL RESIDENTIAL AREA Body near Hospitals / Residential areas Data centers built near hospitals will run the power grid: will kill people who are most vulnerable. No Data Centers! Health affects from power
Wild Card Environmental Racism Every resident within at least 1000 ft should be informed. Must have public hearings. Council must have a public vote.			



Common Concerns & Mitigation Strategies

Environmental Impact

Put in sound barriers

We have to watch CO₂. Not make power generation, will be for the air.

Water contamination

Install green spaces

Heavy snow

Energy Demand & Grid Strain

Power company, need not double costs to meet a moderate peak season.

Can there be a dedicated source of water supply and energy capacity for the data center?

How many plants think to do that?

Data Center, wanted to pay for THEIR power. Not to be charged to the grid.

Water Supply

How much of the water usage will affect the community?

Data centers in other states, don't need to be water supply. No Data center!

Water drinking water

Land Use and Historical Preservation

What are the proposed rules for the data center?

Location, not just in the area, but in the area of the data center. Not just in the area, but in the area of the data center.

Not just in the area, but in the area of the data center. Not just in the area, but in the area of the data center.

Noise & Visual Disruption

Place data centers in areas where noise is not a problem.

Can you have noise barriers around the data center, making the noise level a little lower?

Not just in the area, but in the area of the data center. Not just in the area, but in the area of the data center.

Put in unimpaired space

Transparency & Oversight

Policy for drawbacks. If targets not met, ~~drawback~~

Drawback, not just in the area, but in the area of the data center. Not just in the area, but in the area of the data center.

Economic Impact

How much money will be spent on the data center?

Private partnerships with schools to build skills for students.

The data center is a private, owned data center. Not just in the area, but in the area of the data center. Not just in the area, but in the area of the data center.

No, No, No! TAX Abatement

Zoning

Data Center Zoning needs to be re-written

Common Concerns & Mitigation Strategies

7316

Environmental Impact

How does data center affect the environment? Are there any negative impacts on the environment? Are there any positive impacts on the environment?

How do you plan to mitigate the long light & noise pollution & carbon footprint?

Will impact studies be conducted with a communication and participation plan?

Concerned about impact on environment.

Energy Demand & Grid Strain

Concerns regarding energy use, demand, and grid strain. How do you plan to mitigate the long light & noise pollution & carbon footprint?

If so many data centers are consuming electricity, how do you plan to mitigate the long light & noise pollution & carbon footprint?

Will impact studies be conducted with a communication and participation plan?

Water Supply

Dispute water supply for data center. How do you plan to mitigate the long light & noise pollution & carbon footprint?

Impact on water supply. How do you plan to mitigate the long light & noise pollution & carbon footprint?

Impact on water supply. How do you plan to mitigate the long light & noise pollution & carbon footprint?

How can data center be highly charged for water & electric use?

Land Use and Historical Preservation

What role is EPA and NDE playing in making sure the community is aware of the impact of the data center? How do you plan to mitigate the long light & noise pollution & carbon footprint?

Noise & Visual Disruption

How close is the data center to the residents? Are there any negative impacts on the environment? Are there any positive impacts on the environment?

What impact will the noise have on the residents' life?

Transparency & Oversight

How do you plan to mitigate the long light & noise pollution & carbon footprint?

What other options do we have other than data centers? I want to know what you are doing about the noise, but I'd like to know about other possibilities.

Economic Impact (jobs, taxes, infrastructure)

How many jobs will the data center create? How many jobs will the data center create? How many jobs will the data center create?

Zoning

How do you plan to mitigate the long light & noise pollution & carbon footprint?

Wild Card

Common Concerns & Mitigation Strategies

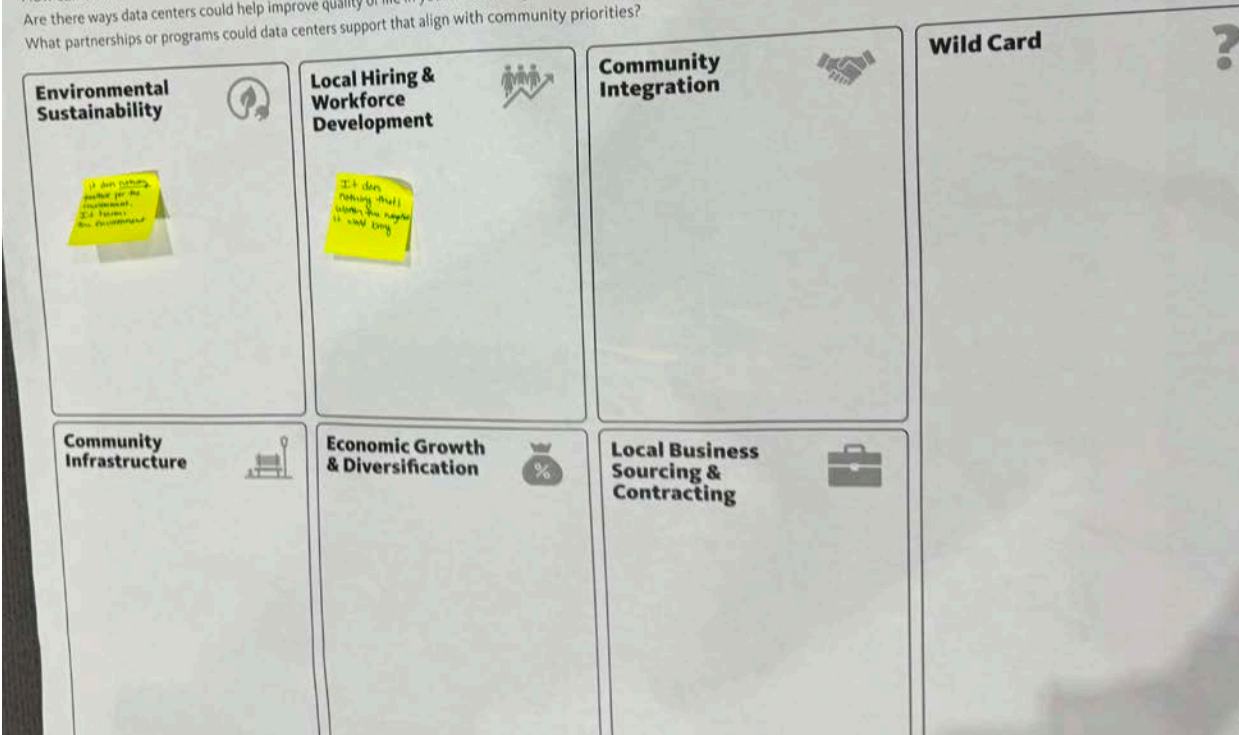
Environmental Impact <i>Blue sticky note:</i> [Handwritten notes]	Energy Demand & Grid Strain <i>Pink sticky note:</i> [Handwritten notes]	Water Supply <i>Blue sticky note:</i> [Handwritten notes]	Land Use and Historical Preservation
Noise & Visual Disruption	Transparency & Oversight	Economic Impact (jobs, taxes, infrastructure) <i>Blue sticky note:</i> [Handwritten notes] <i>Pink sticky note:</i> [Handwritten notes] <i>Pink sticky note:</i> [Handwritten notes] <i>Pink sticky note:</i> [Handwritten notes] <i>Pink sticky note:</i> [Handwritten notes]	Zoning
Wild Card			

Community Benefits Framework

Community Benefits Training

How can data centers contribute to local education, skills training, or job creation?

What partnerships or programs could data centers support that align with community priorities?



Community Benefits Framework

How can data centers contribute to local education, skills training, or youth oppo

Are there ways data centers could help improve quality of life in your community?

What partnerships could data centers support that align with community priorities?



Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?

Environmental Sustainability	Local Hiring & Workforce Development	Community Integration	Wild Card
There is no environmental sustainability if a data center is built Water de contamination problem. Data centers produce tremendous amounts of heat. It takes a lot of energy to cool them down. It's a huge problem for the environment. Local wildlife affected. Data centers are built in areas that are home to many different species of plants and animals. The noise and light from the centers can disrupt their natural habitats.	How many jobs will be created? Short term job benefits Many people might be hired at first, but they are not trained for the long term. They are just temporary workers.	Participating in local events and programs Data centers will create community and economic development opportunities.	Reduce use of public safety in areas where data centers are There are no benefits without governance Will the data center's security and safety be a burden on the community?
Community Infrastructure	Economic Growth & Diversification	Local Business Sourcing & Contracting	
Data centers are contributing to community infrastructure because they have the resources and technology to build the infrastructure that the community needs.	Data centers are harmful to economic growth and diversification. They are just a single industry that will eventually decline. Local businesses are being displaced by data centers.	Will the data center be a source of local business opportunities? Local businesses are being displaced by data centers.	The local community is being harmed by data centers. They are taking away jobs and resources from the community. Will the data center's security and safety be a burden on the community?

Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?

Environmental Sustainability	Local Hiring & Workforce Development	Community Integration	Wild Card
Data centers are not sustainable. They are just a temporary solution to a long-term problem.	Train local people to become software engineers and technicians. There are no benefits without governance	Community New Shopping Youth Center Senior Activity Many cases where data centers are built in areas that are home to many different species of plants and animals. The noise and light from the centers can disrupt their natural habitats.	Quicker data transmission due to proximity There are no community benefits No benefits!
Community Infrastructure	Economic Growth & Diversification	Local Business Sourcing & Contracting	
Data centers are contributing to community infrastructure because they have the resources and technology to build the infrastructure that the community needs.	Businesses would like to set up shop near data centers, not just for jobs. When community is displaced, local people are harmed.	New Shopping Centers & Food courts Youth Center Training Local businesses are being displaced by data centers.	Should be industrial zone (long) No community benefits - data centers are just a temporary solution to a long-term problem. No benefits too many costs

Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?

Environmental Sustainability	Local Hiring & Workforce Development	Community Integration	Wild Card
Ames, Indiana County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne	County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne	County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne	County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne
Community Infrastructure	Economic Growth & Diversification	Local Business Sourcing & Procurement	
County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne	County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne	County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne County of Wayne	

Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?

Environmental Sustainability	Local Hiring & Workforce Development	Community Integration	Wild Card
How does this data center impact local life? Why PG+ not a local location? How does this data center impact local life? Why PG+ not a local location?	How many jobs to PG? How many jobs to PG? How many jobs to PG? How many jobs to PG?	What is the Data Center doing to help our schools? PG Need a Fitness Center and Data Centers PG Need a Fitness Center and Data Centers PG Need a Fitness Center and Data Centers	Why are they bringing PG County to a majority vote? Why are they bringing PG County to a majority vote? Why are they bringing PG County to a majority vote? Why are they bringing PG County to a majority vote?
Community Infrastructure	Economic Growth & Diversification	Local Business Sourcing & Procurement	
we want a park not a data center Demand Data Center Entry Hire PG Residents Demand Data Center Entry Hire PG Residents Demand Data Center Entry Hire PG Residents	How does this data center impact local life? How does this data center impact local life? How does this data center impact local life? How does this data center impact local life?	Who profits - PG Residents and How? Request Data Center Express How Many Jobs Request Data Center Express How Many Jobs Request Data Center Express How Many Jobs	I'll vote and campaign against PG County to support Data Centers I'll vote and campaign against PG County to support Data Centers I'll vote and campaign against PG County to support Data Centers I'll vote and campaign against PG County to support Data Centers

Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?

Environmental Sustainability	Local Hiring & Workforce Development	Community Integration	Wild Card
Blue sticky note: [illegible] Yellow sticky note: [illegible]	Blue sticky note: Invest in the community, intern of job, strong for trade that Prince George's County Data Community Workshop Com Yellow sticky note: RULES - REGULATION NEED TO BE BUILT UP TO MAKE IT VISIBLE Yellow sticky note: STATE OF MARYLAND	Yellow sticky note: MORE INFO ON THE TECH ITSELF ON THE LOCAL LEVEL IMPACTS ENVIRONMENTAL - SOCIAL	Multiple pink sticky notes with handwritten text.
Community Infrastructure	Economic Growth & Diversification	Local Business Sourcing & Contracting	
Yellow sticky note: IF JOBS COME WE STILL DON'T HAVE WORKERS TO SUPPORT Yellow sticky note: Monthly \$1000 stipend for residents impacted by data center [illegible]	Blue sticky note: TAXES UNDERSTOOD OF AI BUBBLE Blue sticky note: TAXES ADDED FORWARD	Blue sticky note: THIS SEEMS COUNTER-INTUITIVE	

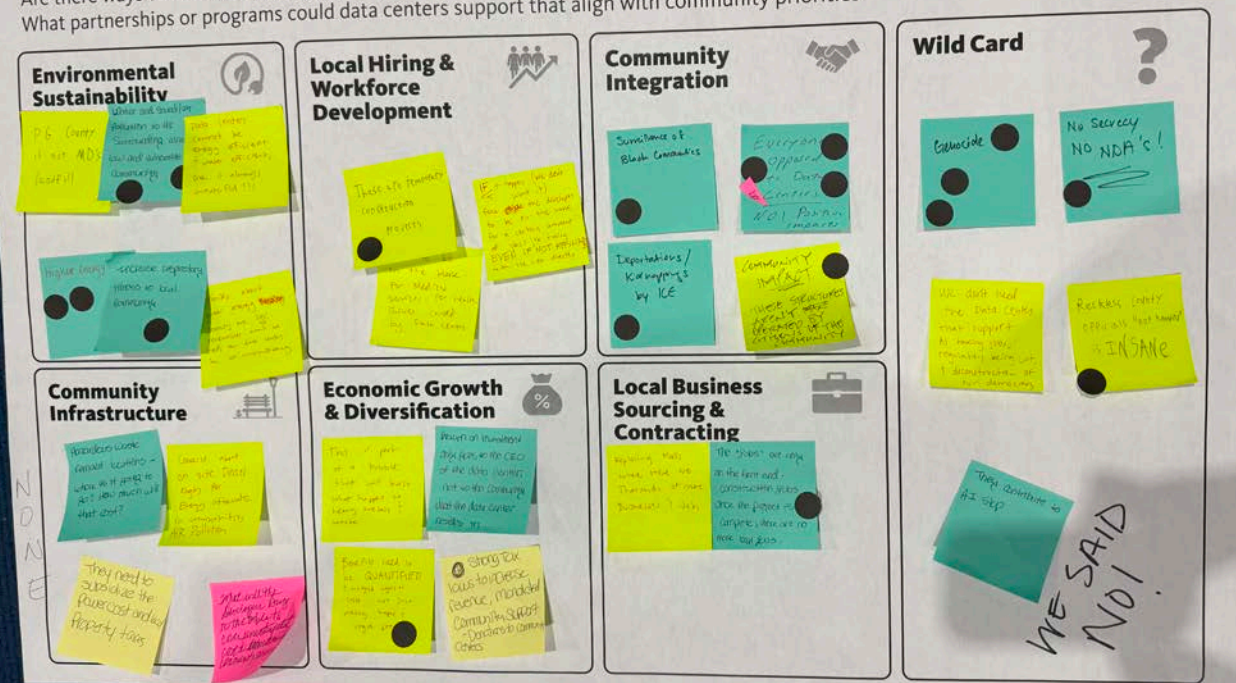
Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?

Environmental Sustainability	Local Hiring & Workforce Development	Community Integration	Wild Card
			Green sticky note: No Benefits Purple sticky note: No Benefit Purple sticky note: No Benefits
Community Infrastructure	Economic Growth & Diversification	Local Business Sourcing & Contracting	
			Green sticky note: No Benefit Purple sticky note: NO DEMONSTRABLE BENEFITS Purple sticky note: No benefits more harm than good.

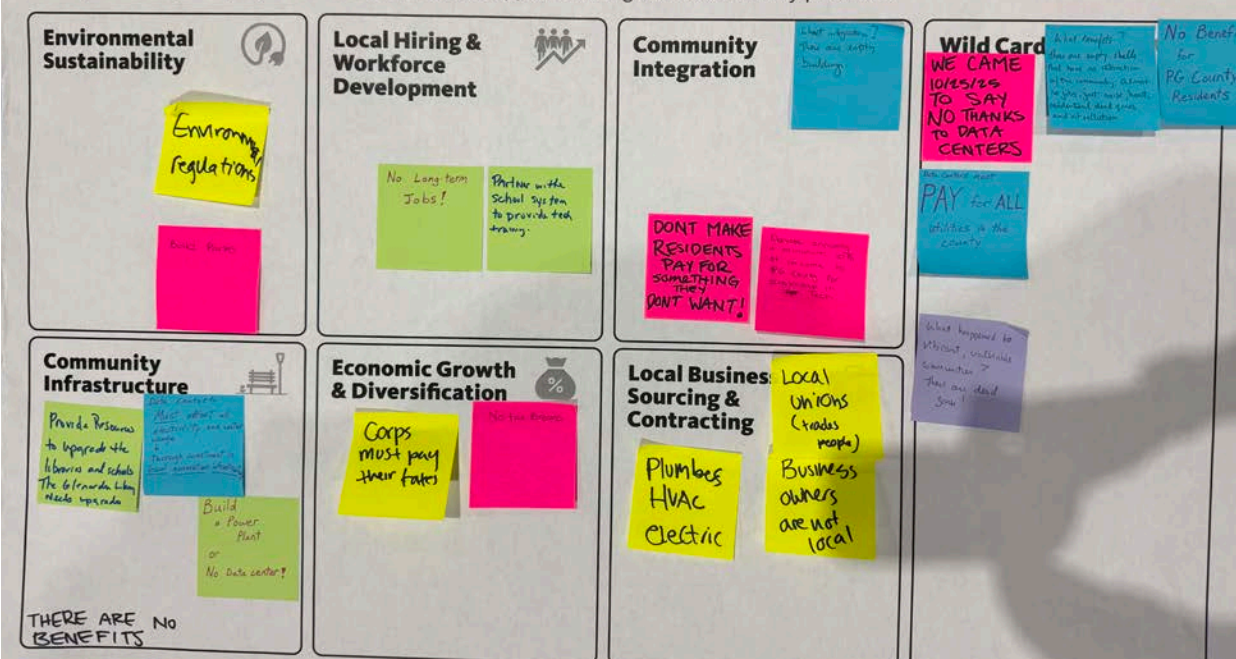
rk *S. Ling* NONE

How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?



Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?



How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?

[illegible]

Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?

Environmental Sustainability	Local Hiring & Workforce Development	Community Integration	Wild Card
my waste cost mitigation impacts Environmental impacts data center location impacts community quality of life		The community wants a voice not to only focus on the paper the community don't want it	There's nothing good about it. It sucks!!! PG county citizens will vote out their current council members Community benefits package for data center owners PG county citizens will see how little their elected officials care for them AI is not a solution Need to baseline current benefits of data centers
Community Infrastructure	Economic Growth & Diversification	Local Business Sourcing & Contracting	
2010	Zip	Nada After construction there will be little to no support for local business	

Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
Are there ways data centers could help improve quality of life in your community?
What partnerships or programs could data centers support that align with community priorities?

Environmental Sustainability	Local Hiring & Workforce Development	Community Integration	Wild Card
Justify benefits from environmental impacts in this impact and report data Being able to understand the environmental impacts on the surrounding communities - Life - Health - Financial impact on residents	Does the community wants to create a business that would be integrated into the community	to working on the impact will be negative	
Community Infrastructure	Economic Growth & Diversification	Local Business Sourcing & Contracting	
Impact on community center is being done. The data center is being to work on community center Could you about data center location/size is what is possible possible Timeline data about impact of data centers and community possible	increase from 2010 and 2010-2020 industries around PG. PG 2010 jobs for job growth specifically what will it be? tax, etc. if, however, and on what will it be spent?	2010-2020 increase from 2010 business relocation requirements	Is the county exploring a community benefits agreement?

Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
 Are there ways data centers could help improve quality of life in your community?
 What partnerships or programs could data centers support that align with community priorities?

new

Environmental Sustainability only wish environmental impacts Environmental impacts from data centers are not being fully considered in the planning process.	Local Hiring & Workforce Development	Community Integration The community wants a voice not to arts & crafts on the paper The community doesn't want it.	Wild Card There's nothing good about it. It sucks!!! PG county citizens will vote out their current council members. Community benefits package for data center owners. County citizens will see how little their elected officials care for them. AL is making other people's decisions. Need to baseline current impact of data center.
Community Infrastructure Zero	Economic Growth & Diversification N/A	Local Business Sourcing & Contracting Nada After construction there will be little to no support to local business.	How do PG residents profit from the data center

data center

Community Benefits Framework

How can data centers contribute to local education, skills training, or youth opportunities?
 Are there ways data centers could help improve quality of life in your community?
 What partnerships or programs could data centers support that align with community priorities?

Environmental Sustainability	Local Hiring & Workforce Development	Community Integration	Wild Card ✓ How do PG residents profit from the data center
Community Infrastructure	Economic Growth & Diversification	Local Business Sourcing & Contracting	

Site Considerations & Building Design

7323



Land Use Adjacencies

Don't forget 15' buffer along property line!

Do not locate data centers adjacent to schools

NO DATA CENTERS ADJACENT TO SCHOOLS

CANNOT BE BUILT WITHIN 15' BUFFER OF SCHOOLS

NO DATA CENTERS ADJACENT TO SCHOOLS

NO DATA CENTERS ADJACENT TO SCHOOLS

NO DATA CENTERS ADJACENT TO SCHOOLS

Facade / Design Detailing

Don't forget 15' buffer along property line!

DO NOT BUILD A DATA CENTER

DO NOT BUILD A DATA CENTER

DO NOT BUILD A DATA CENTER

Screening / Buffers

Security measures to prevent facility access (barricade, fencing, security screening)

Public Amenities

Pay their TAXES!

Pay their TAXES!

Site Considerations & Building Design



Land Use Adjacencies

NO RESIDENTIAL AREAS

Facade / Design Detailing

MUST BE EARTH FRIENDLY

MINIMUM ENVIRONMENTAL STANDARDS

COUNTY ORDINANCES

Screening / Buffers

NONE BUFFERS

Public Amenities

FREE / HIGH-LEVEL PHONE SERVICE

Site Considerations & Building Design



Land Use Adjacencies	Facade / Design Detailing	Screening / Buffers	Public Amenities
-Not near residential areas -No Data Centers at all in PGCo. ✓ Do not want any data centers DO NOT WANT IT AT ALL	Do not want any data centers	Do not want any data centers	

Site Considerations & Building Design



Land Use Adjacencies	Facade / Design Detailing	Screening / Buffers	Public Amenities
Loudoun & Frederick more rural Loudoun adjacent to apartments + new hsq		Noise mitigation block sound Not in favor of data centers	Not use of potable water not input of untreated water back into environment Not electric generation on-site concern on energy capacity to meet be present to build

Site Considerations & Building Design



Site Considerations & Building Design



Appendix K

October Meeting Digitized Community Input

Community Benefits

Category	Original Comment	Subthemes	Original poster location
	Amenity that Data Center give them Netflix	Community Benefits (General)	Site and Design
Community Infrastructure	Data centers if they come: must give back to the community. Internet access for education, schools support internships, parks/paths, road quality	Community Benefits (General)	Community Benefits
Community Infrastructure	Work with community when IT (data centers) isn't working to get the data center to work with community needs	Community Benefits (General)	Community Benefits
Wild Card	Is the county exploring a community benefits agreement?	Community Benefits (General)	Community Benefits
Community Integration	Creating community benefit agreements that show how funds will be invested into the community	Community Benefits (General)	Community Benefits
Community Integration	support and invest in the community every month/day in some appreciable form	Community Benefits (General)	Community Benefits
Wild Card	PG County Proud — Let's take a stance & be a vision of change	Community Benefits (General)	Community Benefits
Wild Card	Demand community benefits package for data center owners	Community Benefits (General)	Community Benefits
	Fund food banks, schools, rec center.	Community Benefits (General)	Common Concerns
Community Integration	All PG residents should profit from data centers	Community Benefits (General)	Community Benefits
Land use and historic preservation	Center should be oriented for community development	Community Benefits (General)	Common Concerns
	People connection, community empathy	Community Benefits (General)	Site and Design
Community Integration	Comments new shopping; youth center; senior activities	Community Spaces & Recreation	Community Benefits
	Data centers set asides for community beautification and sound walls	Community Spaces & Recreation	Common Concerns
	Community space in Hyattsville	Community Spaces & Recreation	Site and Design
	A park! Local business expo	Community Spaces & Recreation	Site and Design
Community Integration	PG need a fitness center from data centers	Community Spaces & Recreation	Community Benefits
Local Business Sourcing & Contracting	Youth center training	Community Spaces & Recreation	Community Benefits

Category	Original Comment	Subthemes	Original poster location
	We would prefer a park with a lot of trees!	Community Spaces & Recreation	Site and Design
	Move third space – only Starbucks, more community farm	Community Spaces & Recreation	Site and Design
	Community center local spent dollars	Community Spaces & Recreation	Site and Design
Economic Growth & Diversification	We need a PG entertainment like six flags or mall	Community Spaces & Recreation	Community Benefits
Community Integration	Data center can provide meeting location / facilities for the community	Community Spaces & Recreation	Community Benefits
zoning	"The space should be utilized for the residents: Re-trade and college New school STEAM-focused space Green space (arboretum) Sports / rec path"	Community Spaces & Recreation	Common Concerns
Economic Impact	Better use of land is developing community spaces that invest in wellbeing(education health housing)	Housing	Common Concerns
Local Business Sourcing & Contracting	New shopping centers and food courts	Economic Development	Community Benefits
	Businesses – service centers for the data centers	Economic Development	Site and Design
	Bring in commerce (companies/businesses)	Economic Development	Community Benefits
	Develop supporting industries (parts repair, software maintenance) that create high-skill jobs	Economic Development	Site and Design
	Money paid to data centers should stay in our community to improve our economy and quality of life	Economic Development	Community Benefits
Economic Growth & Diversification	Increase high-skill and high-tech industries around data centers for good jobs, not just coffee shops	Economic Development	Community Benefits
Economic Growth & Diversification	Businesses would like to set up shop near data centers, not just for jobs	Economic Development	Community Benefits
Wild Card	Community has stock in company - community land company, center community as stakeholders	Economic Development	Community Benefits
Local Hiring & Workforce Development	Internships for high school & college students	Education	Community Benefits
	STEM in public education (not private charter schools)	Education	Community Benefits
	Faculty and student support on climate and energy issues with a museum or education approach	Education	Community Benefits
	Public schools need support to fund alternative career paths not data centers	Education	Site and Design
Local Hiring & Workforce Development	Partner with schools for education and future jobs	Education	Community Benefits
Wildcard	Reinvest in care + support of youth & vulnerable	Education	Common Concerns
Local Hiring & Workforce Development	Pair with community college to create a degree that would be integrated on working at data centers	Education	Community Benefits
	Establish training and internships for local high schools and colleges/universities	Education	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Every neighborhood needs a resilience hub. Mitigation agreements should include resilience hubs.	Emergency Preparedness	Community Benefits
	Tax benefit could free up some monies for post-storm cleanup	Emergency Preparedness	Community Benefits
Community Integration	Participatory budgeting for data center tax revenue	Grants/Reinvestment Funds	Community Benefits
Wild Card	All PG residents should receive a million back from data center	Grants/Reinvestment Funds	Community Benefits
	Funding for underserved communities — tax revenue	Grants/Reinvestment Funds	Community Benefits
	Property tax breaks for citizens.	Grants/Reinvestment Funds	Common Concerns
	Data centers should produce a \$20,000 grant to the local community.	Grants/Reinvestment Funds	Site and Design
Community Infrastructure	Monthly \$ stipends for residents impacted by pollution, electrical shortages, etc.	Grants/Reinvestment Funds	Community Benefits
Community Integration	Donate annually a minimum 10% of income to PG County for scholarship in technology	Grants/Reinvestment Funds	Community Benefits
	Amenities to support waterfront communities such as boating ramps, safer roads, controlling flooding with barriers to support fishing and boating and parks	Green infrastructure	Community Benefits
Energy Demand and grid strain	Include solutions for clean energy, clean air, clean water	Green infrastructure	Common Concerns
Environmental Sustainability	opportunity for renewable energy investments, clean energy	Green infrastructure	Community Benefits
	Opportunity to fund more clean power	Green infrastructure	Community Benefits
	Community priorities include energy resilience — require building of community solar + battery energy storage + microgrids	Green infrastructure	Community Benefits
	If public amenity - ensure there is shade / cooling + biodiversity	Green infrastructure	Site and Design
Transparency and Oversight	Env. + Climate justice review boards should be established to monitor business.	Green infrastructure	Common Concerns
Economic Impact	Data centers provide jobs - Those are not temporary. Once you learn the skill it will stay for life, not just the period of building construction - Electrician,Plumber, HVAC, support restart.	Jobs	Common Concerns
Local Hiring & Workforce Development	How many jobs to PG residents?	Jobs	Community Benefits
Economic Impact	What are the benefits to the community? Jobs, underrepresented communities.	Jobs	Common Concerns
	Advise on PG jobs to PG residents	Jobs	Site and Design
Local Business Sourcing & Contracting	Plumbers, HVAC, electricians	Jobs	Community Benefits
Local Hiring & Workforce Development	Permanent job creation for PG County residents only	Jobs	Community Benefits
Local Hiring & Workforce Development	Jobs	Jobs	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Local Hiring & Workforce Development	How many jobs will be provided?	Jobs	Community Benefits
Local Hiring & Workforce Development	how many job hires will be employed at the data centers	Jobs	Community Benefits
	What are the benefits to the community? Jobs, underserved communities.	Jobs	Common Concerns
	How will this increase jobs in the county	Jobs	Common Concerns
	How many jobs will be generated from data centers?	Jobs	Common Concerns
	How many jobs will be generated from data centers?	Jobs	Common Concerns
Economic Impact	Career opportunities beyond security guard	Jobs	Common Concerns
Local Hiring & Workforce Development	How many jobs to PG?	Jobs	Community Benefits
	Union Market, local entrepreneur pop-up local business	Local & Minority Small Business Programs	Site and Design
Community Integration	grants for local stores and business owners	Local & Minority Small Business Programs	Community Benefits
Economic Impact	Engage small business + entrepreneurs – “cottage industry” + “artists.”	Local & Minority Small Business Programs	Common Concerns
Local Business Sourcing & Contracting	Provide local businesses with resources that can grow their business by working with the data center	Local & Minority Small Business Programs	Community Benefits
Local Business Sourcing & Contracting	Hire IT and software engineers from PG County - African American	Local & Minority Small Business Programs	Community Benefits
	Black jobs and benefits for Black community	Local & Minority Small Business Programs	Common Concerns
Wild Card	Integrate the community into the company - many engagements ahead of design and construction	Local Contracting	Community Benefits
Local Business Sourcing & Contracting	Local contractors work for people in the community	Local Contracting	Community Benefits
Local Business Sourcing & Contracting	Contract local businesses to build data center	Local Contracting	Community Benefits
Local Business Sourcing & Contracting	Site development / construction would have local business utilization requirements	Local Contracting	Community Benefits
Local Business Sourcing & Contracting	utilize local general contractors in building the data center	Local Contracting	Community Benefits
Local Business Sourcing & Contracting	source all business and contracting directly from the community you are placed in	Local Contracting	Community Benefits
	Building the data center + the maintenance of it must be contracted with local businesses (define)	Local Contracting	Community Benefits
Local Business Sourcing & Contracting	Local unions (tradespeople)	Local Contracting	Community Benefits
Wildcard	Ensure data centers are staffed by local residents.	Local Hiring	Common Concerns
Community Integration	Remote workers will be the primary workforce. Partnership to ensure local employees are hired	Local Hiring	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Economic Growth & Diversification	When construction is finished, will local people be hired?	Local Hiring	Community Benefits
Local Hiring & Workforce Development	Must employ local residents to build center	Local Hiring	Community Benefits
Local Hiring & Workforce Development	Hire local workers for construction (and training and apprenticeships)	Local Hiring	Community Benefits
Local Business Sourcing & Contracting	Offer jobs to PG county residents only	Local Hiring	Community Benefits
Local Hiring & Workforce Development	anyway to guarentee employees are PG County residents	Local Hiring	Community Benefits
Local Hiring & Workforce Development	local folks must have first priority in job creation	Local Hiring	Community Benefits
Local Hiring & Workforce Development	IF it happens (we don't agree with data centers), the developers should be held responsible for hiring residents in the directly impacted area. EVEN IF NOT APPLYING — it's the rule	Local Hiring	Community Benefits
	A reasonable percentage of jobs must be for local residents (define local)	Local Hiring	Community Benefits
	Require data center operators to hire local people to do the work	Local Hiring	Community Benefits
	Train and hire local residents for construction and hire for maintenance	Local Hiring	Common Concerns
	Prioritize local personnel – additional benefit for local personnel	Local Hiring	Site and Design
Local Hiring & Workforce Development	Demand data centers only hire PG residents	Local Hiring	Community Benefits
	Public amenities should mitigate damage to citizens, environment & animals with access	Public Health	Site and Design
Community Infrastructure	Free, quality healthcare for community residents	Public Health	Community Benefits
Economic Impact	Data center employees should be unionized. Workplaces should have strict standards to protect employees' health.	Public Health	Common Concerns
Economic Growth & Diversification	Financial investment would maintain clean water / air / health clinics; they should be paying for health subsidies	Public Health	Community Benefits
Local Hiring & Workforce Development	Hook local medical providers for health card by data centers	Public Health	Community Benefits
Community Integration	What is the data center doing to fund our PG schools?	Schools and Libraries	Community Benefits
Community Integration	Fund community workforce development in the local schools	Schools and Libraries	Community Benefits
	Some help the school system (public). Real assistance.	Schools and Libraries	Community Benefits
	Private partnerships with schools to build skills for students	Schools and Libraries	Common Concerns
Public Amenities	Build new schools	Schools and Libraries	Site and Design
Community Infrastructure	Provide resources to upgrade the libraries and schools; the Glenarden Library needs upgrade	Schools and Libraries	Community Benefits
Community Integration	Use the data center as a training site for STEM students	Technical Training	Community Benefits

Category	Original Comment	Subthemes	Original poster location
	Job Training Facilities: Technology, Trade	Technical Training	Site and Design
Local Hiring & Workforce Development	Partner with the school system to provide tech training	Technical Training	Community Benefits
	Developers could provide job training + preferences to county residents	Technical Training	Community Benefits
Local Hiring & Workforce Development	Invest in the community in terms of job training for trades	Technical Training	Community Benefits
Economic Growth & Diversification	Local training?	Technical Training	Community Benefits
Local Hiring & Workforce Development	Train local people to become software engineers and AI experts	Technical Training	Community Benefits
	Community college needs to support the development of professional training programs for electricians	Technical Training	Community Benefits
	Improved access via roads and infrastructure	Transit	Site and Design
Wild Card	More bus lines	Transit	Community Benefits
	Data center owner would be responsible for repairing roads surrounding the data center (define)	Transit	Community Benefits
	Maintain infrastructure — roads, land	Utilities	Community Benefits
Environmental Sustainability	Programs that offer cost effective ways to pay your utility bills, etc.	Utilities	Community Benefits
	The data center should be required to pay for the infrastructure to support it (roads, sidewalks, etc.)	Utilities	Community Benefits
	Percentage of revenue to support pay for/offset electricity bills	Utilities	Community Benefits
	Provide infrastructure to rural areas for water and sewer for these communities (well and septic systems)	Utilities	Community Benefits
	Require a percentage of the electricity to be returned to low-income & senior housing	Utilities	Site and Design
Energy Demand and grid strain	Better internet in my area of Brandywine would be appreciated — 5G improvement first!	Wifi	Common Concerns
Wild Card	Quicker data transmission due to proximity	Wifi	Community Benefits
	Free/upgrade phone service	Wifi	Site and Design
Community Integration	Include the State of Maryland as a stakeholder	Community Benefits (General)	Community Benefits
Wild Card	Data center company should release projections for public to make informed decisions	Community Benefits (General)	Community Benefits
Local Business Sourcing & Contracting	Who profits? PG residents and how	Community Benefits (General)	Community Benefits

Category	Original Comment	Subthemes	Original poster location
	And it's not just about making it "pretty." It must represent benefits to the actual nearby residents of the area. How are the impacts of capacity, health, water usage, and air pollution being considered? How will residents receive benefit or community enrichment use? The idea must reinvest in the residents. Use a small % if it proceeds to use as community benefit over such a large span.	Community Benefits (General)	Site and Design
Wildcard	Reinvest in lives and care of our residents	Community Benefits (General)	Common Concerns
Transparency and Oversight	How are they helping the communities	Community Benefits (General)	Common Concerns
Land use and historic preservation	The youth in PG need more investment, and the data centers do not address that.	Community Benefits (General)	Common Concerns

Common Concerns

Category	Original Comment	Subthemes	Original poster location
Economic Impact	Any regulations for data centers must include accountability for social + environmental performance.	Accountability	Common Concerns
noise & visual disruption	County must have ongoing monitoring of agreed upon safety health, cost requirements and if not compliant, shut down.	Accountability	Common Concerns
Land use and historic preservation	Data centers do not respect the laws!!!	Accountability	Common Concerns
Energy Demand and grid strain	How does the county plan to hold data centers accountable financially for infrastructure expansion for utilities specifically	Accountability	Common Concerns
	How much did these meetings cost? And who paid for these meetings? The citizens?	Accountability	Common Concerns
	No bond + closure agreements! States decisions must meet info about environment impacts	Accountability	Common Concerns
Transparency and Oversight	PGC doesn't do enforcement at all — we live in our area of vis-mining & excavating moving brown acre to green space next to WSSC.	Accountability	Common Concerns
Wildcard	Prince George's County needs to be audited.	Accountability	Common Concerns
Transparency and Oversight	Protecting the county vs. accountability	Accountability	Common Concerns
Environmental Impact	The data center must be financially responsible for maintaining the environment — if they can't, no data center!!!	Accountability	Common Concerns
Economic Impact	They should be held to the same standards as the county if they want to be here.	Accountability	Common Concerns
	Will use preservation measures but how will this be enforced?	Accountability	Common Concerns
Environmental Impact	Air & water quality ain't worth it	Air Quality	Common Concerns
	Air pollution	Air Quality	Common Concerns
	Air pollution	Air Quality	Common Concerns
Environmental Impact	air pollution - concerned about air quality	Air Quality	Common Concerns
noise & visual disruption	Air pollution noise pollution	Air Quality	Common Concerns
Economic Impact	Air pollution, making summer matter, What does it do for Greenery	Air Quality	Common Concerns
Environmental Impact	air quality already poor in PG county, diesel generation will further pollution	Air Quality	Common Concerns
Environmental Impact	Air quality concern - harm to elderly population	Air Quality	Common Concerns
Environmental Impact	Data centers are often powered by diesel generators, releasing a large amount of pollution into the air.	Air Quality	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Data centers cause air pollution that is particularly harmful to the many residents who suffer from asthma. Please explain your concern for this	Air Quality	Common Concerns
Environmental Impact	Diesel generator POLLUTE.	Air Quality	Common Concerns
Environmental Impact	Documentation studies on air pollution	Air Quality	Common Concerns
Environmental Impact	Documented evidence of air pollution, water pollution + over taxing of grid.	Air Quality	Common Concerns
Environmental Impact	Documented studies of air pollution.	Air Quality	Common Concerns
Energy Demand and grid strain	How do you manage the air pollution?	Air Quality	Common Concerns
	I'm concerned with how data centers cause air and light pollution.	Air Quality	Common Concerns
Environmental Impact	Increase air pollution - documented in other sites and information made public	Air Quality	Common Concerns
	Making summers hotter	Air Quality	Common Concerns
	Noise pollution air pollution.	Air Quality	Common Concerns
Environmental Impact	poor air quality as a result of data centers	Air Quality	Common Concerns
Environmental Impact	Poor air quality is a result of data centers.	Air Quality	Common Concerns
	The pollution as a result from this data center will be terrible for air pollution and health of people in this community.	Air Quality	Common Concerns
	There will use diesel and gas generators and will harm our environment and community.	Air Quality	Common Concerns
Environmental Impact	We do not need this data center dirtying our air and drinking water. We should be improving our way of life!	Air Quality	Common Concerns
Environmental Impact	When power in Data centers is needed diesel fuel kicks in to keep the centre running, which contaminates the air causing health concerns causing COPD, cardiac issues	Air Quality	Common Concerns
Community Infrastructure	Some data centers are reported to have a strong chemical smell that pollute the air — there needs to be regulations around that	Air Quality	Community Benefits
	Diesel generator creates huge amounts of heat + gases - These need to be outlawed!	Carbon Emissions	Common Concerns
	We have too much CO2 — most new power generation will be for AI!	Carbon Emissions	Common Concerns
	What is the proposed greenhouse gas emissions?	Carbon Emissions	Common Concerns
Wild Card	Concerns about diesel energy for backup → contributes to air pollution.	Carbon Emissions	Community Benefits
	All meetings should have a video live feed + comment submission	Community Approval Process	Common Concerns
Economic Impact	Budget should be balanced with more ideas from the public — create forums for residents' input — like this one.	Community Approval Process	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Can the permitting be reversed based on the communities' asks?	Community Approval Process	Common Concerns
Economic Impact	Collective bargaining unit	Community Approval Process	Common Concerns
	Community engagement for all policies	Community Approval Process	Common Concerns
Transparency and Oversight	Council fast tracking this project w/out community consultation.	Community Approval Process	Common Concerns
Transparency and Oversight	County Council needs more town hall meetings	Community Approval Process	Common Concerns
noise & visual disruption	Developers should come to us	Community Approval Process	Common Concerns
	Disappointed with engagement. Not authentic virtual public comment.	Community Approval Process	Common Concerns
Transparency and Oversight	District 9 not notified or represented	Community Approval Process	Common Concerns
Wildcard	Don't present "Benefits" as positives	Community Approval Process	Common Concerns
Wildcard	Don't want the process Period	Community Approval Process	Common Concerns
	Ensuring that the outcome of these meetings will produce real results of no data centers in community neighborhoods	Community Approval Process	Common Concerns
Wildcard	Every resident within at least 1000 ft should be informed! Must have public hearings. Communities must have a voice.	Community Approval Process	Common Concerns
	Every resident within at least 1000 ft should be informed! Must have public hearings. Council must have a public vote.	Community Approval Process	Common Concerns
	Give the residents a chance to voice their opinions when most people are available (weekends)	Community Approval Process	Common Concerns
Zoning	How to stop it — reach out — zoning for clear direction — how to join task force NOV 12th 11AM-1PM MC600 Brandywine	Community Approval Process	Common Concerns
Economic Impact	If a data center is built how do they give money back to community impacted.	Community Approval Process	Common Concerns
	Make sure our voices are heard, must be hearings.	Community Approval Process	Common Concerns
Wildcard	Many constituents desire infrastructure that benefits + serves constituents. How can our voices be honored?	Community Approval Process	Common Concerns
	Many constituents desire infrastructure that benefits + serves constituents. How can our voices be honored?	Community Approval Process	Common Concerns
Wildcard	More council meetings at night so residents can attend	Community Approval Process	Common Concerns
	More diverse engagement opportunities — virtual times, online polls, etc.	Community Approval Process	Common Concerns
	Must have someone available to respond to community complaints	Community Approval Process	Common Concerns
noise & visual disruption	Need a forum to communicate this	Community Approval Process	Common Concerns
	Please do NOT cast a vote to allow Data Centers in any part of P.G. County (period).	Community Approval Process	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Relocation of governance process must include members of the community — residents must vote on data centers before they are approved by PG planning.	Community Approval Process	Common Concerns
Transparency and Oversight	The governance process must include members of the community. Residents must vote on data centers before they are approved by PG Planning.	Community Approval Process	Common Concerns
	These rights should not be provided during working hours. There are too many inconveniences socially + financially.	Community Approval Process	Common Concerns
	This feels like you are trying to get our capitulation by way of asking us how you can do what we do not want in a way that we think for you. It feels leading and quite frankly, insulting.	Community Approval Process	Common Concerns
Economic Impact	This input process is a charade. The public needs more information to make informed decisions.	Community Approval Process	Common Concerns
Wildcard	WE CAME HERE 10/15/25 TO SAY NO THANKS	Community Approval Process	Common Concerns
	When will special elections be held to vote on these matters?	Community Approval Process	Common Concerns
	Why are all the other meetings held during the day when people have to work?	Community Approval Process	Common Concerns
	Why can't we have council members address all the questions that citizens have presented—even before the meeting?	Community Approval Process	Common Concerns
Wild Card	Add community members to company boards / task forces (yes x 3)	Community Approval Process	Community Benefits
Community Integration	DO NOT BUILD DATA CENTERS IN (Prince George's County)	Community Approval Process	Community Benefits
Local Hiring & Workforce Development	Everyone opposed data centers! NO! Positively insane democracy!	Community Approval Process	Community Benefits
Wild Card	Stop playing in our faces with this sham of a community meeting!!	Community Approval Process	Community Benefits
community Integration	The community don't want it	Community Approval Process	Community Benefits
community Integration	The community wants a voice not to arts+ crafts on the paper	Community Approval Process	Community Benefits
Wild Card	WE SAID NO!	Community Approval Process	Community Benefits
Wild Card	Will constituents concerns and desired be honored? Explain.	Community Approval Process	Community Benefits
	Involve community through entire process. Work closely with environmental justice groups through entire process.	Community Approval Process	Site and Design
	No Data Center — no fast-tracking — no short public input times	Community Approval Process	Site and Design
	No Dist. 4 rep! We're tired of not being heard from the Internet fencing and hardware? What about parks?	Community Approval Process	Site and Design

Category	Original Comment	Subthemes	Original poster location
	you are asking us to help create something we do not want. This feels like a request for our reputation. Uninterested!	Community Approval Process	Site and Design
	Are we unwilling to listen to and learn from the other folks who have already been negatively impacted?	Community Education	Common Concerns
	Communicate hearings in a more efficient way	Community Education	Common Concerns
	Don't act without full information about impacts; Prince Georgians DO CARE about long-term awareness and logistics	Community Education	Common Concerns
Wildcard	Gensler needs to consider the largest data set of the over 35,000 petitions against data centers in PG County	Community Education	Common Concerns
Economic Impact	How will it training programs offered by Data centers be meaningfully better than programs offered by UMGC + PGCC	Community Education	Common Concerns
Transparency and Oversight	More information to inform community	Community Education	Common Concerns
Transparency and Oversight	Need to know what data centers do?	Community Education	Common Concerns
Environmental Impact	No Local environmental groups were reached out to for data + information	Community Education	Common Concerns
	Stop being victims and look forward.	Community Education	Common Concerns
	Tell us the pros and cons.	Community Education	Common Concerns
	What type of data would be stored in the centers	Community Education	Common Concerns
	Coming together to have conversations about our energy sourcing + infrastructure use, community + youth communication	Community Education	Community Benefits
Environmental Sustainability	Have you talked to community members in neighboring jurisdictions about their quality of life since data centers were put in?	Community Education	Community Benefits
	Hold tours so community members can visit	Community Education	Community Benefits
Community Integration	The push or propaganda of data centers will make people dependent on a digital world which separates people and separates community. Community makes people strong!!!	Community Education	Community Benefits
Wild Card	They don't contribute anything to me; they will dummy down our children relying on AI for everything	Community Education	Community Benefits
	Create a form to receive input community concern & share on social media	Community Education	Site and Design
noise & visual disruption	Traffic and dust during construction	Construction Noise	Common Concerns
Environmental Impact	Who pays for monitoring dust during & after construction?	Construction Noise	Common Concerns
zoning	data centers need to have a completely different zoning	Data Center Specific Zone	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Land use and historic preservation	Land use - Vacant buildings, warehouse lots, housing, business, mixed use, homes, revenue, business.	Data Center Specific Zone	Common Concerns
Energy Demand and grid strain	MD needs to implement strict zones for data centers not in residential areas and commercial areas	Data Center Specific Zone	Common Concerns
Energy Demand and grid strain	MD needs to implement strict zoning for data centers not in residential areas and commercial areas.	Data Center Specific Zone	Common Concerns
	Other than Landover, what other areas in the county are being considered for data centers?	Data Center Specific Zone	Common Concerns
	Put in uninhabited space	Data Center Specific Zone	Common Concerns
Wildcard	Region is desirable for internet connectivity.	Data Center Specific Zone	Common Concerns
Zoning	The county should NOT BE ZONED for a data center.	Data Center Specific Zone	Common Concerns
	We need overlay rural areas that are protected for data centers. Zoning needs to be changed to not allow data centers in residential/commercial areas.	Data Center Specific Zone	Common Concerns
	What are the proposed sites for the data center	Data Center Specific Zone	Common Concerns
	Why does it need to be in the city center, what about rural areas (Western Maryland)?	Data Center Specific Zone	Common Concerns
Land Use Adjacency	Location should be rural, not within viewshed	Data Center Specific Zone	Site and Design
Land Use Adjacency	Montgomery County / Rural — no near community.	Data Center Specific Zone	Site and Design
Façade / Design Detailing	Rural location.	Data Center Specific Zone	Site and Design
Economic Impact	Billionaires must pay their fair share	Developer Risk / Public Cost Burden	Common Concerns
Economic Impact	Concern about who pays to upgrade the surrounding infrastructure.	Developer Risk / Public Cost Burden	Common Concerns
Economic Impact	Corporations are the ones that profit!!!	Developer Risk / Public Cost Burden	Common Concerns
Land use and historic preservation	Corporations taking advantage of existing infrastructure that we build.	Developer Risk / Public Cost Burden	Common Concerns
Transparency and Oversight	Corps not paying taxes they are supposed to pay	Developer Risk / Public Cost Burden	Common Concerns
Water Supply	Data centers must be financially responsible for all utility infrastructure expansion	Developer Risk / Public Cost Burden	Common Concerns
	Exploitative! Takes and never gives to the people! Only benefits the center and county, not us!	Developer Risk / Public Cost Burden	Common Concerns
	How does the county plan to guarantee that data centers will be held accountable financially and any cleanup/restoration ecologically	Developer Risk / Public Cost Burden	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	How does the county plan to guarantee that data centers will pay full taxes they are accountable for	Developer Risk / Public Cost Burden	Common Concerns
Economic Impact	Increased taxes because corps don't pay taxes.	Developer Risk / Public Cost Burden	Common Concerns
Transparency and Oversight	Insure that the billionaires behind these pay their full share (taxes)	Developer Risk / Public Cost Burden	Common Concerns
Economic Impact	Our taxes and fees should be paid by the data center.	Developer Risk / Public Cost Burden	Common Concerns
Transparency and Oversight	The data center must pay for all their expenses. NO DEALS so as to distribute the cost or mistreat to residents.	Developer Risk / Public Cost Burden	Common Concerns
	They are taking advantage of our resources, stealing from us for their own benefit.	Developer Risk / Public Cost Burden	Common Concerns
	They should not be preparing for costs that would be needed to support development to address existing housing needs.	Developer Risk / Public Cost Burden	Common Concerns
	We're allowing others to profit off of data centers while they harm us?	Developer Risk / Public Cost Burden	Common Concerns
Economic Impact	What if the costs to build a data center rise — there is no money to pay builds?	Developer Risk / Public Cost Burden	Common Concerns
	What is the cost to the data center? What percent will the community be responsible for?	Developer Risk / Public Cost Burden	Common Concerns
Energy Demand and grid strain	Who fills the bill for the upgrade?	Developer Risk / Public Cost Burden	Common Concerns
Economic Impact	Will corporation cover full cost? They should	Developer Risk / Public Cost Burden	Common Concerns
Wild Card	Data centers held accountable financially for all infrastructure expansion needs	Developer Risk / Public Cost Burden	Community Benefits
Economic Growth & Diversification	tax billionaires	Developer Risk / Public Cost Burden	Community Benefits
Wild Card	What is the cost to build + maintain a data center	Developer Risk / Public Cost Burden	Community Benefits
Wild Card	Why not raise taxes on this new data center owner?	Developer Risk / Public Cost Burden	Community Benefits
	Pay their taxes!	Developer Risk / Public Cost Burden	Site and Design
Economic Impact	No monopoly breakup big companies.	Developer Transparency	Common Concerns
Economic Impact	Pepco, Center, Lerner, Governor use measure. How much will they gain financially? The money needs to be regulated to the community and not as kick backs.	Developer Transparency	Common Concerns
	Who will profit from these data centers. We need to.	Developer Transparency	Common Concerns
	Who will profit from these data centers? We need to.	Developer Transparency	Common Concerns
Community Infrastructure	county owned data center	Developer Transparency	Community Benefits
Economic Growth & Diversification	no longer need to pay consultants	Developer Transparency	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Economic Growth & Diversification	Return on investment only goes to the CEO of the data centers, not to community where the data center resides.	Developer Transparency	Community Benefits
Wild Card	What are the track records relative to difficulty of the data center owners? Do they honor their promises/obligations?	Developer Transparency	Community Benefits
Wild Card	Who profits here? PG residents or local government?	Developer Transparency	Community Benefits
Local Business Sourcing & Contracting	Will the data center be controlled by one company? Or will different companies rent space in the data center?	Developer Transparency	Community Benefits
	Gensler Firm major architect firm. How do they benefit financially from this build.	Developer Transparency	Site and Design
Energy Demand and grid strain	Already talks about blackouts. I am already witnessing my power having slight issues.	Energy Demand	Common Concerns
Transparency and Oversight	are blackouts worth the price for faster streaming? The techno-autocrats do not care about us	Energy Demand	Common Concerns
Energy Demand and grid strain	Blackout already @ Deficit	Energy Demand	Common Concerns
Energy Demand and grid strain	Cause power outages — power doesn't benefit the county.	Energy Demand	Common Concerns
	Common southern Maryland & Eastern VA have increased energy demand by a lot per year. Power plants and other technology upgrades + data centers should be proposed with caution	Energy Demand	Common Concerns
Energy Demand and grid strain	CONSIDER THE DRAW ON POWER ON COUNTY INFRASTRUCTURE → Maximum screening from main roads	Energy Demand	Common Concerns
	Data centers lead to rolling blackouts by 2027.	Energy Demand	Common Concerns
Energy Demand and grid strain	energy black outs predicted	Energy Demand	Common Concerns
Energy Demand and grid strain	Energy blackouts predicted in 2024.	Energy Demand	Common Concerns
Energy Demand and grid strain	Energy costs & availability.	Energy Demand	Common Concerns
	Energy costs and availability	Energy Demand	Common Concerns
	How are PG County residents currently getting energy?	Energy Demand	Common Concerns
	How are we using electricity now? How will we prevent blackouts?	Energy Demand	Common Concerns
Energy Demand and grid strain	How many homes will lose power because of black outs? What will be climate impact of buildings? Can't be offset by planting of plants.	Energy Demand	Common Concerns
	How many power plants to be built?	Energy Demand	Common Concerns
Energy Demand and grid strain	How will data centers impact our already worn out electric grid?blackouts?	Energy Demand	Common Concerns
Energy Demand and grid strain	I don't want a data center because of possible blackouts and higher energy bills.	Energy Demand	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Energy Demand and grid strain	If blackouts are going to be an inevitability it seems there are much less pros for the community.	Energy Demand	Common Concerns
	If data centers need so much 24/7 energy + new power lines, clean energy, and water — they should invest in the community. Use permitting agreements	Energy Demand	Common Concerns
Energy Demand and grid strain	Infrastructure isn't in place to supply power to residential areas — leads to blackouts.	Energy Demand	Common Concerns
Energy Demand and grid strain	infrastructure isn't in place to supply power to residential areas leads to blackouts	Energy Demand	Common Concerns
Energy Demand and grid strain	No blackouts (this should be a hard line).	Energy Demand	Common Concerns
Energy Demand and grid strain	PJM already said that without increased strain from data centers we will be experiencing blackouts by 2027. Don't prioritize data center needs over the community.	Energy Demand	Common Concerns
Energy Demand and grid strain	Requires so much energy — blackouts inevitable	Energy Demand	Common Concerns
Energy Demand and grid strain	Rolling blackouts — the grid cannot handle	Energy Demand	Common Concerns
Energy Demand and grid strain	The massive demand for energy to power data centers is creating stress on our energy grid, which will increase cost for residents and cause blackouts.	Energy Demand	Common Concerns
	This will increase energy use and cost with no benefit to our community.	Energy Demand	Common Concerns
Energy Demand and grid strain	we already have rolling black outs	Energy Demand	Common Concerns
Water Supply	We have a problem we want to regress to our electric in the future.	Energy Demand	Common Concerns
	We're already buying energy from out of state — this strain on our grid will only be exacerbated. You're putting us closer to regular and frequent blackouts. No data centers!	Energy Demand	Common Concerns
Energy Demand and grid strain	Were already buying energy from out of state the strain on our grid will only be excaberated youre pushing us closer to regular and frequent blackouts. No data center!	Energy Demand	Common Concerns
	What are the energy costs? How big will the centers be? Will there be blackouts? Does the data get priority over residents?	Energy Demand	Common Concerns
noise & visual disruption	What happens when the power goes out from a much larger source?	Energy Demand	Common Concerns
Energy Demand and grid strain	Who will get 1st dibs on energy during a blackout?	Energy Demand	Common Concerns
	Huge energy consumption + resulting emissions, energy allowance	Energy Demand	Community Benefits
Wild Card	Some data centers have caused stress on the power grid requiring substations to be built	Energy Demand	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Wild Card	There are very few benefits for the people who live in PG county. It will raise electricity rates and add local pollution to the air and water and to the global warming issues we are facing locally and globally. AI is bad for our civilization. The big corporations need to actually PAY - not the people.	Energy Demand	Community Benefits
Community Infrastructure	Will deteriorate the electrical grid	Energy Demand	Community Benefits
	Concern on energy capacity – must be present to build	Energy Demand	Site and Design
Energy Demand and grid strain	AF & nuclear power investment	Energy Innovation & Renewables	Common Concerns
Transparency and Oversight	Alignment of energy providers + developers	Energy Innovation & Renewables	Common Concerns
Environmental Impact	Blue Fuel data centers arent what you think	Energy Innovation & Renewables	Common Concerns
Energy Demand and grid strain	Companies need to bring green energy! 100% must.	Energy Innovation & Renewables	Common Concerns
Environmental Impact	DCenters need to be self-sustaining self-cooled + totally green.	Energy Innovation & Renewables	Common Concerns
Energy Demand and grid strain	Efficient generator use → clean + green	Energy Innovation & Renewables	Common Concerns
	Incorporate the utilization of nuclear options to offset electrical grid demand	Energy Innovation & Renewables	Common Concerns
Energy Demand and grid strain	irresponsible without investment in electric generation and clean water	Energy Innovation & Renewables	Common Concerns
Energy Demand and grid strain	No green energy from federal? Who will pay @ greendev.?	Energy Innovation & Renewables	Common Concerns
Energy Demand and grid strain	No increase in energy bills. How to build clean energy with federal support.	Energy Innovation & Renewables	Common Concerns
Energy Demand and grid strain	Require Data centers to utilize their own solar, wind, and renewable sources BEFORE tapping into or across public utilities.	Energy Innovation & Renewables	Common Concerns
Energy Demand and grid strain	Solar power	Energy Innovation & Renewables	Common Concerns
Energy Demand and grid strain	Solution - invest in clean energy	Energy Innovation & Renewables	Common Concerns
Environmental Sustainability	"Opportunity for renewable energy investments, clean energy Environmental concerns, especially long-term, must be addressed"	Energy Innovation & Renewables	Community Benefits
	If they are approved, they must pay for renewable energy. They cannot leech off of residents.	Energy Innovation & Renewables	Site and Design
Energy Demand and grid strain	27x the capacity of the current PG grid - data centers should pay for their own energy use	Energy Use Accountability	Common Concerns
Energy Demand and grid strain	Black outs are a common occurrence for the surrounding community where data centers are placed. Data centers should offset the cost of electricity increases.	Energy Use Accountability	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Data centers shall pay 100% of their energy costs and shall convey costs of rate increases due to grid usage	Energy Use Accountability	Common Concerns
	Data centers should be paying their own energy, not placing demand on the main grid — new lower-income residents should be subsidized and supported.	Energy Use Accountability	Common Concerns
Energy Demand and grid strain	Data centers should be supplying their own energy — not pulling demand on the grid that other users will have to subsidize & support.	Energy Use Accountability	Common Concerns
Wildcard	Demand data centers pay for all electricity and generation investment.	Energy Use Accountability	Common Concerns
	Mitigating energy usage, pollution, noise pollution, and pay! No burden on lower energy rates	Energy Use Accountability	Common Concerns
Energy Demand and grid strain	The data center owner should have an absolute cap associated with the energy being used and the output produced.	Energy Use Accountability	Common Concerns
Energy Demand and grid strain	too much strain on the electrical grid. The companies building should be responsible.	Energy Use Accountability	Common Concerns
Economic Impact	Want a LAW that data centers pay for their own electricity (NJ law in place) (NO FLAT RATE)	Energy Use Accountability	Common Concerns
Environmental Sustainability	Data centers cannot efficiently energy-efficiently — almost always wasteful!!	Energy Use Accountability	Community Benefits
Community Infrastructure	Data centers must offset all electricity and water usage through investment in local generation infrastructure	Energy Use Accountability	Community Benefits
	Data center owners/operators must bear responsibility for securing sufficient electricity without impacting local communities.	Energy Use Accountability	Site and Design
Environmental Impact	Air pollution, water pollution, contamination of food, water, air	Environmental Impact	Common Concerns
Environmental Impact	air/water/noise pollution	Environmental Impact	Common Concerns
Environmental Impact	Big polluters of air + water. Brandywine already has high pollution from other industrial projects in Ag zones.	Environmental Impact	Common Concerns
Environmental Impact	Concern for air and water quality. Can we get data on current env. impact in other counties?	Environmental Impact	Common Concerns
	Concerned about effects on environment	Environmental Impact	Common Concerns
	Data centers must be responsible for any type of environmental plumbing spill — must be the first to clean up. Standard must be put on the taxpayer's community. Connect to EPA standards.	Environmental Impact	Common Concerns
Environmental Impact	Data centers must be responsible for any type of environmental pollution/spill contamination. The site must be clean when done.	Environmental Impact	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Environmental Impact	detrimental to air quality water quality, increases noise pollution, increases light pollution, detrimental to the quality of life for humans and wildlife	Environmental Impact	Common Concerns
Environmental Impact	Detrimental to air quality, water quality, increased noise pollution, light pollution. Detrimental to the quality of life for humans and wildlife.	Environmental Impact	Common Concerns
Environmental Impact	Don't poison our air and water!	Environmental Impact	Common Concerns
	Don't put it up if we don't know how to solve 90% of the problems it causes.	Environmental Impact	Common Concerns
Environmental Impact	Environmental and health impacts	Environmental Impact	Common Concerns
Environmental Impact	Environmental Pollution - Noise, traffic	Environmental Impact	Common Concerns
Wildcard	Environmental racism	Environmental Impact	Common Concerns
	Environmental racism	Environmental Impact	Common Concerns
	Environmental racism	Environmental Impact	Common Concerns
	Environmental racism & spilled pollution	Environmental Impact	Common Concerns
Energy Demand and grid strain	Environmental racism & spilled pollution.	Environmental Impact	Common Concerns
Environmental Impact	Environmental racism of Landover	Environmental Impact	Common Concerns
	Environmental racism, technology pollution, noise, water, and energy consumption	Environmental Impact	Common Concerns
Wildcard	Environmental racism.	Environmental Impact	Common Concerns
	Environmental racism.	Environmental Impact	Common Concerns
Environmental Impact	Environmental: small regenerative farms in PG. Need water providing healthy soil for community — will be noise an addition harm to livestock (EMFs).	Environmental Impact	Common Concerns
Wildcard	EXACERBATE EXISTING ISSUES IN OUR COUNTY	Environmental Impact	Common Concerns
Water Supply	How will other use be monitored? Water usage depletion to be mitigated? How to offset carbon, tree loss, or water resources reduction.	Environmental Impact	Common Concerns
Transparency and Oversight	I don't want a data center because of pollution at other sites.	Environmental Impact	Common Concerns
Economic Impact	I want data centers — the monetary gain can't match the environmental burden.	Environmental Impact	Common Concerns
Environmental Impact	Increased pollution	Environmental Impact	Common Concerns
Water Supply	Low water supply will affect our vegetation, agriculture.	Environmental Impact	Common Concerns
Water Supply	Need data that shows source/power/water supply w/ existing data centers.	Environmental Impact	Common Concerns
Environmental Impact	No benefits — harms the environment.	Environmental Impact	Common Concerns
	Not near people, earth, water, air.	Environmental Impact	Common Concerns
noise & visual disruption	Plant 1000s of trees and plants around, near these buildings.	Environmental Impact	Common Concerns
Environmental Impact	Polluted air, land & water!!!	Environmental Impact	Common Concerns
	Racial discrimination	Environmental Impact	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Environmental Impact	Short and long term consequences	Environmental Impact	Common Concerns
	Southern Maryland, Patuxent, Potomac, and Magothy - neighbors are losing 1000 feet a year - how do you stop this trend	Environmental Impact	Common Concerns
Environmental Impact	Sustainable / environmentally-friendly design of building and processing of power use. The business should design the waste it creates.	Environmental Impact	Common Concerns
Wildcard	The "mitigation" is not the building this data center!!	Environmental Impact	Common Concerns
Environmental Impact	The heat island effect will be extreme unless managed entirely. Mandate green roofs in all designs. "Hot roads" must be semi-permeable.	Environmental Impact	Common Concerns
Environmental Impact	There are very little impacts on the environment.	Environmental Impact	Common Concerns
Land use and historic preservation	There is no where there wouldn't be impact	Environmental Impact	Common Concerns
	This is an environmental nightmare.	Environmental Impact	Common Concerns
Environmental Impact	Water, Land, Air, People, Wildlife	Environmental Impact	Common Concerns
	We are already dealing with an environmental crisis. This will only make things 100x worse.	Environmental Impact	Common Concerns
	What impact will a data center have on the surrounding communities?	Environmental Impact	Common Concerns
Environmental Impact	What is the expected impact on the environment? Both from an employer/ activists and the task force? Is it available online in a transparent way?	Environmental Impact	Common Concerns
noise & visual disruption	When determining the financial benefits, include wear and tear on roads, environmental impact, loss of community space, etc.	Environmental Impact	Common Concerns
Environmental Sustainability	Are there ANY positive environmental impacts for data center production? Offsets do NOT count	Environmental Impact	Community Benefits
Environmental Sustainability	Being able to understand the environmental impacts on the surrounding communities	Environmental Impact	Community Benefits
Community Integration	Communities that can't fight back are being targeted	Environmental Impact	Community Benefits
Environmental Sustainability	Data center would not be environmentally sustainable	Environmental Impact	Community Benefits
Community Infrastructure	Data centers are damaging to community infrastructure because they harm the environment, thus causing people to avoid the area (i.e., light and air pollution, etc.)	Environmental Impact	Community Benefits
Environmental Sustainability	Data centers are not sustainable; water, air, land, electric are all compromised. Billion dollar companies should fix this first	Environmental Impact	Community Benefits
Community Integration	Data centers will deter community integration; data centers destroy environments	Environmental Impact	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Environmental Sustainability	Environment hazards such as data center predominantly overlap minority communities with little required for little reality for environmental sustainability	Environmental Impact	Community Benefits
Environmental Sustainability	It does nothing positive for the environment. It harms the environment	Environmental Impact	Community Benefits
Community Infrastructure	no adverse effect on our community: traffic, water, power, bills	Environmental Impact	Community Benefits
Environmental Sustainability	Noise Pollution, Change of Migration Patterns, Water Usage	Environmental Impact	Community Benefits
Environmental Sustainability	PG County is not MD's landfill	Environmental Impact	Community Benefits
Environmental Sustainability	There is no environmental sustainability if a data center is built	Environmental Impact	Community Benefits
Environmental Sustainability	This will harm our environment. Focus on clean-up of our waterways & streams, and roads – DO NOT BUILD DATA	Environmental Impact	Community Benefits
Environmental Sustainability	Water and sound/air pollution to the surrounding areas	Environmental Impact	Community Benefits
Wild Card	Why not predominantly white county?	Environmental Impact	Community Benefits
	Data centers should not be built, period. The environmental impact is too high.	Environmental Impact	Site and Design
	Environmental impact	Environmental Impact	Site and Design
	Environmental impact — water.	Environmental Impact	Site and Design
	I don't care about the design — it just shouldn't be built due to environmental impacts.	Environmental Impact	Site and Design
Public Amenities	No buffer is enough to protect residents from the negative environmental impact!	Environmental Impact	Site and Design
Public Amenities	No buffer is enough to protect residents from the negative environmental impact!	Environmental Impact	Site and Design
	No matter what it looks like, the data center's negative impacts exist.	Environmental Impact	Site and Design
	No polluting data centers	Environmental Impact	Site and Design
	Regardless of what the building looks like, it won't change the negative impacts of it. We don't want it here!	Environmental Impact	Site and Design
	What are liabilities of having a data ctr? Environmental impact?	Environmental Impact	Site and Design
	What impacts will data centers have on neighboring communities?	Environmental Impact	Site and Design
Energy Demand and grid strain	Builders need to ensure there is sea breeze, less spaces, living roofs.	Environmental Policy	Common Concerns
	EPA is being gutted so how can we trust anything about environmental standards over the long term	Environmental Policy	Common Concerns
Wildcard	Green Projects canceled?	Environmental Policy	Common Concerns
	Needed: Regulation about the design of data centers to address ENVIRONMENTAL impacts, not let the state say they do what they want	Environmental Policy	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Very concerned there is lack of environmental safeguarding standards	Environmental Policy	Common Concerns
Environmental Impact	We don't have regulations for environment.	Environmental Policy	Common Concerns
	What are some of the remediation ideas if this happens?	Environmental Policy	Common Concerns
Environmental Sustainability	Environmental regulations	Environmental Policy	Community Benefits
	Environment rules must be enforced by county	Environmental Policy	Community Benefits
	Make polluters pay!	Environmental Policy	Community Benefits
Environmental Sustainability	Pay back environmental mitigation impacts	Environmental Policy	Community Benefits
Environmental Sustainability	Strict environmental protections	Environmental Policy	Community Benefits
Environmental Sustainability	Strict environmental safeguards	Environmental Policy	Community Benefits
	Sustainability policies + procedures to be reviewed by county every 5 years	Environmental Policy	Community Benefits
Transparency and Oversight	a council member already accepted a bribe, what assurances do we have that you will be transparent?	Governance Trust	Common Concerns
Transparency and Oversight	Consider a new department or office to manage & report & provide oversight on all things new to PG County. We have Parks & Rec. why not Tech, Art, + Data centers?	Governance Trust	Common Concerns
Transparency and Oversight	Council making deals w/ the data centers.	Governance Trust	Common Concerns
Wildcard	County execs only care about \$\$\$. Not create more \$ after. It's dumb long-sighted. Where's the long-term benefit?	Governance Trust	Common Concerns
Wildcard	County executives should not be incentivized by developers	Governance Trust	Common Concerns
Transparency and Oversight	Feels fast-tracked + covert	Governance Trust	Common Concerns
Zoning	Feels like differential treatment	Governance Trust	Common Concerns
Transparency and Oversight	Feels like political theater	Governance Trust	Common Concerns
Transparency and Oversight	Greatly lacking info from elected leaders	Governance Trust	Common Concerns
	How do we guarantee that these wealthy companies really give back to the community as they claim? Why should we trust these rich owners when they've already circumvented the council?	Governance Trust	Common Concerns
Transparency and Oversight	If council member already accepted a bribe, what assurances do we have that you will be transparent?	Governance Trust	Common Concerns
Transparency and Oversight	Lack of clear communication between all parties	Governance Trust	Common Concerns
Transparency and Oversight	Lack of community connection to builders - Owners of Data center	Governance Trust	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Transparency and Oversight	Lack of trust — sense that it's a done deal	Governance Trust	Common Concerns
Wildcard	Management reading & delivers poor communications and mismanagement. The county budget.	Governance Trust	Common Concerns
	No health representation on the task force.	Governance Trust	Common Concerns
Transparency and Oversight	No process or way forward to build trust.	Governance Trust	Common Concerns
Transparency and Oversight	No trust in leadership	Governance Trust	Common Concerns
Transparency and Oversight	Reintroduce ban on campaign contributions by developers (Rushern Baker)	Governance Trust	Common Concerns
	Residents are exhausted by these processes.	Governance Trust	Common Concerns
Wildcard	Some of the council was blindsided	Governance Trust	Common Concerns
Transparency and Oversight	Stand up for citizens, not developers	Governance Trust	Common Concerns
Transparency and Oversight	The past council was derelict in their responsibility to protect us from the worst intentions of the private sector.	Governance Trust	Common Concerns
Transparency and Oversight	There should be citizens appointed to committees for oversight + transparency.	Governance Trust	Common Concerns
Transparency and Oversight	There's a lack of trust in the County Officials among P.G. County residents. From today, it's more evident that members of the Council don't even trust each other.	Governance Trust	Common Concerns
Wildcard	This meeting feels like political theater.	Governance Trust	Common Concerns
Transparency and Oversight	What is the process for oversight?	Governance Trust	Common Concerns
Wildcard	You all are liars that do not know how to manage money.	Governance Trust	Common Concerns
Local Business Sourcing & Contracting	Common concern: Politicians took \$ for those projects	Governance Trust	Community Benefits
Local Hiring & Workforce Development	Deportations / kidnappings by ICE.	Governance Trust	Community Benefits
Wild Card	Genocide	Governance Trust	Community Benefits
Wild Card	Genocide	Governance Trust	Community Benefits
Wild Card	How was this bill allowed to pass? Thank you for listening to our concerns, so listen.	Governance Trust	Community Benefits
Wild Card	ICE deportations	Governance Trust	Community Benefits
Wild Card	I'll vote and campaign against politicians who support data centers	Governance Trust	Community Benefits
Community Integration	Many cases where industrial projects do not honor their commitments to the community - no trust.	Governance Trust	Community Benefits
Wild Card	PG county citizens will vote out their current council members	Governance Trust	Community Benefits
Community Integration	political consciousness and coming together against the billionaires	Governance Trust	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Wild Card	Reckless County officials ('not knowing') is INSANE.	Governance Trust	Community Benefits
Wild Card	The county citizens will see how little their elected officials care for them	Governance Trust	Community Benefits
Wild Card	There are no benefits with poor governance	Governance Trust	Community Benefits
Wild Card	This "community benefit" discussion is useless because these data center companies are not being honest.	Governance Trust	Community Benefits
	Pepco lobbyists? How will this be a fair ruling.	Governance Trust	Site and Design
	PG will VOTE OUT Politicians that support this Data Center	Governance Trust	Site and Design
	Vote Data Center Politicians Out	Governance Trust	Site and Design
	Vote out all Data Center supporters	Governance Trust	Site and Design
	Vote out Data Center supporters in PG	Governance Trust	Site and Design
	Are there any long term studies about how data centers affect the health of people over time?	Human Health	Common Concerns
	Childrens future.	Human Health	Common Concerns
zoning	Data centers built near hospitals will run the power grid; will kill people who are most vulnerable.	Human Health	Common Concerns
	Depression due to environmental effects, mental impacts.	Human Health	Common Concerns
Environmental Impact	Environmental impact, negative health impact on communities in close proximities.	Human Health	Common Concerns
Environmental Impact	Further devastate the medical field with increase of exposure to hazardous environments and chemicals: noise, air, water, power, etc.	Human Health	Common Concerns
	Gravely concerned about community health as it pertains to logistics and impact that will happen with environment	Human Health	Common Concerns
Transparency and Oversight	Hazardous waste disclosure. Occupational health experts and outside specialists to study impacts and disclosure of jobs — #s of local employees.	Human Health	Common Concerns
Environmental Impact	Health	Human Health	Common Concerns
Wildcard	Health — Do an analysis of short + long term impact on citizens especially children.	Human Health	Common Concerns
Wildcard	Health — Effect on health + environment.	Human Health	Common Concerns
Environmental Impact	Health — especially for individuals w/ respiratory problems, community members with compromised immune systems, and older residents.	Human Health	Common Concerns
	Health care costs.	Human Health	Common Concerns
Environmental Impact	Health concerns - has there been a study	Human Health	Common Concerns
	Health concerns for residents nearby related to noise, mental, polluted water	Human Health	Common Concerns
zoning	Health effects from power.	Human Health	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Wildcard	Health impact?	Human Health	Common Concerns
Environmental Impact	Health impacts from air & water pollution — Asthma, COPD & other such as increased risk of cancer, memory loss, etc.	Human Health	Common Concerns
	Health Risks?? What are they?	Human Health	Common Concerns
	HEALTH SAFETY WELFARE	Human Health	Common Concerns
	HEALTH SAFETY WELFARE	Human Health	Common Concerns
	HEALTH SAFETY WELFARE	Human Health	Common Concerns
	HEALTH SAFETY WELFARE	Human Health	Common Concerns
	HEALTH SAFETY WELFARE	Human Health	Common Concerns
	HEALTH SAFETY WELFARE	Human Health	Common Concerns
	HEALTH SAFETY WELFARE	Human Health	Common Concerns
	Health, Safety, general welfare for residents + the environment.	Human Health	Common Concerns
Environmental Impact	How do we protect children's health?	Human Health	Common Concerns
Environmental Impact	How will DC affect my health? What resources do we have to check data center energy equipment?	Human Health	Common Concerns
noise & visual disruption	Impeded our quality of life	Human Health	Common Concerns
Environmental Impact	Incidents of health issues to residents because of ongoing electromagnetic	Human Health	Common Concerns
Economic Impact	increase pollution = higher ER visits = larger strain on an already suffering health care system	Human Health	Common Concerns
Economic Impact	Increase pollution = higher ER visits = larger strain on an already suffering healthcare system.	Human Health	Common Concerns
Environmental Impact	Invest in public health care to collect data for residents to determine if people are getting sick. Cancer, chronic acute conditions.	Human Health	Common Concerns
Environmental Impact	It will impact our health—living in enclosed quarters and nothing covering them (ex. garages, silver rooftops, etc.)	Human Health	Common Concerns
Environmental Impact	Jeopardizes public health, energy, and creates air pollution. Consumes vast amounts of power, resulting in blackouts	Human Health	Common Concerns
Environmental Impact	Long-range public health impacts — respiratory issues, lung cancer, heart disease.	Human Health	Common Concerns
	Missing healthcare effects	Human Health	Common Concerns
Environmental Impact	More health concerns	Human Health	Common Concerns
	Residents would rather data centers be located away from neighborhoods, tend to be near data centers and experience health decline	Human Health	Common Concerns
Environmental Impact	Respiratory illnesses + death due to pollution.	Human Health	Common Concerns
	Respiratory issues health.	Human Health	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Studies on proximity, roaming on health impact + environment	Human Health	Common Concerns
	Task force for how healthcare will respond and be proactive to the potential health issues caused by data centers	Human Health	Common Concerns
	The data center isn't benefiting our environment and producing pollution that will further kill people or make people sick. CHILDREN WILL BECOME SICK.	Human Health	Common Concerns
	The truth about how this will affect my health.	Human Health	Common Concerns
Economic Impact	There should be reinvestment in youth, health, wellness, food	Human Health	Common Concerns
Environmental Impact	this will impact the health of the people through radiation	Human Health	Common Concerns
Environmental Impact	This will impact the health of the people through radiation.	Human Health	Common Concerns
Environmental Impact	What is the public health data on existing data centers?	Human Health	Common Concerns
	What is the public health data on existing data centers?	Human Health	Common Concerns
Environmental Impact	With all the federal cuts to healthcare systems, how does the county plan to account for the increased residents? It's secretive — data centers can and will increase residents' exposure.	Human Health	Common Concerns
Environmental Sustainability	Higher energy → increased respiratory illness to local community.	Human Health	Community Benefits
	How will you mitigate radiation exposure?	Human Health	Community Benefits
Wild Card	I do not see the benefit for family or health	Human Health	Community Benefits
Environmental Sustainability	Life, health, financial impact on residents	Human Health	Community Benefits
Wild Card	Reduce use of public safety	Human Health	Community Benefits
Wild Card	Reduced use of public safety in areas where data centers are	Human Health	Community Benefits
	I don't want data centers here. It will increase asthma rates and other respiratory issues.	Human Health	Site and Design
	We're worried about the aesthetics of our lungs — not buildings.	Human Health	Site and Design
Environmental Impact	AN EPA study needs to be done. All relevant environmental groups up to 3rd-grade caps need to be involved.	Impact Studies	Common Concerns
	Any rationale for a data center in this location should include 10 years of energy grid + environmental performance record.	Impact Studies	Common Concerns
Environmental Impact	Can studies be done by a neutral party to address the environmental impact on the community that will collect data?	Impact Studies	Common Concerns
Energy Demand and grid strain	Has a study of property damage/demand of strain of the grid? It needs to be done & presented to public.	Impact Studies	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Hold more evaluations for bias control studies. Grant bias analysis to describe existing demographic proportions that are relevant.	Impact Studies	Common Concerns
Zoning	More data on sustaining these benefits	Impact Studies	Common Concerns
	Research and findings — long term effects / health in prior data centers in other states	Impact Studies	Common Concerns
	Residents are looking for long-range data.	Impact Studies	Common Concerns
Transparency and Oversight	Risk benefit analysis results shared publicly	Impact Studies	Common Concerns
	Share studies that have been done on the health impacts of data centers	Impact Studies	Common Concerns
	Studies and show the impact on health, noise, light, pollution	Impact Studies	Common Concerns
	The need for more and in-depth studies of impact	Impact Studies	Common Concerns
Environmental Impact	Too many unresolved — need 5 yr. monitoring + attention.	Impact Studies	Common Concerns
Wild card	We don't know the long term effects	Impact Studies	Common Concerns
	Will impact studies be shared with municipalities and monitored in the area	Impact Studies	Common Concerns
Economic Growth & Diversification	Benefits need to be quantified and weighed against energy use & environmental impact	Impact Studies	Community Benefits
Community Integration	More info on the technology itself - what are the long term impacts on social and environmental aspects?	Impact Studies	Community Benefits
Wild Card	Need to baseline current benefits of data centers	Impact Studies	Community Benefits
Environmental Sustainability	Yearly health and environment assessments to track impact and report data	Impact Studies	Community Benefits
Wild card	Allow residents to profit from data centers + purchase stick at a reduced price.	Incentives / Subsidy Policy	Common Concerns
	Centers should not be given tax breaks to PG County's wellbeing	Incentives / Subsidy Policy	Common Concerns
Economic Impact	If we move forward with data centers can we limit the tax breaks offered? Isn't that the point of attracting them here?	Incentives / Subsidy Policy	Common Concerns
	No tax breaks for developer.	Incentives / Subsidy Policy	Common Concerns
Economic Impact	No tax breaks for developers.	Incentives / Subsidy Policy	Common Concerns
	No tax breaks, pay your full share. "The energy company is not working already."	Incentives / Subsidy Policy	Common Concerns
Wildcard	No tax exemptions!!	Incentives / Subsidy Policy	Common Concerns
	No, no, no! Tax abatement	Incentives / Subsidy Policy	Common Concerns
	Other solutions for tax breaks NOT data centers!	Incentives / Subsidy Policy	Common Concerns
	Policy for clawbacks if targets not met	Incentives / Subsidy Policy	Common Concerns
	Subsidies + tax abatement = structural inequity.	Incentives / Subsidy Policy	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Wildcard	The tax loop holes or subsidies cut TIFs to new development while eliminating perpetuating benefit.	Incentives / Subsidy Policy	Common Concerns
	They should pay the taxes we do, not get a break while we subsidize them.	Incentives / Subsidy Policy	Common Concerns
	What will the "tax benefits" be to PG	Incentives / Subsidy Policy	Common Concerns
Transparency and Oversight	Why are data centers getting a tax break? And PGCo is losing money	Incentives / Subsidy Policy	Common Concerns
Economic Impact	Why is the county subsidizing billion-dollar companies? It's a consumer tax.	Incentives / Subsidy Policy	Common Concerns
Economic Growth & Diversification	A real property tax break!!	Incentives / Subsidy Policy	Community Benefits
Economic Growth & Diversification	Are there any incentives that the county is given for building in the county?	Incentives / Subsidy Policy	Community Benefits
Economic Growth & Diversification	No tax breaks	Incentives / Subsidy Policy	Community Benefits
Economic Growth & Diversification	Tax breaks? Will community pay? Is data center collecting data or doing testing?	Incentives / Subsidy Policy	Community Benefits
Zoning	Development sit study? Best case — convert empty or abandoned warehouses. Worst case — smart owners.	Industrial Areas	Common Concerns
zoning	Industrial areas only (not near any farms or residents).	Industrial Areas	Common Concerns
Zoning	Restrict DCs to industrial warehouse zones.	Industrial Areas	Common Concerns
	This isn't industry sure to be a corporate project. If it is to go near people, it should be great, best otherwise place in areas where they can't harm people.	Industrial Areas	Common Concerns
	Cleaner than heavy industry (coal and other alternatives)	Industrial Areas	Community Benefits
Wild Card	Should be industrial only (zoning)	Industrial Areas	Community Benefits
Façade / Design Detailing	Data centers should be near easily loss areas or in warehouse districts	Industrial Areas	Site and Design
Land Use Adjacency	Ensure the "highest and best use" of the site is industrial, not retail. Don't use agricultural zones.	Industrial Areas	Site and Design
Land Use Adjacency	I believe data centre should be restricted to industrial/warehouse districts.	Industrial Areas	Site and Design
Land Use Adjacency	Industrial zone – existing underused zones??	Industrial Areas	Site and Design
Land Use Adjacency	Not next to homes – with industrial or commercial uses	Industrial Areas	Site and Design
	Barely any permanent jobs!	Job Potential	Common Concerns
	Data centers are automated; they will not increase jobs in the county. Jobs are 10 per unit. Why are we no longer building infrastructure?	Job Potential	Common Concerns
Economic Impact	Data centers are not intended to bring in real revenue jobs.	Job Potential	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Wildcard	Data centers do not bring in many permanent jobs to the area. Most of the jobs they create are low commodity. They often get tax breaks and rob the community of opportunities to build things that could actually benefit us.	Job Potential	Common Concerns
	Data centers don't bring as many jobs as they promised. 26 jobs is a mere trickle compared to what we need.	Job Potential	Common Concerns
Economic Impact	Data centers don't generate many permanent jobs (around 30). This is not a jobs creator.	Job Potential	Common Concerns
Economic Impact	Data centers eliminate/reduce human jobs.	Job Potential	Common Concerns
Economic Impact	DCs are not short-term jobs — logistics, electricians, engineers	Job Potential	Common Concerns
Economic Impact	Few jobs after construction not sustainable	Job Potential	Common Concerns
	Few jobs will actually be filled by residents; electricians + engineers travel. These businesses do not serve the community	Job Potential	Common Concerns
Economic Impact	Hire local people to work in these companies.	Job Potential	Common Concerns
	How many high-paying jobs? How much do they pay? Are they local or remote? Who pays for infrastructure? Why are you planning to put those in high-minority communities?	Job Potential	Common Concerns
Economic Impact	How many jobs?	Job Potential	Common Concerns
Economic Impact	How many people do data centers actually employ in person?	Job Potential	Common Concerns
Land use and historic preservation	If built, what jobs will it create? How does it affect the climate (i.e. pollution)?	Job Potential	Common Concerns
Economic Impact	Invest in a community where there will be long-term benefits (apprenticeships, tech training, college internships, local youth engagement programs, green job creation, community benefits).	Job Potential	Common Concerns
Economic Impact	It's creating TEMPORARY jobs not long lasting jobs that will benefit the community.	Job Potential	Common Concerns
Economic Impact	Job creation — 20–50 only.	Job Potential	Common Concerns
Economic Impact	Job creation benefits county residents.	Job Potential	Common Concerns
Water Supply	Job Loss long term reliance on AI	Job Potential	Common Concerns
	Local community will not benefit from data centers.	Job Potential	Common Concerns
Economic Impact	Low job creation — data centers are typically manned remotely w/ high paying salaries. On-site jobs are fatalities.	Job Potential	Common Concerns
Economic Impact	Minimal job approval	Job Potential	Common Concerns
Economic Impact	Minimal job opportunities (Loudon county data center employees are primarily from the company, not county residents) construction is only temporary)	Job Potential	Common Concerns
Economic Impact	no proof of jobs (Created by Data Centers)	Job Potential	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Environmental Impact	not enough workforce to offset impact on environment	Job Potential	Common Concerns
Transparency and Oversight	NOT maintaining employed local Prince George's county residents.	Job Potential	Common Concerns
	Ongoing job transparency — if same companies don't commit, county should hold them accountable	Job Potential	Common Concerns
Economic Impact	Other ways to increase # of jobs — don't need a data center to do job creation	Job Potential	Common Concerns
Economic Impact	Permanent jobs seem limited — how will they actually impact unemployment effectively?	Job Potential	Common Concerns
	POV: AI technology is a threat to jobs.	Job Potential	Common Concerns
	Quality jobs??	Job Potential	Common Concerns
Economic Impact	The # of jobs the data center employees would be less than implied so they may have minimal benefit for employment.	Job Potential	Common Concerns
Water Supply	The jobs short-term — long-term is mostly non-existent.	Job Potential	Common Concerns
	This will not bring jobs to Prince George's County in a meaningful way. They are taking advantage of our resources.	Job Potential	Common Concerns
	This will not generate Local Jobs.	Job Potential	Common Concerns
Economic Impact	What will be the quality of these data center jobs - will there be paid parental, 401ks, leaves etc or low quality for the employee gig work?	Job Potential	Common Concerns
	Who gets the "jobs"? How long do those jobs last? What is the breakdown of residents working or residents of color?	Job Potential	Common Concerns
	Will jobs really go to P.G. County residents?	Job Potential	Common Concerns
Economic Impact	Will not provide many jobs for locals and will raise energy costs for all Marylanders.	Job Potential	Common Concerns
Economic Impact	Will the jobs benefit all skill levels of the residents — not just tech-driven careers?	Job Potential	Common Concerns
Economic Impact	You only get 30 people to work long-term.	Job Potential	Common Concerns
Economic Impact	You only get 50 people working long-term	Job Potential	Common Concerns
Local Hiring & Workforce Development	be for real about the actual # of physical jobs after construction that will exist in the community	Job Potential	Community Benefits
Local Business Sourcing & Contracting	Business owners are not local	Job Potential	Community Benefits
Local Hiring & Workforce Development	Do we really know these data centers will benefit us? I don't believe they will hire enough people to help poverty	Job Potential	Community Benefits
Local Hiring & Workforce Development	How many job hires will be employed at the data centers?	Job Potential	Community Benefits
Community Infrastructure	If jobs come, we still don't have infrastructure to support	Job Potential	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Local Hiring & Workforce Development	Many people might be hired at first, but only a few are needed to operate them. Therefore, they're NOT advantageous in regards to the workforce	Job Potential	Community Benefits
Local Hiring & Workforce Development	No long term jobs!	Job Potential	Community Benefits
	Once construction is done, what jobs will still be available at these data centers?	Job Potential	Community Benefits
Local Business Sourcing & Contracting	Request data center express how many jobs created	Job Potential	Community Benefits
Local Hiring & Workforce Development	Short term job benefits	Job Potential	Community Benefits
Local Hiring & Workforce Development	Short term jobs for building the data center that will leave them unemployed after completion	Job Potential	Community Benefits
Local Business Sourcing & Contracting	The 'jobs' are only on the front end construction jobs — once the project is complete, there are no more local jobs	Job Potential	Community Benefits
Local Business Sourcing & Contracting	These are not good ideas at all. Jobs are all temporary, not permanent	Job Potential	Community Benefits
Local Hiring & Workforce Development	These are temporary construction projects	Job Potential	Community Benefits
Local Hiring & Workforce Development	These centers utilize only a very small amount of local workforce	Job Potential	Community Benefits
Local Hiring & Workforce Development	These projects always say they will benefit us by creating jobs but they always end up being temporary. What is the odds of that?	Job Potential	Community Benefits
Local Hiring & Workforce Development	This will not bring jobs to Prince George's County. The jobs are mostly automated and short term. DO NOT BUILD THE DATA CENTERS	Job Potential	Community Benefits
Local Hiring & Workforce Development	Training does not equal community benefits	Job Potential	Community Benefits
	Agriculture impact	Land Disturbance	Common Concerns
Wildcard	AI slop should not be accommodated by green spaces or peaceful refuges.	Land Disturbance	Common Concerns
Land use and historic preservation	Harm to soil conservation + food supply.	Land Disturbance	Common Concerns
Wildcard	Keep PG County's rural ag tier clean + healthy — the "Bread Basket" of the County.	Land Disturbance	Common Concerns
Zoning	Land use is not the appropriate site for data center	Land Disturbance	Common Concerns
Land use and historic preservation	PG County residents deserve to have access to nature and land that won't be spoiled for profit-making.	Land Disturbance	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Land use and historic preservation	Preserve the green space in the county, not to provide around channel + lake areas.	Land Disturbance	Common Concerns
Land use and historic preservation	Prioritize agriculture development over data centers!	Land Disturbance	Common Concerns
	Tearing down trees to build more residences when the air quality is already bad	Land Disturbance	Common Concerns
	Data center development does not require community integration — impacts include traffic, noise, and loss of habitat	Land Disturbance	Community Benefits
	NO LAND USAGE AT ALL — The environmental impact will be too bad.	Land Disturbance	Site and Design
	No land use at all.	Land Disturbance	Site and Design
Wildcard	AI bubble — major concerns for overinvestment too soon	Lifecycle & Future Use	Common Concerns
	AI will not last. They are destroying our community spaces for something that will not make money.	Lifecycle & Future Use	Common Concerns
Wildcard	Avoid over-investment in infrastructure that will become outdated in 3 years.	Lifecycle & Future Use	Common Concerns
Land use and historic preservation	Data centers are an investment that can take away from long-term land use or infrastructure development once our space has been used.	Lifecycle & Future Use	Common Concerns
Wildcard	Developer companies need to be responsible for any future deactivations of centers no longer in use and the cost involved (put in original agreements).	Lifecycle & Future Use	Common Concerns
Wildcard	Generative AI is a bubble that will pop soon. Building a data center here will contribute to the negative economic impact when (not if) this bubble pops.	Lifecycle & Future Use	Common Concerns
	How do we know the data center won't grow more + more once they get the site?	Lifecycle & Future Use	Common Concerns
	How will the land be used after the data centers are no longer relevant, needed, or closed?	Lifecycle & Future Use	Common Concerns
Energy Demand and grid strain	I am concerned about net life impacts we may see from any of the data centers.	Lifecycle & Future Use	Common Concerns
	If HyperScale resources are reduced, then how is the County better for investing in this? How will we recover if this is not sustainable? Will there be any benefit to residents when the market shifts? Who will own the space and what will it be used for?	Lifecycle & Future Use	Common Concerns
Economic Impact	Post-construction, no revenue or added value— data centers underperform financially.	Lifecycle & Future Use	Common Concerns
	POV: AI is a bubble.	Lifecycle & Future Use	Common Concerns
Wildcard	The current + market contrasts. We to AI like the AL bubble burst y'all these data centers will go under!	Lifecycle & Future Use	Common Concerns
	What happens to revenue when the bubble pops?	Lifecycle & Future Use	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	What happens to the site when abandoned	Lifecycle & Future Use	Common Concerns
	What is the lifespan? Can it be used for something else in 10 years? Why do this.	Lifecycle & Future Use	Common Concerns
Zoning	What's the financial stability of data centers that rely on AI and crypto-currency models? How will economic growth occur after automation? Is that sustainable for local systems?	Lifecycle & Future Use	Common Concerns
Local Business Sourcing & Contracting	After construction there will be little to no support to local business	Lifecycle & Future Use	Community Benefits
	After construction there will be little to no support to local businesses	Lifecycle & Future Use	Community Benefits
Community Infrastructure	Intermittent development brings opportunity but can destabilize community	Lifecycle & Future Use	Community Benefits
Wild Card	Other needs are more important. What is the process when data center leaves?	Lifecycle & Future Use	Community Benefits
Economic Growth & Diversification	This is part of a bubble that will burst (energy heavy models)	Lifecycle & Future Use	Community Benefits
Local Business Sourcing & Contracting	What happens to the building once the data center has reached its capacity and its usefulness with the change in technology?	Lifecycle & Future Use	Community Benefits
Community Integration	What integration? These are empty buildings.	Lifecycle & Future Use	Community Benefits
Wild Card	What is the closing plan?	Lifecycle & Future Use	Community Benefits
Wild Card	What is the life of a data center?	Lifecycle & Future Use	Community Benefits
	Animals, livestock are affected	Nature / wildlife	Common Concerns
	Do not disrupt nature	Nature / wildlife	Common Concerns
	Memories be released into vulnerable patches, reducing habitats, which leaves wildlife + health drastically impacted.	Nature / wildlife	Common Concerns
	Our wildlife is being pushed into our living areas. We need to prioritize the well-being of living creatures, not development.	Nature / wildlife	Common Concerns
	What does it do for greenery	Nature / wildlife	Common Concerns
Environmental Sustainability	How does this data center impact wildlife?	Nature / wildlife	Community Benefits
Environmental Sustainability	Local wildlife affected. Birds, insects, small mammals will be impacted by the sound projected from data centers	Nature / wildlife	Community Benefits
	Maintain wild areas (safe for animals + land use)	Nature / wildlife	Community Benefits
Wildcard	Affordable housing instead of the data centers — create fewer jobs than parks + recs facility.	Need / Demand (Do we need data centers?)	Common Concerns
Wildcard	Against AI proliferation	Need / Demand (Do we need data centers?)	Common Concerns
	AI is destroying our society with misinformation and propaganda and I will not stand by and allow a data center in our community.	Need / Demand (Do we need data centers?)	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Bring us other solutions.	Need / Demand (Do we need data centers?)	Common Concerns
	Concerned about ALL OF THESE!	Need / Demand (Do we need data centers?)	Common Concerns
	Data Centers are homicidal. This is MOST unacceptable!	Need / Demand (Do we need data centers?)	Common Concerns
	Data centers are not permitted in Prince George's County.	Need / Demand (Do we need data centers?)	Common Concerns
	Do not want any data centers	Need / Demand (Do we need data centers?)	Common Concerns
	Do NOT WANT data centers in PG County.	Need / Demand (Do we need data centers?)	Common Concerns
Wildcard	Do not want DCs	Need / Demand (Do we need data centers?)	Common Concerns
Environmental Impact	Don't build data centers	Need / Demand (Do we need data centers?)	Common Concerns
Zoning	Don't put it there	Need / Demand (Do we need data centers?)	Common Concerns
	F*** off data centers!	Need / Demand (Do we need data centers?)	Common Concerns
	Find another solution NOT data centers!	Need / Demand (Do we need data centers?)	Common Concerns
Wildcard	Foregoing conclusion	Need / Demand (Do we need data centers?)	Common Concerns
	Get rid of garbage data, your emails, unneeded data	Need / Demand (Do we need data centers?)	Common Concerns
	How can we bring in more revenue in other ways?	Need / Demand (Do we need data centers?)	Common Concerns
	Huge concern	Need / Demand (Do we need data centers?)	Common Concerns
Wildcard	I am not in support of building any data centers in PGC	Need / Demand (Do we need data centers?)	Common Concerns
Energy Demand and grid strain	I don't want broad resonances with the connection to BIG TECH (energy, manufacturing, etc.).	Need / Demand (Do we need data centers?)	Common Concerns
Economic Impact	Loss of alternate businesses that the community needs	Need / Demand (Do we need data centers?)	Common Concerns
	Mitigation strategy is no data centers!	Need / Demand (Do we need data centers?)	Common Concerns
	NO DATA Center	Need / Demand (Do we need data centers?)	Common Concerns
	NO DATA Center @ P.G. County	Need / Demand (Do we need data centers?)	Common Concerns
	NO DATA Center @ P.G. County	Need / Demand (Do we need data centers?)	Common Concerns
	NO DATA Center @ PG County	Need / Demand (Do we need data centers?)	Common Concerns
	NO DATA Center @ PG County	Need / Demand (Do we need data centers?)	Common Concerns
	NO DATA Center @ PG County	Need / Demand (Do we need data centers?)	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Land use and historic preservation	No Data Center.	Need / Demand (Do we need data centers?)	Common Concerns
Water Supply	Not enough.	Need / Demand (Do we need data centers?)	Common Concerns
Economic Impact	One data center is enough. Minimum able product.	Need / Demand (Do we need data centers?)	Common Concerns
Wildcard	Other solutions for revenue, not data centers. Community centers	Need / Demand (Do we need data centers?)	Common Concerns
Wildcard	People centers not data centers.	Need / Demand (Do we need data centers?)	Common Concerns
	This does not benefit the people of Prince George's County.	Need / Demand (Do we need data centers?)	Common Concerns
Land use and historic preservation	This land can be used for publicly sponsored housing, grocery, or research lab. We don't want data centers.	Need / Demand (Do we need data centers?)	Common Concerns
Wildcard	We can use this land to employ longer-term engaged employment. We should do the community on other things we want instead.	Need / Demand (Do we need data centers?)	Common Concerns
Wildcard	We don't want it to be workable	Need / Demand (Do we need data centers?)	Common Concerns
Economic Impact	What is the county going to do to attract commercial businesses like grocery stores instead of warehouses & data centers?	Need / Demand (Do we need data centers?)	Common Concerns
	What other options do we have other than data centers? I agree we need cash flow into the county, but I'd like to hear about other possibilities.	Need / Demand (Do we need data centers?)	Common Concerns
Zoning	Why convert the area to data centers — no benefits for us.	Need / Demand (Do we need data centers?)	Common Concerns
Wildcard	Why does the county think data centers are beneficial? They do not reduce tax problems or [unreadable] plan.	Need / Demand (Do we need data centers?)	Common Concerns
	Why would the county council even want to explore having a data center in our county?	Need / Demand (Do we need data centers?)	Common Concerns
Wildcard	WHY would the County Council even want to explore having a data center in our county?	Need / Demand (Do we need data centers?)	Common Concerns
Wild Card	AI profiling - don't support proliferation	Need / Demand (Do we need data centers?)	Community Benefits
Community Integration	Community doesn't want it. Long term benefits don't outweigh negative impacts	Need / Demand (Do we need data centers?)	Community Benefits
Economic Growth & Diversification	Data center don't diversify communities	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	I do not see a benefit of data centers	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	I don't want a data center in PG	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	I don't want a data center in PG	Need / Demand (Do we need data centers?)	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Local Hiring & Workforce Development	It does nothing that's worth the negative it would bring	Need / Demand (Do we need data centers?)	Community Benefits
	Nada	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	No benefit	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	No benefit for PG County	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	No benefits	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	no benefits	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	No benefits	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	No benefits	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	No benefits - more harm than good	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	no benefits - too many costs	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	no benefits!	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	No data center	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	No data center	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	No data center	Need / Demand (Do we need data centers?)	Community Benefits
Environmental Sustainability	No DATA Center @ P.G. County	Need / Demand (Do we need data centers?)	Community Benefits
Local Hiring & Workforce Development	No DATA Center @ P.G. County	Need / Demand (Do we need data centers?)	Community Benefits
Community Infrastructure	No DATA Center @ P.G. County	Need / Demand (Do we need data centers?)	Community Benefits
Economic Growth & Diversification	No DATA CENTER IN PG County	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	No demonstrated benefits	Need / Demand (Do we need data centers?)	Community Benefits
Community Integration	none	Need / Demand (Do we need data centers?)	Community Benefits
Community Infrastructure	none	Need / Demand (Do we need data centers?)	Community Benefits
Economic Growth & Diversification	none	Need / Demand (Do we need data centers?)	Community Benefits
Local Business Sourcing & Contracting	none	Need / Demand (Do we need data centers?)	Community Benefits
Community Infrastructure	There are no benefits	Need / Demand (Do we need data centers?)	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Wild Card	There are no benefits	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	There are no community benefits	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	They contribute to AI step.	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	This seems counterintuitive	Need / Demand (Do we need data centers?)	Community Benefits
Community Integration	This will not engage the community. This will take up space in our community with no direct benefit. DO NOT BUILD A DATA CENTER.	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	We came 10/25/25 to say no thanks to data centers	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	We cannot invest in a dying industry that is harming our society at the detriment of our community. DO NOT BUILD A DATA CENTER	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	We don't need the data centers that support AI taking jobs, regulations being cut, & destruction of our democracy.	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	We don't want a data center	Need / Demand (Do we need data centers?)	Community Benefits
Wild Card	What benefits? These are empty shells that have no interaction with the community. Almost no jobs, just noise, heat, residential dead zones, and air pollution	Need / Demand (Do we need data centers?)	Community Benefits
	Zero	Need / Demand (Do we need data centers?)	Community Benefits
	Zip	Need / Demand (Do we need data centers?)	Community Benefits
	Do not want any data centers	Need / Demand (Do we need data centers?)	Site and Design
	Do not want any data centers	Need / Demand (Do we need data centers?)	Site and Design
	Do not want data centers.	Need / Demand (Do we need data centers?)	Site and Design
	Do not want it at all	Need / Demand (Do we need data centers?)	Site and Design
	I do not want data centers	Need / Demand (Do we need data centers?)	Site and Design
	I don't care, I don't want or support it.	Need / Demand (Do we need data centers?)	Site and Design
	In one bedroom apartment	Need / Demand (Do we need data centers?)	Site and Design
Façade / Design Detailing	It doesn't matter what it looks like, we don't want it	Need / Demand (Do we need data centers?)	Site and Design
	It doesn't matter what the building looks like, we don't want the new bldg at all	Need / Demand (Do we need data centers?)	Site and Design
	Look at the other post-its — No means no! NO DATA CENTERS!	Need / Demand (Do we need data centers?)	Site and Design
	No Building of Data Centers	Need / Demand (Do we need data centers?)	Site and Design

Category	Original Comment	Subthemes	Original poster location
	No Buildings	Need / Demand (Do we need data centers?)	Site and Design
	NO DATA CENTER	Need / Demand (Do we need data centers?)	Site and Design
	No Data Center	Need / Demand (Do we need data centers?)	Site and Design
	No DATA center	Need / Demand (Do we need data centers?)	Site and Design
	No Data Center	Need / Demand (Do we need data centers?)	Site and Design
	No Data Center	Need / Demand (Do we need data centers?)	Site and Design
	No Data Center	Need / Demand (Do we need data centers?)	Site and Design
	No Data Center	Need / Demand (Do we need data centers?)	Site and Design
	No data center anywhere.	Need / Demand (Do we need data centers?)	Site and Design
	No Data Centers	Need / Demand (Do we need data centers?)	Site and Design
	No Data Centers	Need / Demand (Do we need data centers?)	Site and Design
	No data centers at all in PGCO	Need / Demand (Do we need data centers?)	Site and Design
	No Data Centers!!!	Need / Demand (Do we need data centers?)	Site and Design
	No DATA Centers!!!	Need / Demand (Do we need data centers?)	Site and Design
	No Data Centers!!!	Need / Demand (Do we need data centers?)	Site and Design
	No Data Centers!!!	Need / Demand (Do we need data centers?)	Site and Design
	Not in favor of data centers	Need / Demand (Do we need data centers?)	Site and Design
	Nothing – No Data Center	Need / Demand (Do we need data centers?)	Site and Design
	Stop town center, same stuff — need different	Need / Demand (Do we need data centers?)	Site and Design
	We don't want data centers anywhere in PG	Need / Demand (Do we need data centers?)	Site and Design
	We don't want it!!!	Need / Demand (Do we need data centers?)	Site and Design
noise & visual disruption	air cooling is currently the cheapest and the most cost effective way to cool servers, which leads to high noise pollution	Noise	Common Concerns
noise & visual disruption	Constant humming.	Noise	Common Concerns
noise & visual disruption	Data centers are loud and disrupt quiet neighborhoods	Noise	Common Concerns

Category	Original Comment	Subthemes	Original poster location
noise & visual disruption	How are people suppose to sleep near these things?	Noise	Common Concerns
noise & visual disruption	I do not welcome the noise or disruption.	Noise	Common Concerns
noise & visual disruption	I have seen several documentaries and interviews where you can hear loud noises. This is extremely concerning since there is real evidence of loud noise.	Noise	Common Concerns
Transparency and Oversight	Interruptions in sleep to residential community and businesses.	Noise	Common Concerns
Environmental Impact	Loud noise, water, electricity demands	Noise	Common Concerns
noise & visual disruption	Noise pollution can greatly affect people's health. Not just physical, but mental and psychological.	Noise	Common Concerns
noise & visual disruption	Schools, homes — how will the noise and visual disruption impact education.	Noise	Common Concerns
noise & visual disruption	The fans used to cool data centers are incredibly loud. In most cases the fans run 24 hrs a day. This will also cause permanent hearing damage.	Noise	Common Concerns
noise & visual disruption	The noise as well as the vibration (EMFs) have had detrimental effects on communities and wildlife	Noise	Common Concerns
noise & visual disruption	There is no noise during normal operation.	Noise	Common Concerns
noise & visual disruption	Unhealthy noise, vibration, loss of green/ farming space	Noise	Common Concerns
noise & visual disruption	We don't want noise. Will noise be monitored? How can noise be mitigated? Just Do Not Build a Data Center.	Noise	Common Concerns
	What effect will the noise have on birds/ wildlife	Noise	Common Concerns
	I don't want a data center because of noise	Noise	Site and Design
noise & visual disruption	Anything over 95 decibels is a Hazard	Noise Policy	Common Concerns
Environmental Impact	How is noise regulated without giving warnings to data leaders? Who pays & gets it?	Noise Policy	Common Concerns
noise & visual disruption	Need to study noise & visual disruptions to determine appropriate mitigations (ex: sound + visual barriers).	Noise Policy	Common Concerns
noise & visual disruption	Noise level perimeters	Noise Policy	Common Concerns
noise & visual disruption	There should be max decibel requirement to limit noise.	Noise Policy	Common Concerns
noise & visual disruption	Who will monitor noise? Who will pay for monitoring?	Noise Policy	Common Concerns
noise & visual disruption	Will Data Center be warned when monitoring of noise be taken?	Noise Policy	Common Concerns
	They waited until they were pretty far along in the decision-making process before residents were given a say in what would be put in our community	Perceived Pre-Decision Bias	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Do not build data centers in Prince George's County. This process has been undemocratic.	Perceived Pre-Decision Bias	Site and Design
	Focus on our futures	Policy Leadership	Common Concerns
Transparency and Oversight	I don't want a data center because this process and this meeting are suspicious...	Policy Leadership	Common Concerns
Wildcard	PG County has leverage.	Policy Leadership	Common Concerns
Wildcard	REMOVE Data Center web page and stop promoting this growth sector until the results of this study are complete (Jose L. Barnes – Dep. Economic Development)	Policy Leadership	Common Concerns
Transparency and Oversight	There has to be limits to how many & energy about how to educate County's holdings Landover and PG County.	Policy Leadership	Common Concerns
Wildcard	WE ELECTED THEM TO FIGURE OUT MITIGATIONS	Policy Leadership	Common Concerns
Economic Impact	We need a robust economic development strategy for the county to drive smart tech development. This is backward.	Policy Leadership	Common Concerns
Economic Impact	What other economic development issues have been considered to address the 147 million deficit?	Policy Leadership	Common Concerns
noise & visual disruption	Who can stop data centers in this county?	Policy Leadership	Common Concerns
Economic Growth & Diversification	Strong tax laws to increase revenue, modeled community support goes to community centers.	Policy Leadership	Community Benefits
zoning	Corruption in permitting processes.	Policy Requirements	Common Concerns
Economic Impact	Data centers are not meeting any of the community action plans that the PG Council has identified for the next 5–15 years.	Policy Requirements	Common Concerns
	Develop/establish building code requirements that prevent harm to the environment	Policy Requirements	Common Concerns
Transparency and Oversight	if data centers are built in the county the county council needs to pass legislation with community benefits agreements, also the council need to pass a responsible contractor ordinance law	Policy Requirements	Common Concerns
Transparency and Oversight	If data centers are built in the county, the County Council needs to pass legislation with community benefit agreements. Also, the council needs to pass a responsible contractor ordinance law.	Policy Requirements	Common Concerns
	Regulate more consistent policy communication BEFORE decisions are made!!!! Don't misinform.	Policy Requirements	Common Concerns
Transparency and Oversight	Regulations first to protect community.	Policy Requirements	Common Concerns
Water Supply	We need water limits + regulation.	Policy Requirements	Common Concerns
Economic Growth & Diversification	How will these data center projects be taxed to ensure local benefits independent of fluctuating short term wage demands?	Policy Requirements	Community Benefits

Category	Original Comment	Subthemes	Original poster location
	I want to see laws and regulations for the industry — this is a huge benefit to the tech world with companies getting protection	Policy Requirements	Community Benefits
	No structure recommendations to mitigate the adverse consequences of data centers	Policy Requirements	Community Benefits
Community Integration	Rewrite this bill - no more blindsides	Policy Requirements	Community Benefits
Community Integration	Rules and regulations need to be built up to make it worthwhile	Policy Requirements	Community Benefits
	County ordinances	Policy Requirements	Site and Design
noise & visual disruption	Require batteries instead of generators	Power Source Standards	Common Concerns
Environmental Impact	Restrictions should be placed on the use of diesel generators which are commonly used for energy attempts to compensate for power grid shortfalls. This needs to be restricted as they are polluting.	Power Source Standards	Common Concerns
Environmental Impact	What level of diesel generators be allowed?	Power Source Standards	Common Concerns
	Where does the energy used for data centers come from?	Power Source Standards	Common Concerns
Environmental Impact	Where does the energy used for data centers come from?	Power Source Standards	Common Concerns
	No nuclear power to run data center	Power Source Standards	Community Benefits
Environmental Sustainability	Where do data centers get their water source? Data centers produce greenhouse gases from electricity and water consumption for cooling; power plants fuel data centers	Power Source Standards	Community Benefits
Zoning	Decreasing property values	Property Value	Common Concerns
Zoning	Effect on home property values. GP 4	Property Value	Common Concerns
Land use and historic preservation	Effects on tourism and property values	Property Value	Common Concerns
Economic Impact	Home value	Property Value	Common Concerns
	Home value will go down	Property Value	Common Concerns
	How will a data center affect property value?	Property Value	Common Concerns
	If this reduces property value for residents, the company or state should be required to pay value difference from pre/post build.	Property Value	Common Concerns
	Rural areas - cost of water decreases property value	Property Value	Common Concerns
noise & visual disruption	The people can't live in their homes or sell them	Property Value	Common Concerns
	What are the plans for the decline of property values?	Property Value	Common Concerns
	What impact would this have on the housing market + homeownership? I don't want my home value to decrease. As a homeowner, we do not want this in our community.	Property Value	Common Concerns
Wild Card	Buyout at fair market - any shareholder in opposition to data center	Property Value	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Community Infrastructure	Data Centers will decrease the value of homes in area.	Property Value	Community Benefits
Economic Growth & Diversification	How will the home values decrease or increase? Taxes...	Property Value	Community Benefits
	Having a data center in the proximity of our community and children will reduce property value, harm our children, and drive out people who can afford to be driven out	Property Value	Site and Design
Land use and historic preservation	Data centers are not permitted near historic sites (e.g., Eagle Harbor).	Protected Land	Common Concerns
	Data centers are not permitted near historic sites (e.g., Eagle Harbour)	Protected Land	Common Concerns
zoning	data centers should not be near historic communities	Protected Land	Common Concerns
Land use and historic preservation	Heritage tourism & protect resources	Protected Land	Common Concerns
Land use and historic preservation	Historical sites should maintain their status.	Protected Land	Common Concerns
Land use and historic preservation	Introduce Heritage Plan that was approved by the PG County Council.	Protected Land	Common Concerns
	No centers near historical sites — especially Native American sites or burial grounds	Protected Land	Common Concerns
zoning	No reason to allow data centers in the natural/agricultural areas of the county.	Protected Land	Common Concerns
Land use and historic preservation	Permanent open space — save what is left! Implement ideas on Climate Action Plan.	Protected Land	Common Concerns
	Require historic preservation approval	Protected Land	Common Concerns
Land use and historic preservation	South PG County is mostly zoned for agriculture, and many areas are under historical preservation.	Protected Land	Common Concerns
noise & visual disruption	Would the town of Eagle Harbor, which is on National Register of Historic Places	Protected Land	Common Concerns
Land Use Adjacency	Not near public or cultural or historic landmarks.	Protected Land	Site and Design
Wildcard	147 million dollars deficit. Landover would be a good spot but it was never a location to build	Regional Sentiment / History	Common Concerns
	147 million dollars in debt	Regional Sentiment / History	Common Concerns
Economic Impact	A solution needs to be throughout so we are not paying for Data Centers along the Rte 50 Md line i.e. Virginia.	Regional Sentiment / History	Common Concerns
Wildcard	Data centers are another form of slavery	Regional Sentiment / History	Common Concerns
Wildcard	Don't want it somewhere else → don't want anyone impacted	Regional Sentiment / History	Common Concerns
Zoning	Don't want to tolerate where I live	Regional Sentiment / History	Common Concerns
Land use and historic preservation	Introduce heritage plan that was approved by the PG county council	Regional Sentiment / History	Common Concerns
zoning	Landover resident - not for data centers	Regional Sentiment / History	Common Concerns
Environmental Impact	Local pro data center	Regional Sentiment / History	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	No data centers anywhere on the East Coast!	Regional Sentiment / History	Common Concerns
Zoning	Not listening to other communities that is already dealing with it	Regional Sentiment / History	Common Concerns
Transparency and Oversight	Regional issue due to us being on same grid.	Regional Sentiment / History	Common Concerns
Wildcard	Resilience is not a complaint. We didn't move here to tolerate things	Regional Sentiment / History	Common Concerns
	Stop treating Prince George's County like the toilet of the state.	Regional Sentiment / History	Common Concerns
zoning	The existing burden that the South County already bears — such as power plants + pump stations — should be taken into account.	Regional Sentiment / History	Common Concerns
	US has higher # of patent creators of other countries.	Regional Sentiment / History	Common Concerns
Transparency and Oversight	We're talking about the Landover site — what about Six Flags? Other sites? Where is Dist. 4 Rep Harrison?	Regional Sentiment / History	Common Concerns
	Why are other countries allowing data centers knowing the (long-term) problems?	Regional Sentiment / History	Common Concerns
	Why has the Lerner's been allowed to sit on Landover for 20 years?	Regional Sentiment / History	Common Concerns
zoning	data centers disproportionately affect black and brown communities	Regional Sentiment / History	Common Concerns
	Effects to Black communities	Regional Sentiment / History	Common Concerns
Transparency and Oversight	In the grand scheme, it makes me question the potential detrimental projects that could continue to be pushed to our county. These data center developments are preying on our community, which is highly composed of minority Black & Brown groups. We as P.G. County residents refuse to allow Big Tech to view our land as a profit-centered base.	Regional Sentiment / History	Common Concerns
	Now that the federal government has tried to ban DET and racial justice, why should Black & Brown communities accept these if they're not guaranteed benefits?	Regional Sentiment / History	Common Concerns
Zoning	What qualifies a neighborhood for data center? Black and brown communities impacted.	Regional Sentiment / History	Common Concerns
Land use and historic preservation	The data center shouldn't be built in our area because throughout history Black communities have been the segregation of cases like this. This needs to stop.	Regional Sentiment / History	Common Concerns
Community Integration	Build your data center in Potomac, MD	Regional Sentiment / History	Community Benefits
Local Hiring & Workforce Development	COMMUNITY IMPACT — These structures destroy every bit of community.	Regional Sentiment / History	Community Benefits
Economic Growth & Diversification	it is great that we have technological development in college park. Keep it there	Regional Sentiment / History	Community Benefits

Category	Original Comment	Subthemes	Original poster location
Environmental Sustainability	Loss and vulnerable community	Regional Sentiment / History	Community Benefits
Wild Card	No data center in Largo, MD	Regional Sentiment / History	Community Benefits
Wild Card	The local ground zero community will bear the immediate pollution and impact, but if we fight it off here they will try to put it somewhere else and that community will suffer. Put NO DATA CENTERS ANYWHERE. Any benefits are vastly overwhelmed for the local and greater good	Regional Sentiment / History	Community Benefits
Wild Card	There's nothing good about it. It sucks!!	Regional Sentiment / History	Community Benefits
Wild Card	What did Montgomery, Howard, Potomac counties say when you proposed this query to them?	Regional Sentiment / History	Community Benefits
Economic Growth & Diversification	What did the mayor of Landover say when presented with this proposition?	Regional Sentiment / History	Community Benefits
Environmental Sustainability	What PG and not a rural location like Howard County?	Regional Sentiment / History	Community Benefits
Wild Card	Why are they bringing to PG County to a majority black community	Regional Sentiment / History	Community Benefits
Wild Card	Why target black community?	Regional Sentiment / History	Community Benefits
Local Hiring & Workforce Development	Surveillance of Black communities	Regional Sentiment / History	Community Benefits
Wild Card	Surveillance of Black community	Regional Sentiment / History	Community Benefits
	"This is just lipstick on a pig." Whether or not it's an eyesore it will still harm the community.	Regional Sentiment / History	Site and Design
Land Use Adjacency	Hell no	Regional Sentiment / History	Site and Design
	Loudoun + Frederick more rural	Regional Sentiment / History	Site and Design
	Many come to escape from dense urban environment of DC	Regional Sentiment / History	Site and Design
	No data center in PG County — look what's happening to Memphis.	Regional Sentiment / History	Site and Design
	This is disrespectful	Regional Sentiment / History	Site and Design
Land use and historic preservation	Avoid displacement due to safety (site away from residential).	Residential Proximity	Common Concerns
zoning	being able to place data centers in residential zone borders on criminal negligence	Residential Proximity	Common Concerns
zoning	Being near hospitals & residential areas.	Residential Proximity	Common Concerns
	Can't be located 8–10 miles near a residential/school area	Residential Proximity	Common Concerns
zoning	Data centers far from residents and buildings — churches & too far from schools.	Residential Proximity	Common Concerns
Zoning	Do not place near residential communities	Residential Proximity	Common Concerns
Zoning	Do not put DC near residential areas.	Residential Proximity	Common Concerns
	How close is Landover Mall to residents in area who would be affected by noise & pollution	Residential Proximity	Common Concerns

Category	Original Comment	Subthemes	Original poster location
zoning	How far are the data centers from schools?	Residential Proximity	Common Concerns
zoning	Hyperscale data centers should not be within 5 miles of schools & residential areas.	Residential Proximity	Common Concerns
zoning	If data centers come to the county the data centers shouldn't be constructed in residential areas	Residential Proximity	Common Concerns
zoning	If data centers come to the county, the data centers shouldn't be constructed in residential areas.	Residential Proximity	Common Concerns
Wildcard	If more remote (far enough away from residents) is more advantageous to residents, then build accordingly.	Residential Proximity	Common Concerns
	Locate data centers away from neighborhoods, no adjacency to schools or senior citizen homes	Residential Proximity	Common Concerns
	Location should not be in residential areas or closer than 3 miles to where people live	Residential Proximity	Common Concerns
	Location to community homes	Residential Proximity	Common Concerns
Environmental Impact	No Data because of the homes, schools, and health.	Residential Proximity	Common Concerns
	No data centers included in residential zones or areas zoned industrial	Residential Proximity	Common Concerns
noise & visual disruption	No one will want to live anywhere near these dead zones due to noise / air pollution from the cooling fans and diesel backup generators.	Residential Proximity	Common Concerns
	No where near resident zones.	Residential Proximity	Common Concerns
	Not in resident area.	Residential Proximity	Common Concerns
Zoning	Not in residential areas.	Residential Proximity	Common Concerns
Land use and historic preservation	Not located near residential areas.	Residential Proximity	Common Concerns
	Residential adjacency	Residential Proximity	Common Concerns
	Should not be zoned in a residential area	Residential Proximity	Common Concerns
zoning	Should only be built in non-residential areas.	Residential Proximity	Common Concerns
zoning	Strongly located 8 miles from schools.	Residential Proximity	Common Concerns
Land use and historic preservation	The land use is too close in proximity to schools, medical facilities, hospitals and national parks.	Residential Proximity	Common Concerns
zoning	The Landover site is in the middle of residential areas	Residential Proximity	Common Concerns
Zoning	Why would the data center be in a residential area? The development should be where there are commercial facilities.	Residential Proximity	Common Concerns
	Locate outside of community — not close to homes, do not raise taxes, do not take park area, limit noise	Residential Proximity	Community Benefits
Wild Card	No data center by a school	Residential Proximity	Community Benefits
Screening / Buffers	25 miles from a community	Residential Proximity	Site and Design

Category	Original Comment	Subthemes	Original poster location
Façade / Design Detailing	At least 2 miles away from schools + residential areas	Residential Proximity	Site and Design
Land Use Adjacency	Cannot be built within areas near residential neighborhoods — a rural area	Residential Proximity	Site and Design
Land Use Adjacency	Data centers should be located (less-than) in areas titled as urban or suburban and rural	Residential Proximity	Site and Design
Land Use Adjacency	Data centers should not be 1/2 mile in proximity to a school.	Residential Proximity	Site and Design
Façade / Design Detailing	Do not put data centers in PG residential + school zones	Residential Proximity	Site and Design
Land Use Adjacency	Do not want a data center in PG suburban residential areas	Residential Proximity	Site and Design
Land Use Adjacency	Don't want near my home!	Residential Proximity	Site and Design
	Landover adjacent to apartments + new housing	Residential Proximity	Site and Design
Façade / Design Detailing	Landover Mall site is in a residential neighborhood with apartments directly across the street!	Residential Proximity	Site and Design
Land Use Adjacency	No Data Center in Residential area	Residential Proximity	Site and Design
Land Use Adjacency	No data centers in proximity to residential areas.	Residential Proximity	Site and Design
	No residential areas	Residential Proximity	Site and Design
Façade / Design Detailing	Not near education	Residential Proximity	Site and Design
Screening / Buffers	Not near residential	Residential Proximity	Site and Design
	Not near residential areas	Residential Proximity	Site and Design
Land Use Adjacency	Not near schools	Residential Proximity	Site and Design
Land Use Adjacency	Not near schools or residential areas.	Residential Proximity	Site and Design
Land Use Adjacency	Proximity to property	Residential Proximity	Site and Design
Land Use Adjacency	Vulnerable Areas: Avoid: Residential areas, Hospitals, Schools, Community centers, Businesses	Residential Proximity	Site and Design
	What is even safe to be adjacent to a data center?!	Residential Proximity	Site and Design
	Data protection laws!! (if DCs are coming)	Security	Common Concerns
Wildcard	Grid Stability → National Security Concern	Security	Common Concerns
	Don't want new form of policing / surveillance	Security	Site and Design
Environmental Impact	With a data center being added, environmental impacts need to be mitigated. Storm water management practices need to be added.	Stormwater Management	Common Concerns
Environmental Sustainability	Build multiple stormwater facilities in the area to improve water recycling methods	Stormwater Management	Community Benefits
	Budget cuts to education, food, etc.	Taxpayer impact	Common Concerns
Energy Demand and grid strain	companies must pay to limit impact to residential rate payers.	Taxpayer impact	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Transparency and Oversight	Companies paying 100% cost, NO kick back to the people.	Taxpayer impact	Common Concerns
Economic Impact	Data Ctrs will just cost, cost, cost for program payers.	Taxpayer impact	Common Concerns
Wildcard	DC + rich need to pay their fair share	Taxpayer impact	Common Concerns
	How will this impact taxes for the community	Taxpayer impact	Common Concerns
	No property tax rises due to data center.	Taxpayer impact	Common Concerns
Wildcard	Poor use of county money.	Taxpayer impact	Common Concerns
Wildcard	Prices are already too damn high, how will this center help w/ that?	Taxpayer impact	Common Concerns
Transparency and Oversight	Public payment for County through deals.	Taxpayer impact	Common Concerns
Energy Demand and grid strain	Tax payers should not be burdened by electricity & use the data centers consume.	Taxpayer impact	Common Concerns
	Who pays for data center impacts in short, medium, and long term? Gov money? Tax breaks? Who benefits? No community?	Taxpayer impact	Common Concerns
Wildcard	Who's paying for the analysis study + how much will it cost?	Taxpayer impact	Common Concerns
	Why are billionaires allowed to make us pay for their energy projects? Why don't we get a say about this in our community?	Taxpayer impact	Common Concerns
	Why are we being punished & absorbing their costs?	Taxpayer impact	Common Concerns
Economic Growth & Diversification	Corporations must pay their taxes	Taxpayer impact	Community Benefits
Community Integration	Don't make residents pay for something they don't want	Taxpayer impact	Community Benefits
Economic Growth & Diversification	Taxes aren't enough	Taxpayer impact	Community Benefits
Economic Growth & Diversification	Will these companies pay their fair share of taxes?	Taxpayer impact	Community Benefits
	Implement a data center tax	Taxpayer impact	Site and Design
	Tax \$ should be locally spent	Taxpayer impact	Site and Design
	Airplane noise, traffic route	Traffic Impact	Common Concerns
	Construction and traffic	Traffic Impact	Common Concerns
zoning	How will traffic be managed around the data centers?	Traffic Impact	Common Concerns
Wildcard	If data centers will bring significant jobs, how will we mitigate increased traffic? More buses, public transit?	Traffic Impact	Common Concerns
Economic Impact	If we increase density, we do not increase parking spaces or jobs.	Traffic Impact	Common Concerns
	Traffic / heavy smog	Traffic Impact	Common Concerns
Environmental Impact	What will be the impact on traffic	Traffic Impact	Common Concerns
Zoning	Zoning not ideal or realistic use of the mall as a recreational or job resource center. The traffic is horrific enough in PG County. Creating a data center will make it worse.	Traffic Impact	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Community Infrastructure	Build data centers (if at all) AWAY from traffic arteries	Traffic Impact	Community Benefits
Community Infrastructure	Demand road improvements	Traffic Impact	Community Benefits
Community Infrastructure	How are they going to control traffic on the beltway?	Traffic Impact	Community Benefits
Community Infrastructure	How do these data centers impact local traffic?	Traffic Impact	Community Benefits
Transparency and Oversight	All of this should not be hidden by Non-Disclosure Agreements.	Transparency	Common Concerns
Transparency and Oversight	Any acts, amendments, or other processes set in public eye?	Transparency	Common Concerns
	Be more transparent about the format of the task force meetings.	Transparency	Common Concerns
	Be more transparent in all legislation	Transparency	Common Concerns
Energy Demand and grid strain	Company transparency: pay their own energy pollution destruction of community.	Transparency	Common Concerns
Transparency and Oversight	County process has not been transparent and has required multiple meetings to get the same info. Thank you to the residents who continue to have more updates.	Transparency	Common Concerns
	Do not trust, no transparency with data center companies	Transparency	Common Concerns
	Encourage full transparency! Make all projections, reviews, and impact studies publicly available ahead of approval	Transparency	Common Concerns
Transparency and Oversight	How has DCOE transparency on what happens?	Transparency	Common Concerns
Transparency and Oversight	How often will the public be updated on the data results?	Transparency	Common Concerns
	How often will the public be updated on the data results?	Transparency	Common Concerns
Transparency and Oversight	How will the information/data be distributed to the public?	Transparency	Common Concerns
	How will the information/data be distributed to the public?	Transparency	Common Concerns
Transparency and Oversight	I have two approved letters from the task force in March to pass this to us by email and never came. What's the final answer (update)?	Transparency	Common Concerns
Transparency and Oversight	Misinformation — transparency on impacts — data-backed risk benefit analysis	Transparency	Common Concerns
Transparency and Oversight	Need to be transparency from the get go. Do not police deception (of residents in the County). If the County truly cared they would tell us!!	Transparency	Common Concerns
Wildcard	NO NDA. NO NDA. Non-disclosure agreement.	Transparency	Common Concerns
Energy Demand and grid strain	No non-disclosure — transparent clean & renewable energy	Transparency	Common Concerns
Transparency and Oversight	Not even the county council members knew about these projects (fast-tracked)	Transparency	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Transparency and Oversight	Public reports on how much money they are bringing to the community and how much they are writing off/avoiding	Transparency	Common Concerns
Transparency and Oversight	Report the usage + impact	Transparency	Common Concerns
Transparency and Oversight	Require real-time PUBLIC-facing metrics by the data centers to be published online. Track in real time the amount + impact of waste, water use, electricity + trend.	Transparency	Common Concerns
Land use and historic preservation	Rezoning should be an extremely transparent process with several community meetings, public posts, social media, etc.	Transparency	Common Concerns
Zoning	Site serets on where benefits data comes from?	Transparency	Common Concerns
Transparency and Oversight	Task force data collection of impact on communities with data centers should be shared with residents on all of these aspects on this sheet. Then residents are more informed to give input.	Transparency	Common Concerns
Transparency and Oversight	There is NO transparency when Council Members are only hearing from developers, not the community.	Transparency	Common Concerns
Transparency and Oversight	There is not honest full disclosure of the effects of the centers on local residents.	Transparency	Common Concerns
Transparency and Oversight	This prompt implies that the data center will be built regardless of the community's voices. That right there is a lack of transparency. →	Transparency	Common Concerns
Wildcard	Transparency - More, More, More.	Transparency	Common Concerns
	Transparency - This decision process has been rushed through without Environmental Assessment.	Transparency	Common Concerns
	Transparency around the Landover Mall site — developer? other projects.	Transparency	Common Concerns
Economic Impact	Transparency on how revenues are applied	Transparency	Common Concerns
	We don't want non-disclosure agreements!	Transparency	Common Concerns
Wildcard	We don't have numbers or projections	Transparency	Common Concerns
	Which large companies — Amazon, Google, etc.	Transparency	Common Concerns
Wildcard	Why must there be so many secret plans + meetings — terrible way to govern. Very bad optics — lack of transparency.	Transparency	Common Concerns
Community Infrastructure	Could information about data center location / size in area be publicly available?	Transparency	Community Benefits
Local Business Sourcing & Contracting	no companies should be allowed to make deals privately or through NDA	Transparency	Community Benefits
Wild Card	No secrecy. No NDA's!	Transparency	Community Benefits
Economic Growth & Diversification	Specifically, what will the net tax revenue be annually and on what will it be spent?	Transparency	Community Benefits

Category	Original Comment	Subthemes	Original poster location
	The data center needs to transparently report harm it causes: pollution, illnesses, power outages	Transparency	Community Benefits
Community Infrastructure	Tracking data about impacts of data centers - all publicly available	Transparency	Community Benefits
Wild Card	Transparent processes are needed!!	Transparency	Community Benefits
	Data center asset map. Sub stations. How will the bill improve current data center in Laurel?	Transparency	Site and Design
	Data centers / companies – which companies?	Transparency	Site and Design
	Itemize receipt of tax dollar, full account	Transparency	Site and Design
	Who owns these buildings?	Transparency	Site and Design
Economic Impact	Business comes in and out of the county	Uncertain Local Economic Return	Common Concerns
Economic Impact	County deficit + other revenue generation ails	Uncertain Local Economic Return	Common Concerns
Economic Impact	Current community resources not seeing economic benefits now, let alone if centers come in	Uncertain Local Economic Return	Common Concerns
Economic Impact	Data centers can bring in large revenue to county, however tax revenue is not helping the communities. It is funding kickbacks + private sectors.	Uncertain Local Economic Return	Common Concerns
Economic Impact	Economic impact - less tax revenue per context than other uses of land. A data center will reduce community services and no schools.	Uncertain Local Economic Return	Common Concerns
Transparency and Oversight	How exactly is it supposed to benefit the stat	Uncertain Local Economic Return	Common Concerns
	How much money will be given back to the county	Uncertain Local Economic Return	Common Concerns
Economic Impact	How will DC's put \$ back into the community?	Uncertain Local Economic Return	Common Concerns
Transparency and Oversight	Revenues are based on community taxes. After its build it does not sustain jobs.	Uncertain Local Economic Return	Common Concerns
	Show us economic impact and how it can reduce taxes! Must reduce taxes.	Uncertain Local Economic Return	Common Concerns
	The data centers will only bring in temporary economic relief, will hurt us so much more in the long term. We need investments in mental and physical well-being instead.	Uncertain Local Economic Return	Common Concerns
	This will not reduce the cost to the residents. Long-term costs outweigh the benefits.	Uncertain Local Economic Return	Common Concerns
	Trickle-down economics is a lie. There are no tax benefits for residents. County residents will see no benefits.	Uncertain Local Economic Return	Common Concerns
Economic Impact	Trickle-down economics is a scam. There are no tax benefits for residents. How can you guarantee PG County residents will see a benefit?	Uncertain Local Economic Return	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Wildcard	What money will be returned for PG County residents — we still left w/ noise.	Uncertain Local Economic Return	Common Concerns
Economic Impact	When clear interspersed, revenue is not relevant to Prince George's county public schools.	Uncertain Local Economic Return	Common Concerns
Economic Growth & Diversification	Data centers are harmful to economic growth as only few people are hired/ employed to operate them	Uncertain Local Economic Return	Community Benefits
Wild Card	How do PG residents profit from the data center?	Uncertain Local Economic Return	Community Benefits
Economic Growth & Diversification	How will the projected short term economic loss be potentially offset?	Uncertain Local Economic Return	Community Benefits
Wild Card	No community benefits - these centers deplete the communities economically and environmentally	Uncertain Local Economic Return	Community Benefits
Economic Growth & Diversification	Taxes independent of AI bubble; so if bubble pops, community is insulated	Uncertain Local Economic Return	Community Benefits
Economic Growth & Diversification	The financial benefits will affect a very small group of people. The negatives of this project will affect a greater number of people. Everyone doesn't have the money to run from the problems you made!	Uncertain Local Economic Return	Community Benefits
Economic Growth & Diversification	This will not bring economic growth in our community, they are using our resources. They are stealing our resources, and we will not get any benefit	Uncertain Local Economic Return	Community Benefits
	Broken! Increase bills. +Health concern	Utility Rate Impacts	Common Concerns
	Centers should pay for the resources they use	Utility Rate Impacts	Common Concerns
Water Supply	Cost increase to residents diminished supply.	Utility Rate Impacts	Common Concerns
	Customer awareness + shared payment of cost of electricity distribution to new + current customers	Utility Rate Impacts	Common Concerns
	Data centers have to build substations to provide more electricity to the community — sounds like more cost	Utility Rate Impacts	Common Concerns
Environmental Impact	Data centers have to build substations to provide more electricity to the community — sounds like more cost.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Data centers in MD + VA raise rates for everyone on the grid	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Data centers shall pay 100% of their energy costs and shall pay for any increases of rate/conveyances due to grid usage.	Utility Rate Impacts	Common Concerns
Environmental Impact	Data centers should be financially responsible for increase in prices.	Utility Rate Impacts	Common Concerns
	Data centers want citizens to pay for their power plant needs — we will be charged for projected use!	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	data centers will increase utility costs for all in PG county	Utility Rate Impacts	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Do not raise utilities on customers at all	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	drain the electrical supply and taxes residents our taxes increase	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Draining the electrical supply + taxes residents — our taxes increase.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Electric & water bill is going up.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Electric bills are already sky high. Too much of an demand for electric will cause issues w/ entire electric grid system.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Electricity bill is already expensive. I am a homeowner. Higher cost is concerning.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Electricity bills increase.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Electricity, energy concerns, higher rates	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Energy Bill going up - which can impact folks living paceck to paycheck.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Energy bills going up! *	Utility Rate Impacts	Common Concerns
	Energy bills skyrocket.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Every computer costs for the data center will be passed to the consumer. The power grid is not for the public that pays for it!	Utility Rate Impacts	Common Concerns
Transparency and Oversight	Guarantee NO rate increase in power or water!	Utility Rate Impacts	Common Concerns
Water Supply	High usage of water & energy that translates to higher energy bills	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Higher electricity bills for average cost for electricity is already extremely high. It will be much more w/ data centers — raising our rent & mortgage cost.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	higher electricity bills may not be preventable because of neighboring data centers but we need to set a precedent and say no	Utility Rate Impacts	Common Concerns
	How can data centers be highly charged up for water & electric use?	Utility Rate Impacts	Common Concerns
Economic Impact	How much benefit is data supposed to get for Co (citizen)? Will our electric bills go up?	Utility Rate Impacts	Common Concerns
	I am concerned about the increases to utility costs, electricity, and generally our bills skyrocketing.	Utility Rate Impacts	Common Concerns
	I can not afford to pay for the data center's energy consumption and rehabilitation.	Utility Rate Impacts	Common Concerns
Economic Impact	I don't want my PICO bill to go up	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	If data centers surround our area all around our power costs will skyrocket — if the county can't pay its own power, the corporate builders of the centers should have to foot the bill of the centers.	Utility Rate Impacts	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Energy Demand and grid strain	If the power grid has to be upgraded to accommodate Data center. How long will it take?Who will pay for it?	Utility Rate Impacts	Common Concerns
Economic Impact	If there is an increase in water + electric they should eat the cost not us	Utility Rate Impacts	Common Concerns
	Increase utility rates due to demand on the electric grid	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	increased energy costs	Utility Rate Impacts	Common Concerns
	Increased energy costs!!	Utility Rate Impacts	Common Concerns
Economic Impact	Increased taxes will occur as evidenced by other data centers.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Increases electricity use and passes costs to residents. Why can't someone other entity pay for this - like the data center	Utility Rate Impacts	Common Concerns
	Massive concerns over costs + electricity costs - WE DO NOT WANT THIS!	Utility Rate Impacts	Common Concerns
	Pay for the data centers' own use of water, power, etc. — not by the taxpayers.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Pay for the data centers' own use of water, power, etc. — not by the taxpayers.	Utility Rate Impacts	Common Concerns
Economic Impact	Power and water bill increases	Utility Rate Impacts	Common Concerns
	Power company must not distribute costs to residents to modernize power grid	Utility Rate Impacts	Common Concerns
	Putting these near residential neighborhoods where our water & electricity is being used up & we're expected to pay their taxes	Utility Rate Impacts	Common Concerns
	So many data centers are causing electric rate increases anyway besides anything else, why not use tax base to help?	Utility Rate Impacts	Common Concerns
	The community can't handle higher costs	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	The cost in energy to power the data center Pepco series this region, most cost will be on residents	Utility Rate Impacts	Common Concerns
	The costs of a privately owned data center being pushed on residents by the electric company both an economic and utility cost — no data centers!!!	Utility Rate Impacts	Common Concerns
Economic Impact	They will not pay for the utility costs associated with data centers — we do not want them in Prince George's.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Water and electricity are limited resources — at what rate of consumption before we limit our (people's) access to said resources?	Utility Rate Impacts	Common Concerns
Water Supply	Water bills increase!	Utility Rate Impacts	Common Concerns
Wildcard	We deserve to get an electricity rebuke!	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	we need utility companies to foot the bill for building power plants	Utility Rate Impacts	Common Concerns
zoning	we need utility companies to foot the bill for building power plants	Utility Rate Impacts	Common Concerns

Category	Original Comment	Subthemes	Original poster location
Energy Demand and grid strain	We need utility companies to foot the bill for building power plants.	Utility Rate Impacts	Common Concerns
	We will not pay for the utility costs associated with data centers. We do not want them in Prince George's.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	What be impact on ratepayers for energy build up?	Utility Rate Impacts	Common Concerns
	What will be done to prevent PG County residents from absorbing the cost (higher electricity bills) resulting from data centers.	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	Who is responsible for electric bills going up?	Utility Rate Impacts	Common Concerns
Energy Demand and grid strain	You can't raise the taxes if you want. Because this data center will definitely raise everyone's electric bills	Utility Rate Impacts	Common Concerns
Community Infrastructure	Data centers bear the cost of power grid modernization	Utility Rate Impacts	Community Benefits
Wild Card	Data centers must pay for all utilities in the county	Utility Rate Impacts	Community Benefits
Wild Card	Premium electric rate should be imposed	Utility Rate Impacts	Community Benefits
Community Infrastructure	They need to subsidize the power cost and local property taxes	Utility Rate Impacts	Community Benefits
Economic Growth & Diversification	Utility bills keep going up, budgets keep going up; data centers must pay its own bill	Utility Rate Impacts	Community Benefits
Environmental Impact	Concern: physical waste from data centers.	Waste	Common Concerns
	Concerns over excessive waste water pollution created by data center	Waste	Common Concerns
Community Integration	As technology changes, old replaced equipment must be recycled	Waste	Community Benefits
Community Infrastructure	Hazardous waste (random locations) — where is it going to go? How much will that cost?	Waste	Community Benefits
	Soil contamination??	Waste	Site and Design
	A need to guarantee data center requirements for water usage + heat resilience BEFORE addressing both.	Water Demand	Common Concerns
	Amount of water and energy use	Water Demand	Common Concerns
Water Supply	Concern for the additional water use on the bay.	Water Demand	Common Concerns
Energy Demand and grid strain	Concern: use of millions of gallons of water to cool the centers — strain on electrical grid — depletes shared resources.	Water Demand	Common Concerns
	Deplete water supply for future use. Data centers can use up to, at least, 10 billion gallons of water a year	Water Demand	Common Concerns
Water Supply	Global water shortage.	Water Demand	Common Concerns
Water Supply	I don't want a data center because it will strain water supply.	Water Demand	Common Concerns
Water Supply	I don't want a data center because of water usage.	Water Demand	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	If communities suffer from a water issue who will help	Water Demand	Common Concerns
	Impact on water - who is going to pay for the additional cost for infrastructure for data center	Water Demand	Common Concerns
	Need water limitation rules needed	Water Demand	Common Concerns
	Southern Maryland data centers will draw even more water and electric power than power plants	Water Demand	Common Concerns
Water Supply	water consumption	Water Demand	Common Concerns
	Water consumption is overblown.	Water Demand	Common Concerns
Water Supply	Water is a non-renewable resource. This section will consume too much water.	Water Demand	Common Concerns
Water Supply	Water is not an unlimited resource — data centers use massive amounts of water for cooling equipment.	Water Demand	Common Concerns
	Water is not an unlimited resource... data centers use massive amounts of water for cooling systems, thus unsustainable in water scarcity. No data centers!	Water Demand	Common Concerns
Water Supply	Water supply can't meet the demand.	Water Demand	Common Concerns
Water Supply	Water usage	Water Demand	Common Concerns
Water Supply	Water use.	Water Demand	Common Concerns
	What about the pipe usage and corrosion as a result of more water being used?	Water Demand	Common Concerns
Water Supply	Data center should have onsite water treatment w/ natural discharge.	Water Discharge & Thermal Impact	Common Concerns
	EPA, data shows that fish and crabs and eggs etc. are impacted by the withdrawal of cooling water from rivers and streams and built increasing metallic noise	Water Discharge & Thermal Impact	Common Concerns
Environmental Impact	Thermal water collection into creek will make cleaning water impossible	Water Discharge & Thermal Impact	Common Concerns
	Water sources? Data center facility wastewater runoff?	Water Discharge & Thermal Impact	Common Concerns
Water Supply	Water sources? Data center facility water turn-off?	Water Discharge & Thermal Impact	Common Concerns
	Water usage - Research states 480,000 gallons/day. This water is not treated and returned to waterways.	Water Discharge & Thermal Impact	Common Concerns
Water Supply	Where does the water run off go? How does this affect the environment?	Water Discharge & Thermal Impact	Common Concerns
	No increase in wastewater inclusion into Patuxent River / Chesapeake Bay watershed	Water Discharge & Thermal Impact	Site and Design
	Not input of untreated water back into environment	Water Discharge & Thermal Impact	Site and Design
	Where will all of the water that the center uses go?	Water Discharge & Thermal Impact	Site and Design
	Where will the used water be deposited? Will there be runoff and where?	Water Discharge & Thermal Impact	Site and Design

Category	Original Comment	Subthemes	Original poster location
	A negative effect on water supply and electric	Water Quality	Common Concerns
Water Supply	Clean drinking water is essential for life. The benefits that you suppose this data center will bring are not worth dirtying our life.	Water Quality	Common Concerns
Water Supply	Contaminated water.	Water Quality	Common Concerns
	Do not further pollute our waterways. Clean up our waterways.	Water Quality	Common Concerns
	Do we not like clean water to be accessible?	Water Quality	Common Concerns
Water Supply	Document evidence of polluted water and increased H2O usage+ the communist bears the burden of cost+pollution	Water Quality	Common Concerns
Environmental Impact	Drains drinking water (multiple peer reviewed studies about this)	Water Quality	Common Concerns
	Effecting PG County water pressure and cleanliness	Water Quality	Common Concerns
	GTFO of my water	Water Quality	Common Concerns
	How does the data center impact the water supply? Water filtering?	Water Quality	Common Concerns
	How does this affect the water supply	Water Quality	Common Concerns
	How much of the water usage will affect the residents	Water Quality	Common Concerns
	How to insure the water is not contaminated	Water Quality	Common Concerns
Water Supply	How will the water supply be impacted — long term for people? Regulatory framework permanently damaged people's health.	Water Quality	Common Concerns
Water Supply	Impact on water supply, pressure issues, contamination, availability.	Water Quality	Common Concerns
Water Supply	Increased water consumption — pollutes water supply — recommended evidence.	Water Quality	Common Concerns
Water Supply	increased water consumption dilutes water supply documented evidence	Water Quality	Common Concerns
Water Supply	Low water pressure & quality.	Water Quality	Common Concerns
Water Supply	PGC water is already not to code for drinking	Water Quality	Common Concerns
Water Supply	poisons local water messes with water flow	Water Quality	Common Concerns
Water Supply	Poisons local water, messes with water flow.	Water Quality	Common Concerns
Energy Demand and grid strain	Pollutes the water and impacts aquifers and can cause drying wells	Water Quality	Common Concerns
Water Supply	Pollution to water supply increases chronic disease	Water Quality	Common Concerns
Water Supply	Pollution to water supply increasing chronic disease.	Water Quality	Common Concerns
Environmental Impact	Runoff from water cooling could pollute our rivers, etc.	Water Quality	Common Concerns
	Safe drinking water	Water Quality	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	The amount of drinkable water on our planet is already limited. This is going to kill us all. IT NEEDS TO STOP.	Water Quality	Common Concerns
Water Supply	The water will be directly affected with a data center. We should have clean, purified, and consistent water supply. This is a necessity.	Water Quality	Common Concerns
Water Supply	There are no mitigations to water pollution	Water Quality	Common Concerns
	Water contamination	Water Quality	Common Concerns
Water Supply	Water Crises - Impacting limited clean water supply	Water Quality	Common Concerns
Water Supply	Water pollution – I don't see any mitigation	Water Quality	Common Concerns
	Water pollution, non-renewable	Water Quality	Common Concerns
	Water pollution.	Water Quality	Common Concerns
	Water supply contamination.	Water Quality	Common Concerns
Environmental Impact	Water usage and pollution from the data centers.	Water Quality	Common Concerns
Environmental Sustainability	Will this cause additional power issues how will this impact waterways?	Water Quality	Community Benefits
	How will the water supply be affected by the data center? Cost to residents' water supply?	Water Quality	Site and Design
	Water quality	Water Quality	Site and Design
Water Supply	Can data center use a "closed loop" cooling system that reuses the same water over and over and does not continually draw water from the municipal water supply? Some data center do this	Water Reuse & Recycling	Common Concerns
	Can we use ocean water or sewer water to run the data center, rather than community resources?	Water Reuse & Recycling	Common Concerns
Water Supply	Different ways of cooling that will not use water	Water Reuse & Recycling	Common Concerns
Water Supply	Even a closed-loop cooling system will consume into the input water and put nothing to the area, no loop is truly closed.	Water Reuse & Recycling	Common Concerns
Water Supply	H2O consumption from data center needs to be considered in build. Burden should share more H2O sustainable ways to reuse H2O.	Water Reuse & Recycling	Common Concerns
Water Supply	Require Datacenter owners/operators to use, reuse, water, grey water before pulling more. There should be use of already cleaned systems as a baseline for them.	Water Reuse & Recycling	Common Concerns
Land use and historic preservation	Use grey water, etc instead of the public's fresh water.	Water Reuse & Recycling	Common Concerns
Water Supply	water recycling/reuse - will it be using potable water that is really meant for constituents	Water Reuse & Recycling	Common Concerns
	Can there be a dedicated source of water supply and energy supply exclusive to the data center	Water Source Protection	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Data centers in other states contaminated their water supply — no data centers!	Water Source Protection	Common Concerns
	Ground water effects to community homes located closest to Landover Mall	Water Source Protection	Common Concerns
	How will these increased water tables + wells (water supply) not be disrupted	Water Source Protection	Common Concerns
	I am concerned that these data centers are taking and need significant amounts of power. We are already in a drought. If they tap into our groundwater that is unsustainable.	Water Source Protection	Common Concerns
Environmental Impact	Pollution of Chesapeake watershed	Water Source Protection	Common Concerns
Water Supply	This may not be the best region for water-based cooling — need to support residential and address county housing needs.	Water Source Protection	Common Concerns
	What are the strategies to supply more water when data centers are built?	Water Source Protection	Common Concerns
	Where is the water supply coming from?	Water Source Protection	Common Concerns
Water Supply	Clean water is a scarce resource — how is baseline visibility in how much water is used to support data centers?	Water Use Accountability	Common Concerns
Water Supply	data center can steal 5,000,000 gal per day	Water Use Accountability	Common Concerns
	Data centers require potable water! We don't want a facility using our fresh water	Water Use Accountability	Common Concerns
Water Supply	Do not use public waterfully run these businesses.	Water Use Accountability	Common Concerns
Water Supply	How much water is needed to cool the data centers? Who will pay?	Water Use Accountability	Common Concerns
	How much water is needed to cool the data centers? Who will pay?	Water Use Accountability	Common Concerns
Environmental Impact	no use of potable water and no release of untreated waste water	Water Use Accountability	Common Concerns
Land use and historic preservation	no use of potable water and no release of untreated waste water	Water Use Accountability	Common Concerns
Water Supply	Overused in cooling + cleaning.	Water Use Accountability	Common Concerns
Water Supply	Water is a public good not a corporate commodity.	Water Use Accountability	Common Concerns
Water Supply	Water is for drinking, not cooling servers. Only mitigation is no data centers	Water Use Accountability	Common Concerns
Energy Demand and grid strain	Water usage → concern of potable access	Water Use Accountability	Common Concerns
Water Supply	Water usage for cooling could affect county residents' access to water. Data centers are cooled with potable water. The increased demand...	Water Use Accountability	Common Concerns
Water Supply	Who pays for monitoring water usage?	Water Use Accountability	Common Concerns
Wild Card	How will data centers impact our access to water? Who pays for data centers' electricity usage?	Water Use Accountability	Community Benefits
	Enforce strict control of water use. Don't use public water. Use grey water.	Water Use Accountability	Site and Design

Category	Original Comment	Subthemes	Original poster location
	Not use of potable water	Water Use Accountability	Site and Design
	Data center zoning needs to be rewritten	Zone / Permit Process	Common Concerns
zoning	Data centers are not permitted in Prince George's County.	Zone / Permit Process	Common Concerns
Transparency and Oversight	I do not appreciate that there has been no follow up from back when the task force in March to fast track the zoning for a residential area.	Zone / Permit Process	Common Concerns
zoning	Laws are too lax. Data centers should not be placed in communities.	Zone / Permit Process	Common Concerns
Zoning	Make zoning restriction — No DC w/in 5/10 mile radius of residential communities.	Zone / Permit Process	Common Concerns
Wildcard	No Fast Tracking!!	Zone / Permit Process	Common Concerns
	No fast-track processes	Zone / Permit Process	Common Concerns
zoning	No residential zoning for data centers	Zone / Permit Process	Common Concerns
Land use and historic preservation	Put it next to campus fields.	Zone / Permit Process	Common Concerns
Zoning	There should be 10 years of admin on zoning laws. Data centers should NOT be permitted within a certain range of residential homes.	Zone / Permit Process	Common Concerns
	There should be zoning laws that limit where data centers can be built.	Zone / Permit Process	Common Concerns
zoning	Two counties are being considered for data centers? (not fully visible — possible continuation).	Zone / Permit Process	Common Concerns
	What will council change to zoning for Landover?	Zone / Permit Process	Common Concerns
	Whatever zoning laws are enacted, they should prevent residential areas from being disrupted.	Zone / Permit Process	Common Concerns
Economic Impact	Will there be amendments to zoning to fast data centers?	Zone / Permit Process	Common Concerns
Zoning	Zoning — if DC is approved there are other zoning buffer areas (Hyattsville, industrial, Bowie, other middle density, schools, institutions).	Zone / Permit Process	Common Concerns
Zoning	Zoning can change	Zone / Permit Process	Common Concerns
noise & visual disruption	Zoning this location involves the community, not a cause, this is noise, construction or disruption in the Landover area. Create jobs for humans, not a data centers.	Zone / Permit Process	Common Concerns
	If the data center is within 1 mile of a municipality they should be annexed	Zone / Permit Process	Community Benefits
Wild Card	We cannot allow data centers to be allowed in any zoning areas	Zone / Permit Process	Community Benefits
	No building or construction of a data center	Zone / Permit Process	Site and Design
	The place that a data center gets pushed to has to make sense for the plan — they shouldn't have to defend their land	Zone / Permit Process	Site and Design

Site & Design Considerations

Category	Original Comment	Subthemes	Original poster location
Façade / Design Detailing	Incorporate variation in facade treatment to minimize blank walls. Is it possible to incorporate retail into design, too?	Aesthetics & Design	Site and Design
Façade / Design Detailing	Engage local community artists to paint massive murals on data centers. Make them attractive and interesting.	Aesthetics & Design	Site and Design
Screening / Buffers	Don't make it look like a prison.	Aesthetics & Design	Site and Design
Screening / Buffers	Aesthetics – underground & park on top	Aesthetics & Design	Site and Design
Land Use Adjacency	Blend with surrounding	Aesthetics & Design	Site and Design
Land Use Adjacency	Blend with neighborhoods, same materials	Aesthetics & Design	Site and Design
Façade / Design Detailing	Preferred aesthetic: make office-like	Aesthetics & Design	Site and Design
Façade / Design Detailing	Facade should look like an office building. Hide generators from view.	Aesthetics & Design	Site and Design
Façade / Design Detailing	If located in urban or rural space, building needs to fit surrounding space. Not sticking out or sore sight! Vertically and horizontally aesthetically pleasing	Aesthetics & Design	Site and Design
Façade / Design Detailing	Design for buildings must blend into current surroundings	Aesthetics & Design	Site and Design
	The data center should plant trees + flowers to help keep the site look better	Aesthetics & Design	Community Benefits
Screening / Buffers	Add trees, sidewalks, landscaping	Aesthetics & Design	Site and Design
noise & visual disruption	Data centers are not visually pleasing feel they deduce likelihood of people moving in area	Aesthetics & Design	Common Concerns
Screening / Buffers	Buffer. Halt. Let walls solid	Buffers & Setbacks	Site and Design
Screening / Buffers	Fencing: use trees and greenery to create natural screens and buffers	Buffers & Setbacks	Site and Design
Public Amenities	If they are approved, buffers should be naturally occurring to front face the street.	Buffers & Setbacks	Site and Design
Land Use Adjacency	Large trees for both sound and sight line.	Buffers & Setbacks	Site and Design
Public Amenities	Screening of buffers are adequate for hyper-scale ones. Smaller ones need greenery and natural landscaping.	Buffers & Setbacks	Site and Design
Public Amenities	Visual screening + plants	Buffers & Setbacks	Site and Design
Zoning	At a minimum, data centers should be at 200–300 feet from [unreadable] property lines to mitigate noise/pollution/etc.	Buffers & Setbacks	Common Concerns
	10-foot setback to EPA and MDE playing on making sure no communities due to limited resources are being targeted. W of setbacks are being placed on setbacks	Buffers & Setbacks	Common Concerns
Economic Impact	Remove greenbelt land near residential areas to stop data centers from being built.	Buffers & Setbacks	Common Concerns
	Will create the community less insular (since there's no more home/yard/fence)	Community Spaces & Recreation	Site and Design
Public Amenities	Build a park, playground, public transit, healthy food, or arts center.	Community Spaces & Recreation	Site and Design
Public Amenities	Trails around the site to create walkable links throughout the community	Community Spaces & Recreation	Site and Design

Category	Original Comment	Subthemes	Original poster location
Public Amenities	Community-based spaces, parks, amenities, thinking, integration	Community Spaces & Recreation	Site and Design
Public Amenities	How would / what would be a use for this land that adds healthy lifestyle options to the citizens of the community? Resources that advocate for an integration of health + environment (nature etc.)	Community Spaces & Recreation	Site and Design
Wild Card	More community activity spaces for healthy activities like biking, walking, skating, etc.	Community Spaces & Recreation	Community Benefits
	Integrate with trails into the broader community	Community Spaces & Recreation	Community Benefits
Environmental Sustainability	Build Parks	Community Spaces & Recreation	Community Benefits
Public Amenities	At every 1/4 mile of a data center there should be 10,000 sq ft of parks created	Community Spaces & Recreation	Site and Design
Land use and historic preservation	We need more green space + community gardens.	Community Spaces & Recreation	Common Concerns
	Install green spaces	Community Spaces & Recreation	Common Concerns
Screening / Buffers	Security measures to prevent facility access (bollards, fencing, security screening)	Infrastructure & Utility Adjacency	Site and Design
	Hazard loop in power site, wider planning zone!	Infrastructure & Utility Adjacency	Common Concerns
Public Amenities	Bury overhead power lines & screen power stations	Infrastructure & Utility Adjacency	Site and Design
noise & visual disruption	Interference with local bases and military operations.	Infrastructure & Utility Adjacency	Common Concerns
	Infrastructure: developers could be required to provide needed infrastructure upgrades near new facilities	Infrastructure & Utility Adjacency	Community Benefits
Water Supply	EVALUATE THE EXISTING INFRASTRUCTURE CAPACITY	Infrastructure & Utility Adjacency	Common Concerns
	RIGs for backup	Infrastructure & Utility Adjacency	Common Concerns
zoning	No zone is acceptable for this type of development.	No Build / Alternative Development	Common Concerns
zoning	PGCo could make a name for itself as progressive + sustainable by banning data centers.	No Build / Alternative Development	Common Concerns
Wildcard	No data centers at all.	No Build / Alternative Development	Common Concerns
Community Infrastructure	We want a park not a data center	No Build / Alternative Development	Community Benefits
Land Use Adjacency	In ocean, in space	No Build / Alternative Development	Site and Design
Public Amenities	Don't build West	No Build / Alternative Development	Site and Design
Façade / Design Detailing	Do not build a data center. Build a park, playground, public pool, green space, & rec center.	No Build / Alternative Development	Site and Design
Community Infrastructure	Build a power plant or no data center!	No Build / Alternative Development	Community Benefits
Land Use Adjacency	Do not want data centers at all	No Build / Alternative Development	Site and Design

Category	Original Comment	Subthemes	Original poster location
Land Use Adjacency	No data center at all but...	No Build / Alternative Development	Site and Design
Land Use Adjacency	No data center @ P.G. County	No Build / Alternative Development	Site and Design
Façade / Design Detailing	No data center	No Build / Alternative Development	Site and Design
Façade / Design Detailing	No data center @ P.G. County	No Build / Alternative Development	Site and Design
Façade / Design Detailing	No data center @ P.G. County	No Build / Alternative Development	Site and Design
Façade / Design Detailing	This is taking up valuable space in our community and we do not want any data centers	No Build / Alternative Development	Site and Design
Screening / Buffers	No data center @ P.G. County	No Build / Alternative Development	Site and Design
Screening / Buffers	Do not make a data center in our community	No Build / Alternative Development	Site and Design
Public Amenities	No data center @ P.G. County	No Build / Alternative Development	Site and Design
Land Use Adjacency	If no data center, what can we build there	No Build / Alternative Development	Site and Design
	No data center at Landover Mall	No Build / Alternative Development	Community Benefits
	No data center development!	No Build / Alternative Development	Community Benefits
Environmental Impact	Don't build data centers. No data center.	No Build / Alternative Development	Common Concerns
Land use and historic preservation	Destruction of land that could be used for parks.	No Build / Alternative Development	Common Concerns
Wild Card	Total detriment to the neighborhood. They should be places in Montgomery County or in the middle of nowhere	No Build / Alternative Development	Community Benefits
Wildcard	No data centers in PG County.	No Build / Alternative Development	Common Concerns
Land use and historic preservation	Heritage tourism over data centers	No Build / Alternative Development	Common Concerns
Wildcard	Invest in clean air and water projects, invest in infrastructure, invest in the people of this area. We do not want this data center.	No Build / Alternative Development	Common Concerns
Wildcard	We do not want a Data center	No Build / Alternative Development	Common Concerns
zoning	No data centers!	No Build / Alternative Development	Common Concerns
noise & visual disruption	Don't need it Don't want it	No Build / Alternative Development	Common Concerns
Land use and historic preservation	Use the land for something else. We need more beneficial things done in the county as it relates to jobs, student internships, other free scholarships. Don't use this area any cause.	No Build / Alternative Development	Common Concerns
	Buffers to not hear generators at all or not in early morning hours	Noise & Light Control	Site and Design
	Because of the noise, make certain that data centers are built far enough away from residents and schools	Noise & Light Control	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Buffer zone to limit noise in the community	Noise & Light Control	Common Concerns
Land Use Adjacency	Ambient noise disruption → mitigation	Noise & Light Control	Site and Design
Screening / Buffers	Generator noise = ?? How to screen.	Noise & Light Control	Site and Design
Screening / Buffers	Materials to reduce the “humming.” Complaints felt primarily at proximity of center!	Noise & Light Control	Site and Design
Screening / Buffers	Hot July day → power cut → windows open → generators running → what is heard?	Noise & Light Control	Site and Design
Land Use Adjacency	How will noise pollution be taken into consideration of data center design?	Noise & Light Control	Site and Design
Public Amenities	Internal sound buffering in the building.	Noise & Light Control	Site and Design
Public Amenities	Sound barrier — unwanted energy sys.	Noise & Light Control	Site and Design
Land Use Adjacency	Far away from residents. Ways to prevent noise pollution (noise-canceling barriers).	Noise & Light Control	Site and Design
Public Amenities	Only if noise is during buildout	Noise & Light Control	Site and Design
	No increase in ambient noise levels	Noise & Light Control	Site and Design
	Noise buffers	Noise & Light Control	Site and Design
	Noise mitigation → block sound	Noise & Light Control	Site and Design
noise & visual disruption	How to limit noise? At what scale. Site away from homes.	Noise & Light Control	Common Concerns
	This will cause noise pollution in our community. WE DO NOT WANT THIS!!!	Noise & Light Control	Common Concerns
	What will be done to curb noise pollution.	Noise & Light Control	Common Concerns
	Residents in states across the country complain about how noisy these centers are - it's our sleep & peace not volume.	Noise & Light Control	Common Concerns
	Noise!	Noise & Light Control	Common Concerns
	How will they control daily noise mostly apart of data centers	Noise & Light Control	Common Concerns
	Noise will be going on 24/7, every day, constant, day and night. Data centers make noise, plus it's ugly + lights are too bright	Noise & Light Control	Common Concerns
	Current people that live near data centers complain about physically feeling vibrations from it.	Noise & Light Control	Common Concerns
	Can be heard for miles	Noise & Light Control	Common Concerns
	How do you plan to mitigate the heat, light & noise pollution a center generates?	Noise & Light Control	Common Concerns
	Berms for noise	Noise & Light Control	Common Concerns
	Noise level perimeters	Noise & Light Control	Common Concerns
	Put in sound barriers	Noise & Light Control	Common Concerns
	Can you build noise barriers around the data center ensuring the noise level is contained	Noise & Light Control	Common Concerns
	Constant sound / vibrations	Noise & Light Control	Common Concerns
	Increase of noise pollution with that around loud freight sources	Noise & Light Control	Common Concerns
Wild Card	Implement mandatory hours where the noise and lights are down so not to disturb residents	Noise & Light Control	Community Benefits
Screening / Buffers	Strictest noise ordinance	Noise & Light Control	Site and Design
noise & visual disruption	More efficient tech to mitigate noise pollution	Noise & Light Control	Common Concerns
noise & visual disruption	Buffer zone to limit noise in the community	Noise & Light Control	Common Concerns

Category	Original Comment	Subthemes	Original poster location
noise & visual disruption	Noise pollution	Noise & Light Control	Common Concerns
Environmental Sustainability	Sound wall barriers	Noise & Light Control	Community Benefits
noise & visual disruption	Noise mitigation strategies	Noise & Light Control	Common Concerns
Land use and historic preservation	Land made available for data centers should first be assigned to redevelop existing underused properties that are vacant.	Preferred Site types / redevelopment	Common Concerns
Public Amenities	Integration vs. temp uses	Preferred Site types / redevelopment	Site and Design
Wild Card	Subsidize land use in other areas - if land was going to be used for food where the data center is, the use should be relocated	Preferred Site types / redevelopment	Community Benefits
	Using land for data centers removes possibility for mixed-use development	Preferred Site types / redevelopment	Common Concerns
	Must go in an existing vacant location	Preferred Site types / redevelopment	Common Concerns
	Landover Mall could be better repurposed.	Preferred Site types / redevelopment	Common Concerns
	Landover site should be used for new restaurants, entertainment, parks, walking trail, plant more trees, grocery store, Whole Foods, Trader Joe's	Preferred Site types / redevelopment	Common Concerns
	High-end shopping developments, malls	Preferred Site types / redevelopment	Common Concerns
Land use and historic preservation	Farm, mixed-use housing	Preferred Site types / redevelopment	Common Concerns
Land Use Adjacency	Move the project to Six Flags	Preferred Site types / redevelopment	Site and Design
Land Use Adjacency	Data centers should only go in already developed (dead shopping centers)	Preferred Site types / redevelopment	Site and Design
Land use and historic preservation	The current land could be used for budget housing instead	Preferred Site types / redevelopment	Common Concerns
Economic Impact	Regular leasing of already built up areas would be NOT a hardship.	Preferred Site types / redevelopment	Common Concerns
Community Infrastructure	Location should be remote	Preferred Site types / redevelopment	Community Benefits
Community Infrastructure	Place the data center in a place that reclaims used infrastructure	Preferred Site types / redevelopment	Community Benefits
Local Business Sourcing & Contracting	Replace malls who are out of use — thousands of more businesses + jobs	Preferred Site types / redevelopment	Community Benefits
	Maybe a mixed use can go in that Landover area	Preferred Site types / redevelopment	Community Benefits
	Require mixed use development: data center with office buildings + other businesses	Preferred Site types / redevelopment	Community Benefits
Land use and historic preservation	Developers/property should prioritize land that was previously developed and abandoned rather than clean, unused land.	Preferred Site types / redevelopment	Common Concerns
	Place data centers in remote areas, nowhere near residential communities	Preferred Site types / redevelopment	Common Concerns
	Rural areas, lots of trees (Western Maryland) to avoid proximity to residents	Preferred Site types / redevelopment	Common Concerns
zoning	zone in rural areas where it will not impact most people	Preferred Site types / redevelopment	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	Data centers above 50K sf are not acceptable in or around residential zones.	Size & Scale	Common Concerns
Land Use Adjacency	Park, large space / low density	Size & Scale	Site and Design
Land Use Adjacency	Density of area? Low density preferred	Size & Scale	Site and Design
Land Use Adjacency	Multi-story to conserve space	Size & Scale	Site and Design
Façade / Design Detailing	Must stack vs. spread out	Size & Scale	Site and Design
	Multi-story to reduce space requirements	Size & Scale	Community Benefits
Land Use Adjacency	No hyperscale data centers.	Size & Scale	Site and Design
Façade / Design Detailing	No hyperscale data centers — only appropriate along major highway	Size & Scale	Site and Design
Environmental Impact	Zero emissions for buildings no fossil fuels for creating + building + investing	Sustainable Design	Common Concerns
Community Infrastructure	maintaining greenspace and native plants	Sustainable Design	Community Benefits
	Minimum environmental standards	Sustainable Design	Site and Design
Public Amenities	Considerations for future use + adaptation	Sustainable Design	Site and Design
Environmental Impact	Wildlife, parks and etc. The power needed would heat-up the area.	Sustainable Design	Common Concerns
Public Amenities	How will this prevent birds flying into it/dying?	Sustainable Design	Site and Design
Wild Card	Build solar farm instead	Sustainable Design	Community Benefits
Environmental Sustainability	Bring (build) your own renewable power	Sustainable Design	Community Benefits
Land Use Adjacency	Underground data center	Sustainable Design	Site and Design
Land use and historic preservation	No removal of trees / green space — keep PG County beautiful, value our wildlife	Sustainable Design	Common Concerns
Land use and historic preservation	Green + better spaces. The rural tri-county should be valued for its green + peace — not as an empty space. Rural heritage.	Sustainable Design	Common Concerns
Energy Demand and grid strain	Renewable energy, Don't give land to data centers, Invest in solar enrgy, solar farms/wind power. The energy green and sustainable.	Sustainable Design	Common Concerns
Environmental Impact	Require all centers to have significant native landscaping and wildlife concerns (maintaining some existing mature nature space)	Sustainable Design	Common Concerns
Environmental Sustainability	Use only renewable, efficient energy sources for building (solar, wind)	Sustainable Design	Community Benefits
	Solar Panels?	Sustainable Design	Common Concerns
Façade / Design Detailing	Build a solar farm	Sustainable Design	Site and Design
Screening / Buffers	Plant 20 trees at least for each acre of land used.	Sustainable Design	Site and Design
Façade / Design Detailing	Use recovered materials and recycled materials to the greatest extent possible	Sustainable Design	Site and Design
Land Use Adjacency	Push for alternative power sources — solar & wind.	Sustainable Design	Site and Design
Façade / Design Detailing	Green roofs. Work closely with environmental friendly & sustainable design experts from beginning to end.	Sustainable Design	Site and Design
Façade / Design Detailing	Use of green roofs and roof solar.	Sustainable Design	Site and Design
Façade / Design Detailing	Environmental Design Friendly / Sustainable Design.	Sustainable Design	Site and Design

Category	Original Comment	Subthemes	Original poster location
Screening / Buffers	Building should incorporate net zero design as much as possible — use green roofs and incorporate solar panels on rooftop.	Sustainable Design	Site and Design
Land Use Adjacency	Design each building to use gray water and rain water before using public utility water.	Sustainable Design	Site and Design
Land Use Adjacency	Incorporate LID into the design to treat stormwater, possibly underground storage to collect stormwater for cooling.	Sustainable Design	Site and Design
Land Use Adjacency	Must use and prefer renewable electricity.	Sustainable Design	Site and Design
Façade / Design Detailing	Solar panel self-sustain — no more energy bill.	Sustainable Design	Site and Design
Façade / Design Detailing	If the data center would be built, it should be made of recycled materials ONLY. Run off of renewable energy ONLY.	Sustainable Design	Site and Design
Screening / Buffers	Needs to be net-zero carbon building.	Sustainable Design	Site and Design
Screening / Buffers	Use green design principles and life cycle requirements for how to repurpose or remove them when obsolete in 30 yrs	Sustainable Design	Site and Design
Screening / Buffers	They must be LEED certified at least	Sustainable Design	Site and Design
Public Amenities	Can we use New York heat capture laws to guide the construction?	Sustainable Design	Site and Design
	Water-use reduction - closed loop cooling - run off capture	Sustainable Design	Site and Design
	Green architecture and green roofs for minimizing electrical use	Sustainable Design	Site and Design
	Sustainable building materials	Sustainable Design	Site and Design
	Generate their own electricity via solar and/or wind to at least 50% of their energy usage	Sustainable Design	Site and Design
	Micro data centers that can be cycled electrically to minimize load	Sustainable Design	Site and Design
	Must be earth friendly	Sustainable Design	Site and Design
	Electric generation on-site	Sustainable Design	Site and Design
Environmental Impact	Use renewable energy resources increasingly (move away from electric, coal-fired power plants)	Sustainable Design	Common Concerns
Water Supply	17 cups of water is used to power AI. What until the data center power?	Sustainable Design	Common Concerns
	If an unwanted data center is built, it must run 100% on SOLAR power. It cannot use any freshly treated water. And it must be invisible and silent to residents.	Sustainable Design	Common Concerns
	Pollutant source mitigation for the effect of pollutants.	Sustainable Design	Common Concerns
	Sustainable energy required.	Sustainable Design	Common Concerns
	Require closed loop water cooling or best possible technology use. We want data centers that include sustainable + biomimicry design and environment	Sustainable Design	Common Concerns
	Incorporate the use of clean energy solutions to minimize electrical grid consumption	Sustainable Design	Common Concerns
	Closed loop for water	Sustainable Design	Common Concerns
	Create a net zero data center like ones in Norway and Iceland	Sustainable Design	Common Concerns

Category	Original Comment	Subthemes	Original poster location
	For data center!! Mitigate issues	Sustainable Design	Common Concerns
	Plant trees — 100 or more for every building. Plant pollinator plants around those buildings.	Sustainable Design	Common Concerns
	Renewable energy	Sustainable Design	Common Concerns
	The data centers should pay for their energy usage and utilize green energy to offset all of their consumption	Sustainable Design	Common Concerns
Environmental Sustainability	Setback for environmental work around Anacostia data center should use solar power	Sustainable Design	Community Benefits
Community Integration	Place green roofs on top of the building. Use of solar panels over parking lots established for the data center	Sustainable Design	Community Benefits
Environmental Sustainability	Incorporate clean energy installations in support of the data centers	Sustainable Design	Community Benefits
	Regulate noise, water usage, use environmentally green construction	Sustainable Design	Community Benefits
	Green roofs for building + water conservation	Sustainable Design	Community Benefits
	Maintain nature/environment through development	Sustainable Design	Community Benefits
Wild Card	What happened to vibrant, walkable communities? These are dead zones!	Transportation & Connectivity	Community Benefits
Community Infrastructure	This is taking valuable space in our community. We are located in the dc metro area with 2+ metro stations and great public transit. We can do great things here and this is not great	Transportation & Connectivity	Community Benefits
Land Use Adjacency	Improve walkability of surrounding area. Bike + walking paths.	Transportation & Connectivity	Site and Design
Public Amenities	Public access through it - pathways	Transportation & Connectivity	Site and Design
	Don't put massive sealed-off structures near transit hubs	Transportation & Connectivity	Common Concerns

Exit Surveys, Comment Cards, Questions

Category	Original Comment	Subthemes
Comment cards	Please provide case studies for each type of data center with a complete set of impacts—environmental, public health, energy, water—should they be located in the county. Begin with the approved Brightseat Tech Center in Landover.	Desire for transparency
Comment cards	"We need to have input from environmental groups. Has a NEPA document been prepared? If not, it should be. What has been the experience of other counties and PG to date with data centers? Has renewable energy been considered in the development of data centers? Have you considered the additional costs to citizens that will result? In addition to the revenue the county would receive, this county is too urban for data centers. The companies need to explore alternative ways of doing what data centers do."	Desire for transparency
Comment cards	"Will impact studies be shared with municipalities and monitored? If communities suffer from water losses, what is the end result? What is the effect that the noise has on birds and wildlife?"	Desire for transparency
Comment cards	Where are you in the permit process for developing the data centers for Landover Mall?	Desire for transparency
Comment cards	"We need to have SB0474 repealed. This allows an ease of restrictions around data center backup generators. The council needs to reintroduce the Resource Adequacy and Planning Act to Congress and Senators. This bill was introduced by Senator Katie Fry Hester to establish a new office within the Maryland Public Service Commission to conduct long-term energy planning. The council needs to reinstate the ban on allowing developers to contribute to county executives."	Desire for transparency
Comment cards	I'm so disappointed that once again, we in Prince George's County are being run over by billionaire developers while our county elected folks pocket developer money and turn a blind eye to community members.	Desire for transparency
Comment cards	"The PowerPoint was incredibly leading and did not address the cons. It is overwhelmingly clear that we do not want data centers in Prince George's County. Listen to the people! We have a majority Black county, and we cannot allow us to be taken advantage of. Do not squander our resources. They are investing in a failing industry. AI will not be the big change they want it to be. We cannot allow this failing industry to destroy our community resources."	Desire for transparency
Comment cards	"Elected officials need to speak to us directly. We deserve an opportunity to address them directly about this issue. This should not move forward at all. The question should not be "should we build a data center." It should be "how do we address the deficit, how do we bolster our economy with ideas that are less deleterious than a data center?"	Desire for transparency
Comment cards	"Anything as large as a data center that will require our resources as much as this does should require a vote from the constituents. This meeting was very disappointing in seeing how we feel (as constituents) that we're talking to a wall. No data center. A solar farm, community center w/ solar panels, commercial site w/ solar panels."	Desire for transparency
Comment cards	"The lack of transparency by the council is disturbing. Krystal Oriadha is my representative, and I appreciate how she is standing up for constituents. How much are the council members who supported this getting paid? The public not knowing about the data center is unacceptable."	Desire for transparency

Category	Original Comment	Subthemes
Comment cards	"– The workshop was incredibly poorly organized. – Negative externalities in development must be 100% accounted for and financial responsibility for doing so falls on the landowners and developers. – The people of PG do not want this."	Desire for transparency
Comment cards	"We need more transparency and respect for constituents. Constituents are largely against data centers. Listen to us, we are against this!!!"	Desire for transparency
Comment cards	"We don't want data centers. We want the public to hear from environmental groups—Nature Forward, MD Sierra Club, Patuxent Waterkeepers, Climate Justice Wing, NEPA. How much energy are you proposing for data centers?"	Environmental Impact
Comment cards	How will the county support the increase in demand for housing and the support (basic infrastructure needs) for the new residents that may inevitably come?	Environmental Impact
Comment cards	"There is no necessity to locate this in an urban area. It's like a landfill. Find a rural location."	Environmental Impact
Comment cards	"It pollutes the air, water, and overtaxes the grid. There's documented evidence. It is destructive."	Environmental Impact
Comment cards	"Royale Gardens community backs into Landover Mall. • Concerns with groundwater, electricity, air quality, and construction noise disruption. • Ongoing data center noise, traffic. • Cost to citizens for powering and maintaining ongoing operations of data centers. • Location too close to community homes."	Environmental Impact
Comment cards	Environmental impacts, noise, water, zoning, electricity.	Environmental Impact
Comment cards	Health, safety, welfare!!	Environmental Impact
Comment cards	"A data center will serve no use to the community. Property values will drop and most importantly our health will be impacted. We do not need any more pollution. Can't afford to pay more for electricity, water, and data centers will not bring jobs—operators mostly work remotely. Do not like the fact we were not informed about the proposed data center nor were new council members informed. (Margin note: "What are you kidding?")"	Environmental Impact
Comment cards	"I am deeply concerned about the environmental toll of the data center. I do not support the use of land for large tech companies. The money should be reinvested back into the community."	Environmental Impact
Comment cards	"I am a lifelong Prince George's Co. resident and oppose the building of a data center in Landover. The environmental and financial cost to P.G. residents is not worth the cost."	Environmental Impact
Comment cards	"Let's learn from the mistakes of NoVA. They have paid a terrible price for allowing data centers. Let's also show the techno-aristocrats that we will not be bribed into accepting these commercial wastelands that raise electricity rates, harm our streams, increase air pollution, and create almost no appreciable jobs. We do not need this blood money!"	Environmental Impact
Comment cards	"No" data centers in our communities. This will take away clean water, which will cause more health concerns."	Environmental Impact
Comment cards	"We do not want data centers in PG County, period!!! Data centers hurt communities environmentally, physically, and financially."	Environmental Impact
Comment cards	"We don't want it. • Decrease in clean water quality. • Electric grid can't handle a data center. MD is a consumer and not a producer. We already experience blackouts when there is a lot of inclement weather. • Pollution – air quality decrease. • Decrease in property values. • Increase in noise pollution – continual vibrations. • Increase in electric bills. • Why are they putting these in predominantly Black/Brown communities?"	Environmental Impact

Category	Original Comment	Subthemes
Comment cards	"I do not approve of a data center at the Landover Mall site. The area has many single-family homes and a senior citizen complex very close to the proposed data center. In addition, the data center will have a negative effect on the water, electric, and constant noise (continuing to hum day and night)."	Environmental Impact
Comment cards	"I feel that Landover Mall location is not appropriate for a data center. It is in the middle of and next to communities with seniors and children. Not healthy and more costs for residents (increased pollution). Property tax is already too high!"	Environmental Impact
Comment cards	"The benefit of data centers are "The F.B.I. can see everything I do, yay!" said no one ever! (Handwritten note: "You don't need to know.")"	Lack of perceived benefits
Comment cards	"I'm for data centers. They are a good benefit to the county. I have been working on data centers for local government for over 15 years. The revenue they can bring to the state and counties is valuable."	Lack of perceived benefits
Comment cards	"Do not want the data center. Traffic (I-495) Exit 17 (heavy)? Value of houses?"	Lack of perceived benefits
Comment cards	"I see no benefit of these data centers. There are so many other options that can bring revenue to our county. For example, a TopGolf, a skating rink, community centers that have commercial retailers, a solar farm."	Lack of perceived benefits
Comment cards	"There are currently no benefits long-term. There has been none."	Lack of perceived benefits
Comment cards	"There is the question of how to make the data center tolerable. Why do you think we just want to tolerate where we live? I want more than to just tolerate my community environment. No data center at Landover."	Lack of perceived benefits
Comment cards	"Do not want data centers. We need to focus on alternatives. County should be going through a NEPA process (not a Trump admin type). County needs to work with multiple groups to educate the county on their expertise—Sierra Club, Waterkeepers, Climate experts, etc. County needs to back off this project—go to your district and listen to people. This process has been awful. This project is not worth the "squeeze," the problems, etc. Separate away from PJM."	Specific opposition to the Landover data center
Comment cards	We do not want data centers!!	Specific opposition to the Landover data center
Comment cards	No data center at Landover, MD.	Specific opposition to the Landover data center
Comment cards	"NO DATA CENTER IN LANDOVER, MARYLAND, the Mid-Atlantic, or the U.S.! Heritage tourism, investments in small businesses, agriculture, and more can be alternatives to bring tax revenue. There was no Spanish translation today, which is unacceptable!"	Specific opposition to the Landover data center
Comment cards	Against data center.	Specific opposition to the Landover data center
Comment cards	"I am not in favor of data centers being put in communities. It's a danger. Stop building homes & find a commercial area designated so can put space in between."	Specific opposition to the Landover data center
Comment cards	"I am entirely against the development of these data centers. They will be a burden and a death sentence for your constituents. We hold the power and we are being bypassed for profit. We cannot allow this. Our children will pay the price."	Specific opposition to the Landover data center
Comment cards	"There should be no data centers in PG County. Build solar farms and community housing instead!"	Specific opposition to the Landover data center

Category	Original Comment	Subthemes
Comment cards	I am strongly against this data center; I don't wish to give suggestions on how to build it.	Specific opposition to the Landover data center
Comment cards	"What is the tax base benefit of this Landover data center if it went in? If electricity is going up anyway due to other data centers, why not one more?"	Utility costs
Comment cards	Our council members need to work with other state reps to get electricity paid for by the data center owners — shared production through delivery.	Utility costs
Comment cards	"Data centers will increase utility costs for all in PG County. Irresponsible to construct without investment in additional electricity generation, clean water generation."	Utility costs
exit survey	The meeting was questionable, At 11:00 AM - we had only heard CC members saying "they did not do it". The sound system was very poor. The speakers were barely heard and they spoke too fast. My basic understandes of Data Centers - about money at the cost of healthy environment and good health for people.	Desire for transparency
exit survey	The sound system was terribles I could not read the Slides. I participated in one of these workshops this Summer. Why are these still happening? Please report to pg citizens about what you have already learned it is not clear to me that anything I write here will be read or considered. It should have been made clear that you were getting input from additional people. you need to make it clear that larger scale data centers are providing info to distant companies and not improving web connectivity to local users. how quickly will data centers become obsolete and what would be done with the land?	Desire for transparency
exit survey	"I did 2 work shops this summer - where is this info Now? Noah Waters plan for Historical Legacy. Playgrounds, Community buildings for Art, Music, drange Classslo So much talk from Council members explaining how they thinking twice on Date Centro but you voted for CB-52 2029."	Desire for transparency
exit survey	Uis, it seems like the residents wishes have ignored	Desire for transparency
exit survey	"No We need more meetings We need the maps, mor Specific Information. readily available to everyone + easily This location is better suited For something else that is more beneficial healthwise, cost wise For residents ! agil of"	Desire for transparency
exit survey	"yes & its very clear pass this center is not being done in our communityis (blot interest. There was, podiscussion about alternatives and understanding of your concerns. We heard nothing about what the power companies or data center will do to mitigate, the very Mal documented harms caused by those centers. you're trading off our water, air & enrnoment for profits that there's been no discussion of our community recieving these profits of any protections. There is no point in (naving these meetings of the people will not be heard, there is no point in talking about economic development without a discussion about how the community will be invested in"	Desire for transparency
exit survey	Not really - a large portion of the presentation was skipped so we could Start the focus group exercise	Desire for transparency
exit survey	"Data centers harm our communities This is environmental racism"	Environmental Impact
exit survey	"I am more afraid than I was when I came. At what cost to the community is too much to pay?"	Environmental Impact
exit survey	"The benefit of data centers are ""The F.B.I. can see everything I do, yay!"" Said no one ever!"	Lack of perceived benefits
exit survey	Absolutely!	Lack of perceived benefits

Category	Original Comment	Subthemes
exit survey	"Not really. All this has made me understand is how little value we as people hold to the top 190. We make them money. They continue to export us and make us sick. Then we have to Continue to pay for It. We cannot allow this to Continue. We know about the supposed economic grath this will bring. We know that it is temporary and will be the death of us in the end"	Lack of perceived benefits
exit survey	"understand that data centers harm communities vet it doesn't seem like our elected officials care that constituents are largely against data centers. We want places in our community that we can participate in and that will benefit us."	Lack of perceived benefits
exit survey	Sure Not for the Data Center	Specific opposition to the Landover data center
exit survey	YES, ON GOING ELECTRICAL COSTS	Utility costs
Questions	Map of data centers	Desire for transparency
Questions	Where are the proposed locations?	Desire for transparency
Questions	Where will the centers be located and when are the meetings scheduled to talk about the data centers?	Desire for transparency
Questions	Where will the data centers be and when is the next public hearing?	Desire for transparency
Questions	I would like to know when additional hearings or meetings regarding the data centers will be held.	Desire for transparency
Questions	SPECIFICALLY how much NET tax revenue is promised to the county, and on what will it be spent?	Desire for transparency
Questions	Why do we keep having these meetings if the people of pg have made it clear we don't want them here.	Desire for transparency
Questions	The map showing future sites does not list cities. What cities have been identified as future sites	Desire for transparency
Questions	Would this Data Center be owned and operated in a Joint venture by Prince George's business owners?	Desire for transparency
Questions	Please provide a full set of impacts expected from the Landover Mall data center plus scenarios for the 3 other types of centers. And how their impacts can be guided & minimized.	Desire for transparency
Questions	"1. Why was Landover selected 2. How many data centers are planned for Landover, Maryland and the southern part of the community. 3. Have contracts been approved. 4. Can the community stop this."	Desire for transparency
Questions	Address the zoning proposals. What about CB 105 that would allow data centers? And CB 106 Bills could fast track data centers with amendments.	Desire for transparency
Questions	That the facilitator is not neutral. Every concern that was raised was followed by "information" provided by the facilitator. If the facilitator is neutral, they need to be neutral with every comment.	Desire for transparency
Questions	Loved this approach to crowdsource many voices and their individual questions and contributions to arrive at a general idea of where the community is on that question.	Desire for transparency
Questions	It is unclear how, when, or where the results of these community sessions will be published. Please be quick and more transparent with the ideas, recommendations, and concerns.	Desire for transparency
Questions	TREES Technologies LLC would like to be a joint venture Owner of the Data Center coming to Landover?	Desire for transparency
Questions	when will you start listening to residents and stop prioritizing billionaires?	Desire for transparency

Category	Original Comment	Subthemes
Questions	have there been reports from the utility services as to how much water / electricity will be required to maintain a data center? if not, why not?	Desire for transparency
Questions	"Many I have health related issues. Couldnot even stay for meeting because my head started This is a huge concern putting these in the health issues plus the strain on the use of water and power Kathy"	Environmental Impact
Questions	We do not want data centers. They bring pollution, water depletion, & unaffordable electricity bills. This will disenfranchise Black residents. Positive Economic impact of data centers is negligible	Environmental Impact
Questions	How will IT training programs offered by data centers be meaningfully better than the opportunities offered by places like PGCC + UMUC?	Lack of perceived benefits
Questions	What is the benefit ans the cons? What are other uses that wouod benefit the community other than the data center?	Lack of perceived benefits
Questions	What is the expected local job numbers for given data centers compared to setup and continuation costs?	Lack of perceived benefits
Questions	Where are the majority of the engineers coming from? They need to come from our communities and be mostly African Americans and be able to get Computer Science degrees from UMD.	Lack of perceived benefits
Questions	What are the benefits (if any) to having a data center at the Landover Mall site?	Lack of perceived benefits
Questions	Who is benefiting monetarily from data centers? How will rate payers benefit from data centers.? Are data centers on the stock market?	Lack of perceived benefits
Questions	why not invest in the community with something similar to union market for local businesses	Lack of perceived benefits
Questions	How can we stop this destructive entity in our county?	Specific opposition to the Landover data center
Questions	How will the transmission lines and utilities be paid for	Utility costs

Appendix L

Qualified Data Center

Task Force Report Analysis

Analysis of the Qualified Data Center Task Force Report and Recommended Actions

Within the comment analysis, the following symbols are used:

- Underline indicates language added to the draft plan.
- [Bracket] indicates language deleted from the draft plan.

Legend

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation	Color Designations
Page and location of text	Text of issues raised in testimony	Task force member comment and or proposed change	Name of the task member	Change or revision recommended by staff	Green: Include in this report
					Red: Further analysis required
					Yellow: Pending 11-12-25 Task Force Meeting

Qualified Data Center Task Force Report Analysis

Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 9	Community feedback via a series of three public meetings.	The bullet point should read: "Community feedback via a series of four public meetings." This will include the October 25 Community Meeting	Co-Chair Anthony Jones	
Page 10 Policy #1	1. Tighten Data Centers Use Restrictions in Non-Industrial Zones	We should not tighten restrictions on data centers in non industrial areas. Some such areas, outside the beltway, in rural areas in some instances are the best locations for data centers. They have more land (which also creates more opportunities for renewables), more infrastructure related to data centers (transmission lines and power plants), and are generally more sparsely populated. Additionally, there is not much of an inventory of land that is zoned industrial that is available and of the size required for a data center.	Brad Frome	This comment is counter to the preservation plan for Prince George's County.
Page 10 Policy #4	4. Require a Sustainable Operations Plan with Every Special Exception or Planned Development Zoning Map Amendment (ZMA-PD)	What exactly does a sustainable operations plan constitute? Data centers should be held responsible for the same standards as other buildings and the building code	Brad Frome	This would be determined by the District Council in accordance with a change in current legislation.

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 10 Policy #6	6. Advocate for Implementing a High-Energy Use Surcharge on Data Centers	The state controls policy with regard to energy usage and associated regulatory matters, I believe this doesn't fit within the purview of the County even with regard to advocacy	Brad Frome	Recommend County Council to advocate to the State of Maryland for a surcharge on Data Center Uses.
Page 10 Policy #8	8. Discourage Speculative Data Center Development by Incentivizing Projects to Pursue Planned Developments	Please explain how the utilization of planned developments would impact speculative data center developments? Couldn't speculative data center developments use existing entitlements to do the same	Brad Frome	We are not requiring them to do so. Yes, you can have them look for sites in zones permitting data centers by-right. Encouraging Planned Developments provides another avenue to examine public benefits, especially when multiple uses are being proposed.
Page 11 Policy #11/12	11. Require All Data Centers to Undergo the Special Exception Process	Strongly disagree with requiring a SE for any data centers. If they are allowed in certain areas, especially if a DSP is required and therefore are specific development standards that will be employed, there is far too much regulatory uncertainty, not to mention time, in requiring a SE. Prince George's County is already not a well sought after location for data centers, if we aspire for any data centers, we should not require a SE	Brad Frome	We strongly encourage community engagement around the Data Center use in general. The DSP process provides minimal opportunity to completely review a use where a Special Exception does provide the opportunity to deny the use and the site plan. A detailed site plan only looks at site design and layout.

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Pages 15, 18, 173, 174, 177, 198 Task Force Members	WSSC	Please refer to Washington Suburban Sanitary Commission as WSSC Water rather than WSSC throughout the report. Our abbreviated name changed in 2019. The first instance is when the task force members are listed.	Monica Marquina	Please change WSSC to “Washington Suburban Sanitary Commission” on pages 15, 18, 173, 174, 177, 198. (Please note pages may have multiple references).
Page 18	“The July session centered on lessons learned from a Prince William County site visit” “Recap of Prince William County Site Visit: Members discussed takeaways on scale, infrastructure, and community challenges, emphasizing the importance of early planning and long-term infrastructure investments.”	References to the “Prince William County” site visit should be changed to the “Loudoun County” site visit. I thought we visited a data center in Loudoun County, but please correct me if I am wrong.	Co-Chair Anthony Jones	While the task force discussed a possible visit and or a presentation by Loudoun County neither occurred. The Site visit in July was with Prince William County. No change is required to the document.
Page 18 Guest Speakers: Environmental Impacts	Environmental Experts: WSSC (water) and Exelon (energy) outlined potential impacts of data centers on regional resources. Concerns included water scarcity, grid demand, and long-term sustainability.	WSSC Water’s presentation did not identify water scarcity as a concern. Instead, it explained that while data centers may increase overall water demand, operators use a variety of methods to manage and reduce their water use. Could we create a separate section for each utility?	Monica Marquina	Break into two summary sentences one for WSSC (water) comments and one for Exelon (energy).

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Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Pages 21, 24 Page 22 added by editor	Page 21: There were three meetings throughout the month of July 2025, in three locations across the County. One of the meetings was on a weekend morning to accommodate those who could not attend the weeknight meetings. Page 22: Box with Engagement Meeting details, Page 24: Across the three public meetings, community members devoted 30 percent of comments to environmental issues such as energy use, water demand, air quality, and long-term resilience.	three public engagements” will need to be updated to reflect the 4th Community Meeting that will be held on Saturday, October 25.	Co-Chair Anthony Jones	
Page 27 Discussion Results: Environmental Impacts	“Comments most often highlighted rising energy demand and <u>water scarcity</u> , noting that increased energy use risks grid reliability and that water supplies require rigorous protection.	Looking at the community comments related to water, the overwhelming majority spoke about concerns related to increased demand for water, similar to electricity, not water scarcity. The synopsis should accurately reflect the comments.	Monica Marquina	Change “ <u>water scarcity</u> ” to “water demand”
Page 38	To complement the local community engagement completed in July 2025,...	To complement the local community engagement completed in July and October 2025	Co-Chair Anthony Jones	

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 38 Case Studies Section	N/A	I think it would be helpful to add Prince William County as a case study, especially as we had a speaker from the county present. I would include the most recent development going on in the county WRT data centers--the county board of supervisors voted to disband the noise advisory committee because it was not getting anything done.	Victoria Leonard	We agreed not to add Prince William County as a case study because the size of the County and the population are significantly different than Prince George's County's size and population. With Prince William being smaller in both respects. Although Loudoun and Frederick are smaller, we incorporated them because of their policies.
Page 46 Community and Economic Benefits Section	N/A	It would be valuable to incorporate and highlight the data from the Sage economic impact study	Victoria Leonard	The Sage Economic Impact Study may be utilized as a part of the final District Council legislative analysis/ deliberations as a part of their determination. This document was used by the State of Maryland.
Pages 47 and 48: Fulton, Georgia, Data Center Requirements - Large E Load Customers with more than 100 MW must pay for their own transmission and distribution systems.	At the state level, the Georgia Public Service Commission (PSC) approved a new rule in early 2025 that requires large-load customers (those exceeding 100 MW) will be required to pay their own transmission and distribution costs and that all new large-load contracts must be submitted to PSC for review prior to permitting and construction.	Is this how Exelon already operates in Prince George's? If not this should be considered by the State Public Service Commission.	Mary Giles	Acknowledged

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Pages 47 and 48: Fulton Georgia Data Center Requirements - Large E Load contracts must submit to the public service commission for review before the permitting stage.	"...all new large-load contracts must be submitted to PSC for review prior to permitting and construction."	Consider inclusion of this requirement before the zoning stage of the project.	Mary Giles	Acknowledged. This information may be utilized as a part of the final District Council legislative analysis deliberations as a part of their determination.
Pages 48 and 49: Atlanta, Georgia Requirements - Data Centers required to disclose plans for use of electric grid and water system (Loads and demands)	Upon its adoption, this legislation represents one of the country's strictest municipal data center regulatory frameworks, requiring that all applicants disclose plans for energy and water use, stormwater management strategy, tree impacts, and utility infrastructure requirements.	Consider inclusion of this requirement at submittal of the zoning stage of the project, as well as system analysis to confirm system adequacy and impact to surrounding properties.	Mary Giles	This is a very specific statement. We recommend that this information be utilized as part of the final District Council legislative analysis deliberations as a part of their determination. A power grid analysis is not part of the zoning process. This would potentially require additional resources.
Page 51 Last paragraph, last two sentences	Finally, Meta's design, construction, and operations of their New Albany Data Center was meant to serve as a model data center development for sustainability. The project uses 100 percent renewable energy and supports two renewable energy projects in Ohio. The data center's use of air-cooling technology begins to limit the large water demand that these centers have traditionally required.	More a question, can you provide additional details on the referenced data center that uses 100% renewable energy. How large is this data center and how are they able to obtain that amount of renewable energy?	Brad Frome	There is not enough data available for how renewables can truly be implemented for hyperscale quality data centers. Its outside the scope of the Data Center Task Force. Data Sheet: VDC DataSheet OH 1_EN.pdf and Power - Vantage Data Centers

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 58	2. Introduces Special Use Exception for data center use in rural zones to ensure no adverse impacts to residential neighbors RR (Residential, Rural) AG (Agriculture and Preservation)	Strongly disagree with requiring a SE for data centers in any area of the county. It will create too much regulatory uncertainty and time. If there are standards that will be applied, that should be adequate to ensure standards are adhered to and not require a SE process.	Brad Frome	We want to encourage community engagement through the SE and PD processes.
Page 59	2. Outline criteria for data centers proposed in rural residential zones when proximate to established residential zones.	All data centers regardless of location should have to adhere to standards relative to proximity to residential (such as setback requirements, vegetative buffers, shielding of equipment). It makes less sense to call out the rural areas for such language as they tend to be less populated.	Brad Frome	

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 60	If Prince George's County wishes to retain the existing zones that permit data center development but wants to further preserve green space and protect rural/agricultural lands in alignment with community priorities, the County could amend the current zoning ordinance to prohibit data center development in these additional sensitive areas: • All areas identified as Priority Preservation Areas in Plan 2035 • All areas identified in the Green Infrastructure Network • All areas designated under the Rural Legacy program • All areas designated under the Maryland Agricultural Land Preservation Foundation (MALPF) and other natural resource lands • Additional areas within one-half mile of an operational transit station that are not already expressly identified in the Plan 2035 General Plan as Regional Transit Districts or Local Transit Centers	Calling out such areas for a prohibition does not make sense. Some of the land in these areas is the most logical location for a data center. There is more land, more transmission lines, power plans and a greater lack of residential housing. It is not accurate to assume that data centers should be limited to industrial areas or those in industrial areas should face less restrictions as there isn't as much land zoned industrial and it is often surrounded by residential areas.	Brad Frome	We can consider underutilized areas of Prince George's County

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 60 Policy Recommendation #2 - Prohibit Data Centers in Priority Preservation Areas, Green Infrastructure Networks, Rural Legacy and MALPF.	All areas identified as Priority Preservation Areas in Plan 2035	Provide further explanation as to what impact this has on siting data centers in the county. A mapping exercise would be helpful.	Mary Giles	The map may need a legend to better convey the various environmentally sensitive lands.
Page 62	Prince George's County could adopt a similar regulatory strategy by creating a formal incentive framework that encourages the redevelopment of existing brownfields and other underperforming properties such as decommissioned federal facilities, vacant industrial parcels, or surplus public land for data center use.	The areas preferred for data centers should also include, former fly ash facilities, active and retired mining operations and other such sites that are no longer suitable for agriculture or development regardless of location in the county	Brad Frome	This is possible, but would be a policy decision to be made by the District Council.

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 62	This framework could include a dedicated “Data Center Redevelopment Overlay Zone” applied to qualifying sites as identified by the County, accompanied by potential regulatory incentives such as increased flexibility in building height, lot coverage, and setback requirements, provided that enhanced noise mitigation measures and vegetative or structural buffers are incorporated to protect adjacent residential or sensitive land uses.	I agree with this approach. The county should focus data centers on those areas that are the best candidates for data centers based on available and proximate infrastructure of the greatest value to data centers such as transmission lines, available land, setbacks from residential, etc. The benefit of such approach would also serve to limit data centers to more smaller areas of the county giving greater certainty to residents.	Brad Frome	
Page 63	Stakeholders	This list should include the EDC. They have done the most work relative to data centers and viable locations	Brad Frome	We are going to keep stakeholders as there are many other contributors to the efforts.

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 63 Policy Recommendation #3 - Identify eligible sites and assess infrastructure readiness.	Identify eligible sites and assess infrastructure readiness.	After the criteria for site eligibility has been firmly established, then the data center report should include site by site mapping of which sites are eligible. What is the mechanism to assess infrastructure readiness - discuss with Power companies and WSSC. Is this possible to be done at a planning level - or will the infrastructure readiness evaluation have to occur once the end user selects the site.	Mary Giles	If site selection criteria are developed, it will be determined when the County Council proposes legislation.
Page 65 Action #2	2. Develop amendment to the preliminary plan of subdivision to include the additional sustainability criteria (energy, water, emissions) identified above.	I am not sure matters such as energy, water usage and emissions, are typically determined at the PPS stage of a project.	Brad Frome	Yes, water/ sewer capacity is evaluated at the time of Preliminary Plan of Subdivision/ Certificate of Adequacy. However, this information may be utilized as a part of the final District Council legislative analysis deliberations as a part of their determination. The Power component is not controlled by the County but has control over the Water component.
Page 66.	• Performance rewards for data center operations that exceed state Building Energy Performance Standards (BEPS) requirements	I am not sure it is possible for a data center, based on their unique power consumption needs, to exceed BEPS standards	Brad Frome	Yes, if the County Council chooses to adopt the standards.

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 66 Policy Recommendation #5 - This policy recommends "rewards" for implementing energy innovation, best-in-class facilities, high use of renewable energy, high use of water reuse, and "exceeding state Building Energy Performance Standards".	"the County could consider creating an incentive structure for developers who advance important environmental goals or standards that address topics such as energy innovation and renewables, power source standards, water reuse and recycling, and resilient landscaping and site design standards."	Is it realistic to ever achieve high BEP Standards in Data Centers? This may be unachievable. Requiring some use of renewable energy (solar, geothermal, wind, etc.) to reduce dependence on the energy grid is a positive recommendation. DPIE lacks in-house expertise to establish these sustainability standards and to implement building energy performance standards. Otherwise, this recommendation would have to be handled by third party engineering firms.	Mary Giles	Acknowledged.
Page 66 Paragraph 1	"the County could consider creating an incentive structure for developers who advance important environmental goals or standards that address topics such as energy innovation and renewables, power source standards, water reuse and recycling, and resilient landscaping and site design standards."	It would be helpful to identify what types of incentives could be included in the "incentive structure for developers"	Victoria Leonard	Acknowledged, this would have to be determined by stakeholders (ie. County Executive, County Council, PGC EDC, residents).

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 72 #8 subtitle	DISCOURAGE SPECULATIVE DATA CENTER DEVELOPMENT BY INCENTIVIZING PROJECTS TO PURSUE PLANNED DEVELOPMENTS	I do not understand the use of Planned Developments in this context. Is that meant to serve as an overlay zone of sorts or a separate category of Planned Developments that any project can apply to utilize that is only allowed on certain underlying zones?	Brad Frome	This would allow for a use determination by the County Council as well as innovative designs of data centers and further encourage community/ public benefits around the use in specific communities.
Page 74 Priority Recommendation #9 - 500' setback would eliminate most viable sites in Prince George's.	“While the greatest distance codified in the case studies was a minimum of 500 feet, 52 this distance would effectively eliminate most of the viable development sites within the County. The existing zoning ordinance mandates that “a Qualified Data Center shall be located on land with a minimum acreage of 25 acres in size, at least four thousand (4,000) feet from a Regional Park, and the use shall be within a structure that is at least three hundred (300) feet from any residential use.” The County could consider increasing this distance to 400 feet with an exception that the total setback could be reduced to a minimum of 300 feet provided that certain performance criteria are incorporated into the site design.”	Please explain criteria for sites considered viable with this statement. Also provide site locations and size that are viable with 500' setback, 400' setback, 300' setback to existing or planned residential - and existing or planned mixed use that may contain residential. Also existing schools.	Mary Giles	Agreed, the Zoning Ordinance has this requirement for properties located in the Rural Residential (RR) Zone. It is an analysis that should accompany future legislation, should the County Council wish to proceed with legislation.

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 76-77 Priority Recommendation #10 - Current Prince George's Zoning Ordinance has an exception for noise generation from emergency generators	While Prince George's County has already established exceptions for emergency generator use for data centers, the County could consider additional requirements that allow exceptions for scheduled, periodic acoustic testing to ensure that backup generators comply with the Noise Ordinance standards.	What is the rationale for exceptions to noise limitations from emergency generators for Data Centers? The exception should be eliminated from the code. The noise should be mitigated by installing a housing around the generators or other means.	Mary Giles	This will be utilized as a part of the legislative analysis.
Pages 76-77 Priority Recommendation #10 - This priority recommendation requires more enforcement of noise ordinances, ongoing after occupancy.	3. Enforce through DPIE inspections and complaint tracking.	DPIE suggests the use of third party qualified acoustic engineers be utilized during the design, and post use/occupancy permit phase of enforcement.	Mary Giles	This comment is a suggestion and not a requirement that can be utilized as a part of the applicant's design phase.
Page 78-79 Priority Recommendation #11 - Special Exception Zoning Approval required for all Data Centers	Amend the zoning ordinance to require Special Use Exception for all data centers regardless of the underlying base zone.	Consider requiring Detailed Site Plan process as opposed to Special Exception process for Data Centers. The DSP involves public hearings, with the Council able to call up these cases.	Mary Giles	This is not the full purpose of the Detailed Site Plan. A detailed site plan does not discuss conversations regarding the use, but does consider discussions regarding site conditions.

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 80-81 Priority Recommendation #13 - Community Benefit Agreements (CBAs)	Regarding compliance, Prince George's County has an established precedent with the Community Benefit Agreement Compliance Committee serving as an accountability body for the MGM development. Leverage the committee to understand what has been effective in Prince George's County, what accountability and enforcement approaches have worked, and how a data center-specific development might learn from previous experiences.	It is good to hear that Prince Georges County has a successful program for well enforced CBAs. Members of the CBA committee should be consulted for crafting of the legislation for CBAs.	Mary Giles	Acknowledged.

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 82 Paragraph #2	Additional project-level CBAs could then be negotiated between developers, community representatives, and County officials to create targeted benefits that reflect the specific context, scale, and impacts of each development. Formal CBAs could be incorporated as a component of the Site Plan approval process. ⁵⁹ This approach draws on precedent in Prince George's County, where the Community Benefit Agreement Compliance Committee has ensured accountability for MGM's commitments,	It would be helpful to identify examples of targeted benefits that CBAs could include.	Victoria Leonard	Further analysis is needed from stakeholders (i.e. residents, County Council, Office of the County Executive, PGC EDC). The examples can be utilized as a part of the legislative analysis.
Page 82 Paragraph #3	Compliance with the CBA should be linked to eligibility for financial incentives or permit approvals to ensure enforceability. By combining statutory baselines with flexible, project-specific CBAs, counties can balance developer certainty with meaningful community outcomes, ensuring that CBAs are both predictable and responsive to local needs.	There should be a clawback of financial incentives if the CBA is not met.	Victoria Leonard	Further analysis is needed from stakeholders (i.e. residents, County Council, Office of the County Executive, PGC EDC). It will be utilized as a part of the legislative analysis.

Qualified Data Center Task Force Report Analysis

Page Number	Original Text from DRAFT Report	Task Force Member Response	Task Force Member	Staff Recommendation
Page 84 CBA Opportunities Goal (Column 1)	Set clear targets for hiring local residents in both construction and long-term operational roles.	Should include targets for local hiring AND jobs with family-sustaining wages and benefits	Victoria Leonard	Further analysis is needed to determine the appropriate targets, working with the stakeholders
Page 84 Education Section (Column 2)	Invest in STEM education, digital literacy, and workforce readiness programs that build long-term talent pipelines.	Add pre-apprenticeship readiness	Victoria Leonard	Add workforce readiness programs.
Page 87 Economic Analysis Section, Paragraph #1	Simultaneously, an economic analysis could be solicited by the EDC to provide a neutral assessment of the potential costs and benefits of data center development on the County's economic base through the lens of local employment and tax revenue. With a better understanding of the potential opportunities present, the EDC would be able to make informed recommendations to the County Council on the level of legislation/type of regulatory environment that the County should create to best position itself in alignment with public opinion and the relative economic opportunities present.	In addition to the EDC, you should also list the MD Tech Council. I also think doing such an impact study should be highly recommended instead of simply suggested.	Victoria Leonard	Agreed

Qualified Data Center Task Force Report Analysis

General Issue	Task Force Member Name	Staff Recommendations
Did we visit a data center in Prince William or Loudon County? I thought we visited a Loudoun County Data Center.	Co-Chair Anthony Jones	Loudon County Data Center
This comment pertains to the map in the appendix that reflects undeveloped land in water category 3 and 4. Please amend this map to reflect category 5 sites also. Category 5 sites can be served by public water, after going thru the category change process. This change will be more accurate with regard to available sites for Data Centers.	Mary Giles	This map only reflects sites that are currently have a water/ sewer designation suitable to serve the Qualified Data Center use.
The draft data center task force is very well prepared. This report assimilates in easy to read format the various components of the expert testimony, community outreach, comparison to other jurisdictions in a very professional manner.	Mary Giles	Acknowledged
The codes should establish allowable small scale data centers that do not have to comply with more stringent requirements. For example, many businesses house their own small scale data centers to support commercial or institutional operation. Should more stringent data center zoning requirements apply only to the large or very large data centers?	Mary Giles	Acknowledged



November 3, 2025

FOREWARD

This Foreword is written in collaboration with the NAACP National Director for Environmental and Climate Justice, Abré Conner, Esquire. Please refer to these [Frontline Framework Community Guiding Principles](#) for context.

Dear fellow Qualified Taskforce Members:

As a member of this task force, I appreciate the opportunity to share my concerns and input, which is intended to be a shared effort reflecting all of our thoughts in a unified presentation of recommended next steps. While we had a very limited time for review, different communication shared with other people, and still have not discussed how this will be socialized to the community, I want to ensure that I highlight the reasons why this report should better reflect concerns we heard as well as more critically take into consideration the feedback we heard from community that they do not want data centers built in the potential locations for buildouts. The issues raised throughout the report and policy recommendations will undoubtedly have far-reaching consequences for the community, the environment, and the principles of transparent governance. After reviewing the report and related documentation, I provide the following summary of observations and concerns, structured in accordance with the committee's review process.

Questions on Methodology and Basis for Conclusions

I believe we have all heard the community's concerns, so I find the ultimate conclusion to move forward with data centers somewhat confusing. This conclusion to move forward with large-scale data center projects by creating opportunities for "mitigating" concerns without actually addressing the community's concerns raises significant questions regarding the analytical methods and evidence used to support that determination. A robust and transparent methodology is essential for decisions of this scale. Key questions that I still have include:

- What measurable criteria determined PG's suitability, and how were alternative sites evaluated for comparison?
- Were energy grid impacts, water resource dependencies, and infrastructure resilience factors fully modeled? And can you point me to what you used to do so?
- Was an independent peer review or validation performed by external experts to verify assumptions regarding the scientific methodology to support your policy recommendations?
- How do the report's findings account for local and regional environmental data, including cumulative emissions effects, and how do the maps that highlight potential locations consider that?
- On what basis were sustainability projections forecasted beyond the short-term planning horizon, and who was part of those conversations?

Despite sharing a 200-page document, without clarity on the research design, data sources, and analytic weighting, the conclusion to move forward remains methodologically unsubstantiated.

Concerns Regarding Timeline for Review and Taskforce Participation

I consistently expressed concern about the limited timeline allowed for review and feedback. Such a constrained schedule undermines substantive engagement and limits stakeholders' ability to provide meaningful input. I also have concerns regarding the community's engagement in this document, as it was presented without a clear timeline for review and input, with clear rules of engagement. This surely cannot be done with integrity regarding community input before the end of 2025. Given the complexity of this issue, a more deliberate review period is warranted within the task force, as well as at the community level.

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Although our process has not had a structure that truly fosters meaningful engagement, moving forward, we should consider implementing phase-based consultations or extended comment windows, as well as additional public hearings regarding draft findings, to promote a more inclusive and informed process. It will also better align the committee's work with its principles of participatory governance.

Necessity of Strong Regulations: Lessons from Memphis and Bessemer

Experiences in other jurisdictions demonstrate how inadequate regulation and a lack of transparency can erode public trust. In Memphis, Tennessee, the xAI data center project advanced without adequate disclosure of environmental impact assessments, raising major questions about groundwater usage and compliance with zoning ordinances. Similarly, the Bessemer, Alabama, project faced public outrage after significant environmental data and community impact assessments were withheld under nondisclosure agreements. While the taskforce focused on jurisdictions it believed aligned with next steps, we cannot ignore that we are repeating recent harms without more transparency. These examples highlight how insufficient oversight and communication can produce long-term harm and distrust. If the task force is to consider data center expansion, stringent oversight measures must be built into the process from the outset. These should include:

- Mandatory public disclosure of environmental studies
- Ongoing compliance and impact reporting accessible to residents
- Third-party monitoring and audits for accountability
- Such safeguards are essential to avoid replicating the harmful patterns observed in other states.

Legal and Structural Authority to Ensure Transparency

Regulators and agencies responsible for development oversight hold explicit authority under state administrative law and open governance statutes to act transparently. A task force is not exempt from the spirit of laws meant to encourage transparency, and this task force has the authority and obligation to do so. Thus, creating vacuums in processes goes against how we should operate as a task force, and the report does not highlight a clear process for how certain decisions were reached as well as who else may have been consulted to reach certain assumptions.

Misrepresentation of Community Input and Concerns

The report's portrayal of public sentiment appears inconsistent with widely documented community perspectives. While the report suggests that residents may support data center development with modifications, independent reporting and public meeting transcripts reveal substantial concerns about environmental impact, power and water usage, and the costs to ratepayers, as well as the loss of community autonomy.

The following questions merit attention:

- Will dissenting or critical statements be accurately recorded and included in the final report?
- Did third-party evaluators oversee the collection and interpretation of community feedback?
- Have original survey data or transcripts been made public for verification? Aligning the report's interpretation of public input with empirical data and on-the-ground sentiment is essential.

Conclusion

The path toward responsible regional development must rest on transparency, rigor, and respect for public trust. Before any conclusion is drawn in favor of proceeding with large-scale data center projects in Prince George's County, further methodological clarification, more time to delve deeply into potential harms, and a corrected representation of community voices are necessary. I urge the committee to take these concerns under serious consideration. The decisions made here will set a precedent for how innovation, environmental responsibility, and public accountability intersect in our region's future.

-end-



EXECUTIVE SUMMARY

To: PGC Qualified Data Center (QDC) Task Force

November 3, 2025

From: Staci Hartwell, Strategic and Legislative Advisor, South County Environmental Justice Coalition (SCEJC) and Member of the PGC QDC Task Force

Subject: "Is The Juice Worth the Squeeze?" | Unanswered Questions and Concerns | Comments on the *Prince George's County (PGC) Qualified Data Center (QDC) Task Force Draft Report*

Executive Summary

Prince George's County faces an unprecedented environmental, economic, and social risk from the unchecked expansion of data centers. The current draft report of the PGC Qualified Data Center Task Force fails to address fundamental questions about the environmental, fiscal, and community impacts of this industry.

Key Concerns

- **Incomplete Data and Lack of Expert Quantitative Analysis** – Task Force members did not receive verified, quantitative data on air and water quality, zoning, FERC compliance, or cumulative environmental and health impacts. Without this evidence, the Task Force cannot assess the accurate scale of harm posed by large-scale data center development.
- **Unmet Climate and Energy Goals** – A single hyperscale data center could erase years of progress toward the County's greenhouse-gas reduction goals and the State's 100% clean-energy target, undermining rooftop solar, EV, and energy-efficiency investments. This goal is part of a broader climate plan that aims to achieve a 60% reduction in greenhouse gas emissions by 2031, according to the Maryland Department of the Environment.
- **Community Opposition and Lack of Transparency** – Over 21,000 residents have signed [a petition](#) opposing the proposed Landover data center, and more than 400 attended community forums to voice opposition. Residents decry opaque decision-making and fast-tracking of approvals without equitable public engagement. The current version of the draft report does not include comments and recommendations gathered from the fourth community outreach event.
- **Faulty Comparisons and Misleading Assumptions** – Prince George's County cannot be fairly compared to Loudoun, Frederick, or Prince William Counties. Its higher population density, smaller land area, and existing cumulative pollution burdens make such parallels misleading and harmful to policy design. The American Lung Association has consistently given PGC a failing grade for air quality.
- **Regulatory Gaps and Insufficient Oversight** – Agencies, including PJM, MDE, PSC, and MEA, have yet to evaluate cumulative impacts or perform cost-benefit analyses comparing community burdens against potential fiscal gains.
- **Process Concerns: Gensler Group Public Outreach** – Community input sessions facilitated by Gensler Group were biased toward highlighting benefits rather than risks. This approach reflects marketing, not credible data/statistical analysis, and undermines public trust.
- **Legislative and Community Alignment** – Senator Anthony Muse and the majority of the District 26 Delegation formally and publicly oppose unregulated data center expansion, aligning with community sentiment and emphasizing the need for equitable development.

Conclusion

Until quantitative data, independent expert analyses, and transparent community processes are incorporated, any recommendations to advance data center development are premature and risk irreversible harm to Prince George's County communities, both environmentally and economically.



COMMENTS

To: PGC Qualified Data Center (QDC) Task Force.

November 3, 2025

From: Staci Hartwell, Strategic and Legislative Advisor, South County Environmental Justice Coalition (SCEJC) and Member of the PGC QDC Task Force

Subject: "Is The Juice Worth the Squeeze?" | Unanswered Questions and Concerns | Comments on the Draft PGC QDC Task Force Draft Report

There is no greater immediate environmental and climate threat to Prince George's County (PGC) than the unchecked expansion of qualified data centers (QDC). These massive industrial facilities will intensify environmental degradation, significantly increase financial burdens on electric and water ratepayers, strain already overtaxed infrastructure, and pose measurable risks to public health, property values, and overall community well-being. Left without meaningful regulation, a single hyperscale data center would erase the County's hard-won progress toward carbon reduction, undermining rooftop solar, electric vehicle, and energy-efficiency investments made to date, and make it impossible to meet the County's climate action plan greenhouse gas reduction goal or the State's clean energy target by 2035.

We are already feeling the effects: skyrocketing utility bills with none of the promised local economic benefits that other counties were told to expect. More than 21,000 verified residents and concerned citizens have signed the petition opposing the proposed Landover data center, with similar concerns growing in Bowie, Oxon Hill, Clinton, Eagle Harbor, and Andrews Air Force Base. Opposition to data centers grows as more PGC residents become aware that the perceived clandestine onslaught of data centers and the fast-tracking of approvals is revealed. Over 400 residents attended the final ad hoc community listening session, with an overwhelming majority opposing further data center expansion. Not one environmental or public health organization has endorsed data centers without comprehensive consideration of zoning, environmental, and health impacts, nor without evaluation of viable alternatives.

Prince George's County is not Loudoun, Frederick, or Prince William Counties. We are far more densely populated, have significantly less available land and have long-established communities suffering from cumulative climate and environmental impacts. Comparisons between PGC and those jurisdictions are not an "apples to apples" comparison; they are an "apple to anvils" comparison. The assumptions and recommendations within the Task Force's draft report, therefore, risk creating a misleading narrative about the true viability of data centers in this County.

Our regulatory and advisory bodies — including PJM, MDE, PSC, MEA, and others — have not adequately addressed the community-specific impacts of the proposed Landover facility or of data centers more broadly. The Task Force's proceedings lacked testimony from community advocates, public health experts, and labor representatives who could offer verifiable and relevant employment data. Nor did the report evaluate or model the long-term financial costs to residents against the limited fiscal benefits to the County, leaving the essential question unanswered: "Is the juice worth the squeeze?"

As a Task Force member, I, like every other participant, am unable to provide informed comment on several critical areas. We did not receive verifiable, quantitative data or expert analysis on air and water quality, zoning, environmental impacts, FERC compliance, or community impacts.

Without this information, the Task Force cannot meaningfully assess the potential scale of harm associated with unchecked data center development. Consequently, the current PGC Qualified Data Center (QDC) draft report lacks the comprehensive understanding, regulatory clarity, and enforceable safeguards needed to evaluate and mitigate the implications for public health, water supply and discharge, air quality, property values, and infrastructure resilience.

As the South County Environmental Justice Coalition's (SCEJC) Strategic and Legislative Advisor and a volunteer with the organization, my focus is centered on environmental and climate justice. My comments are based on issues related to environmental and Climate equity. The following is our coalition partner's response to the letter received from the Maryland Department of the Environment, dated October 27, 2025, and the impacts on air quality. Attachment 1. is Vivek Ravichandran, PhD, Director of Research and Policy, for the Center for Engagement, Environmental Justice, and Health INpowering Communities (CEEJH INC), response to Secretary McIlwain's letter in response to the questions provided by MNCPPC leadership. ***It is important to note that the Task Force members did not vet the questions submitted to Secretary McIlwain.***

Attachment 2. is a copy of the recent letter from Senator Anthony Muse (D-26) to Governor Moore regarding the outlook and stance of District 26's state legislators on data centers. His comments reflect the will of the people and the majority delegation. The majority of the District 26 State delegation stands in ***resolute*** opposition to the development of the Landover site, as well as unregulated data center development, due to concerns over zoning, environmental impacts, public health, and the lack of ratepayer protections against generation and transmission costs.

Until these critical gaps are addressed, any policy recommendations to advance data center development in Prince George's County are premature and risk inflicting irreversible harm on our communities.

I would be remiss if I did not share our coalition's comment on the process Gensler used to conduct the community outreach meetings. The following comments are from respected leader and former Mayor of Eagle Harbor, Noah Waters, PhD:

Data Analysis vs. Marketing

November 3, 2025

The Prince George's County Council has engaged the Gensler Group to collect data, gather input, and provide analysis on proposed data centers in the county. However, a hallmark of legitimate data analysis is the unbiased collection and interpretation of data. Unfortunately, the Gensler Group's methods of data collection appear inconsistent with these core principles.

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Data Analysis vs. Marketing (continued)

During the Qualified Data Center Taskforce public forum on July 26, 2025, the Gensler Group talked about and overwhelmingly directed members of the public to write down what they perceived as the benefits of data centers. Opportunities for participants to express concerns or potential negatives were limited and not equally represented.

Credible data collection and analysis follow established academic and statistical best practices—methods designed to minimize bias and ensure that findings accurately reflect the full range of public opinion. By focusing their questioning on the benefits of data centers, the Gensler Group effectively led respondents toward favorable answers, creating bias in the resulting data.

No matter the cost, reputation, or sophistication of the firm involved, this approach represents marketing, not genuine data analysis. It is, in effect, the promotion of data centers under the guise of research—a high-tech sales pitch presented as public engagement.

Unfortunately, the County Council may rely on this skewed analysis to make decisions affecting the future of Prince George's County. The public deserves transparency—and must get involved to ensure that decisions are based on credible, unbiased data, not marketing spin.

*Respectfully submitted,
Noah Waters, PhD
Former Mayor, Eagle Harbor*

Prince George's County must not allow economic expediency to override community health and climate responsibility. Before any further action is taken on data center development, the County and State must implement comprehensive environmental assessments, enforce transparency, and establish clear regulatory frameworks that safeguard ratepayers, uphold environmental justice, and preserve public trust. Until such measures are in place, advancing new or expanded data center projects would be premature and risk inflicting irreversible harm on the people and environment of Prince George's County

Respectfully submitted,



Staci Hartwell

Member, PGC Qualified Data Center Task Force

Attachments:

1. Dr. Vivek Ravichandran's comments on Landover Data Center and Secretary McIlwain's MDE letter dated October 27, 2025.
2. Senator Muse's letter to Governor Moore expressing opposition to unregulated data centers in D26
3. ADDENDUM I | State-Level Policy Recommendations
4. ADDENDUM II | Adapting State-Level Policy Recommendations for County Implementation



ADDENDUM I | State-Level Policy Recommendations

Adopt and Enforce the Maryland CHERISH Act

Establish the Community Health and Environmental Responsibility in Sustainable Hosting (CHERISH) Act to create statewide data-center-specific standards. Require environmental impact and cumulative-emissions modeling before siting approvals. Mandate the public disclosure of energy use, water consumption, and backup generator testing data. Link permitting to renewable-energy sourcing and equitable community benefits.

Establish a Maryland Data Center Oversight Commission

Create a multi-agency oversight body (MDE, MEA, PSC, and DNR) to review all large-scale data center proposals for compliance with state climate and EJ goals. Coordinate permitting across jurisdictions and develop statewide enforcement mechanisms for emissions, water use, and grid reliability.

Require Cumulative Impact and Environmental Justice Assessments

Codify the use of MDEnviroScreen and EPA's EJScreen tools for all data center approvals, mandate EJ Impact Statements and cumulative-burden analyses. Prohibit facility clustering in census tracts already identified as overburdened and condition approvals on enforceable community-benefit agreements (CBAs). Use the data to inform Zoning recommendations.

Strengthen Transparency and Accountability

Require annual public reporting of emissions, water use, and energy consumption by facility. Implement community monitoring partnerships with academic and EJ organizations. Establish a public data dashboard for statewide tracking of data center environmental performance.

Align Development with State Climate and Energy Goals

Integrate data center planning into Maryland's Climate Solutions Now Act framework. Enforce renewable offset requirements and diesel-generator phase-out schedules. Incentivize the adoption of clean technologies such as battery storage and microgrids.

Reinstate and Implement the Maryland RENEW Act Study

Reintroduce and advance the Maryland RENEW Act Study, previously passed by the General Assembly but vetoed by Governor Moore, to examine the full Renewable Energy, Environmental, and Workforce (RENEW) impacts of large-scale energy-consuming industries, including data centers. This study should:

- Conduct a comprehensive statewide assessment of how data centers affect Maryland's renewable energy capacity, grid reliability, and emissions goals.
- Evaluate the economic and workforce impacts of renewable integration, local job creation, and labor equity.
- Identify regulatory gaps in siting, permitting, and energy distribution between high-demand industries and residential ratepayers for authentic utility ratepayer protections. Help enforce the Office of People's Counsel proposal/legislation called "bring your own generation" (BYOG or BYOC), which would require or strongly incentivize large new loads to pair with new generation in the same local area, so the load does not force other customers to pay for remote transmission projects or to shoulder increased market prices.
- Recommend legislative and administrative reforms to align data center energy demand with Maryland's 100% clean-energy goal by 2035.
- Reinstating and funding this study would provide the state with a data-driven foundation for balancing digital infrastructure growth with Maryland's commitments to environmental justice and renewable energy.

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ADDENDUM II | Adapting State-Level Policy Recommendations for County Implementation

While the state-level policy recommendations outlined above establish a comprehensive framework for regulating data center growth and protecting environmental justice (EJ) communities, their successful implementation depends on strong alignment and action at the county level. Prince George's County, in particular, has the authority and opportunity to translate these principles into local policy through planning, zoning, permitting, and community oversight mechanisms. To do so, the following modifications and applications are recommended:

Local Adoption of CHERISH Act Principles

Prince George's County can adopt ordinances mirroring the Maryland CHERISH Act by requiring environmental and health impact assessments, community benefit agreements (CBAs), and public transparency standards for any proposed data center development. These local measures would operationalize state objectives within county jurisdiction.

Establish a County Data Center Oversight Board

Modeled after the proposed state-level oversight commission, the County Council can establish a Data Center Oversight Board composed of representatives from the Department of Permitting, Inspections, and Enforcement (DPIE), the Department of the Environment (DoE), community organizations, and local universities. This body would review applications, monitor compliance, and ensure that county-level decisions align with climate and EJ goals.

Integrate MDEnviroScreen into Local Planning and Zoning Reviews

The County should formally incorporate MDEnviroScreen and other environmental justice mapping tools into its planning, zoning, and permitting processes to identify communities that are overburdened. This would prevent the clustering of industrial-scale data centers in vulnerable or high-exposure census tracts.

Enhance Local Transparency and Community Engagement Requirements

The County can adopt legislation requiring developers to publicly disclose environmental performance data, such as energy consumption, emissions, and water use, on an annual basis. Community monitoring partnerships, modeled after state transparency provisions, can be established with local EJ organizations and academic institutions.

Align County Development with State Climate and Energy Goals

Prince George's County can integrate the goals of the Climate Solutions Now Act and the RENEW Act Study into its comprehensive plan and capital improvement program. This ensures that new digital infrastructure projects contribute to, rather than compete with, renewable energy targets, grid stability, and equitable access to energy for residents.

Summary

In essence, county-level implementation serves as the operational backbone of state policy. By adapting the CHERISH Act, RENEW Act Study, and related recommendations to local governance structures, Prince George's County can lead the state in establishing a replicable model for climate-conscious, community-centered digital infrastructure planning.

-end-



Date: October 30, 2025

To: Ms. Staci Hartwell, Member of the PGC Qualified Data Center Task Force

Re: Maryland Department of the Environment Letter of October 27, 2025

My name is Dr. Vivek Ravichandran, Director of Research and Policy at the Center for Engagement, Environmental Justice, and Health Inpowering Communities (CEEJH INC). While I acknowledge the efforts of the Maryland Department of the Environment (MDE) in protecting human health in the state, the response fails to meaningfully assess or address the cumulative and localized environmental impacts of data center operations, particularly in relation to air quality, water use, and waste management. While MDE references existing permit categories such as Air Quality Permits and Water Appropriation and Use Permits, the letter provides no credible scientific references, guidance documents, or mitigation frameworks for managing the rapidly expanding data center industry's environmental footprint.

This makes the entire case an environmental justice issue. Prince George's County is one of the most demographically significant counties in the United States when it comes to environmental justice. It is a majority-Black county (over 60%), with large Hispanic and immigrant populations, and includes many low- to moderate-income neighborhoods situated near industrial corridors, highways, and energy infrastructure. Wealth and environmental protection are unevenly distributed: southern and central parts of the county experience higher pollution burdens, poorer air quality, and limited green infrastructure, compared to more affluent or less industrialized areas. Federal guidance from the EPA's Environmental Justice Screening Tool (EJScreen) identifies multiple census tracts in Prince George's County as EJ hotspots, with elevated exposure to particulate matter, traffic density, and proximity to hazardous waste and energy facilities. While this tool has been withdrawn by the Trump Administration, state-level tools like MDEnviroScreen still exist. While EJ organizations/advocates have been calling for the codification of the tool, MDE can still demonstrate its commitment towards environmental justice by using the tool for situations like this. Adding clusters of data centers, which emit nitrogen oxides (NOx), particulate matter, and greenhouse gases during generator testing, risks compounding these burdens for predominantly Black and Brown communities already overexposed to environmental hazards.

MDE limits its discussion to backup generators permitted under existing Clean Air Act requirements, without analyzing cumulative emissions impacts from clusters of data centers or the frequency of generator testing that can elevate localized ground-level ozone (O₃), NO_x, and PM_{2.5} levels. The agency's reliance on the "Major Source" threshold neglects the reality that multiple data centers within close proximity can collectively exceed those thresholds, posing significant public health risks, especially in EJ communities identified throughout Prince George's County. There is no mention of diesel generator phase-out timelines, air dispersion

modeling, or renewable energy integration to reduce emissions intensity, issues highlighted repeatedly in the County's Task Force report (e.g., community concerns about emissions, energy demand, and health risks).

MDE offers no reference to empirical studies, EPA guidance, or best practices from other jurisdictions (e.g., Loudoun or Frederick Counties) that have implemented continuous emissions monitoring, sound and vibration limits, or special use permitting for data centers (see pp. 44–46, Frederick County section of the report).

Without such references, the response reads as procedural rather than analytical, merely restating existing permit processes that predate Maryland's surge in data center development. MDE's statement fails to acknowledge or propose regional impact modeling, air toxics inventories, or community monitoring partnerships to measure real-world effects. In contrast, the Task Force report and public feedback clearly call for stronger environmental oversight, transparency, and cumulative impact assessments, none of which are reflected in MDE's letter. This omission is particularly concerning given that Prince George's County is home to vulnerable EJ populations already experiencing high pollutant exposure and limited regulatory recourse.

To align with national and regional best practices, MDE should:

- Develop data center–specific environmental guidelines addressing generator emissions, water withdrawal and discharge, and waste heat management.
- Require cumulative emissions modeling and regional air quality monitoring in areas zoned for multiple facilities.
- Collaborate with EPA and local governments to create EJ screening and mitigation protocols.
- Publish publicly accessible environmental performance data for permitted facilities to increase transparency.

In summary, MDE's response reflects a reactive, compliance-based approach rather than a proactive environmental protection framework. Without incorporating empirical data, cumulative impact analysis, or EJ considerations, the agency risks perpetuating the very environmental inequities that the Prince George's County Task Force was established to address.

Sincerely,

Dr. Vivek Ravichandran, Director of Research and Policy
Center for Engagement, Environmental Justice, and Health
INpowering Communities (CEEJH INC)

C. ANTHONY MUSE
Legislative District 26
Prince George's County

Committees

Judicial Proceedings
Vice Chair, Executive Nominations
Rules



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Miller Senate Office Building
11 Bladen Street, Room 422
Annapolis, Maryland 21401
410-841-3092
800-492-7122 Ext. 3092
Anthony.Muse@senate.state.md.us

The Honorable Governor Wes Moore
100 State Circle
Annapolis, Maryland
21401-1925

October 2, 2025

Dear Governor Moore,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed data center development at the Landover Mall site in Prince George's County. As you may know, this development has raised significant concerns among community members, and I believe it is crucial to consider the broader implications of such a project for our residents and the environment.

Recently, Prince George's County has taken a commendable step by temporarily halting new data center developments through an executive order and council resolution. This pause, effective until December 31, 2025, allows for a thorough review by the County's Qualified Data Center Task Force, which is examining the economic and environmental impacts of data centers. The community has voiced clear opposition to the Landover Mall project, citing concerns over energy consumption, environmental degradation, and a lack of transparency in the decision-making process.

The proposed \$5 billion data center project threatens to exacerbate several critical issues:

1. Increased Energy Demand: The data center's substantial electricity requirements could overwhelm our already strained power grid, resulting in higher electricity bills for families and local businesses in Prince George's County.
2. Reliability Issues: While your administration aims for 100% carbon-free energy by

2035, the growth in renewable energy sources is not keeping pace with rising demand. Data centers often rely on fossil fuels for consistent power, which contradicts our state's green energy objectives.

3. Rising Costs: With electricity prices on the rise, introducing data centers that compete for power could lead to even steeper rates, further burdening our community.

4. Infrastructure Strain: The addition of a large data center would put increased pressure on local resources, such as water, power, and cooling systems, leading to potential issues for residents.

5. Environmental Concerns: Data centers are notorious for their high-water consumption, which can strain local water resources, particularly in areas already facing water stress. This is an issue that many other states, such as California, are beginning to address through legislation like Assembly Bill 93, which mandates data centers disclose their water use.

6. Local Voices Matter: Community members in Prince George's County deserve a say in decisions that affect their environment and quality of life. The current development process has not provided adequate opportunities for public input, which is essential for maintaining trust between residents and local government.

In light of these concerns, I wanted to bring this project to your attention and share my opposition to the proposed data center at Landover Mall. Instead, I would like to consider exploring alternative developments that prioritize sustainable economic growth and job creation while safeguarding our community and environment. Prince George's County deserves a project that uplifts its residents, rather than one that drains vital resources.

Thank you for your attention to this urgent matter. I hope you will support Prince George's County in opposing this data center proposal and advocate for a more responsible approach to development in our state.

Sincerely,

C. Anthony Muse
Legislative District 26
Prince George's County

Appendix M

Qualified Data Center Subject Matter Analysis

May 14, 2025



Agenda



Prince George's County
QUALIFIED DATA CENTER TASK FORCE
Meeting Agenda

Wednesday, May 14, 2025 11:00 AM M-NCPPC Largo Headquarters

WELCOME

ATTENDANCE

DISCUSSION

- Purpose of Task Force - CR-16-2025
- Introduction of each Task Force Member and Overview of Expertise
- Review of Future Agenda
- Website and Email Address
- Other Topics

CLOSING REMARKS

NEXT MEETING

ADJOURNMENT

7/10/02/27/21

County Council Resolution CR-016-2025

The purpose of the Qualified Data Center Task Force is to:

- Address the impact of data centers on existing and future local energy demands and potential impacts to County ratepayers and taxpayers in meeting future energy demand;
- Environmental impact of data centers on the air, water and woodland quality and supply in Prince George's County including recommended measures to mitigate negative impacts;
- And impact on quality-of-life aspects of areas surrounding data centers such as viewsheds, open and green spaces, accessibility and urban mobility, and social or recreational facilities.

Meeting Ground Rules

- Open Meetings Act
- CR-16-2025 and Recommendation Report
- Meeting Date, Time, & Location (No Meeting in August 2025)
- In-Attendance Required – Quorum Needed
- All-Task Force Meetings at MNCPPC Largo HQ – Recorded and Posted Online
- Optional Events:
 - Public Engagement - Three Community Meetings (North, Central, and South County)
 - Site Visit(s)
- Other Topics

The Task Force and M-NCPPC

M-NCPPC Staff Support: Cr-016-2025

- The Qualified Data Center Task Force will be composed of twenty (20) members, to be appointed by the Chair of the County Council, based on subject matter expertise in their respective industry or representative as a stakeholder.
- The Planning Department shall provide staffing for the Qualified Data Center Task Force and shall submit research, policy and regulatory recommendations within a report to the County Council **on or before November 30, 2025**.

Introductions

REPRESENTATIVE	TITLE	ORGANIZATION
Edward Burroughs III, Task Force Co-Chair	Council Member (District 8)	Prince George's County Council
Anthony Jones	Acting General Counsel	Office of National Drug Control Policy
Wala Blegay, Esq.	Representative, Office of the County Executive	Prince George's County Council
Mary Giles	Deputy Director	Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)
Monica Marquina	Director, Government Affairs	Washington Sanitary Service Commission (WSSC)
TBD	Representative	Maryland Public Service Commission
Griffin Benton	Vice President, Government Affairs	Maryland Building Industry Association (MBIA)
Darryl Barnes	President & CEO	BI-County Business Roundtable
Christopher Duncan	Director, Government Affairs	Exelon

REPRESENTATIVE	TITLE	ORGANIZATION
TBD	Representative	SMECO
Martin Ezemma	Representative	Prince George's County Economic Development Corporation (PGCEDC)
Nina McHugh	Representative	Maryland Office of the People's Counsel
Staci Hartwell	Representative	South County Environmental Justice Coalition
Tom Natelli	President & CEO	Natelli Communities
Michael Stellino	Senior Managing Director, Development	Elion
Dr. David Tilely	Associate Professor, Higher Education Institution	University of Maryland, College Park Environmental Science & Technology
Brad Frome	Workforce Development Representative	RISE Investment Partners
Victoria Leonard	Labor Representative	LIUNA
Don Slaiman	Labor Representative	IBEW Local 26
Crystal Carpenter	Representative	Avondale Springdale Civic Association
		Qualified Data Center Task Force (as of May, 2025)

Final Remarks and Adjournment

For More Information On The Task Force, visit:

<https://www.pgccouncil.us/1051/Qualified-Data-Center-Task-Force>

E-mail:

datacenters@ppd.mncppc.org



June 11, 2025

PRINCE GEORGE'S COUNTY

QUALIFIED DATA CENTER TASK FORCE MEETING



PRESENTED BY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

WHAT IS A DATA CENTER?

A DATA CENTER IS A CENTRALIZED
PHYSICAL FACILITY THAT STORES
BUSINESSES' CRITICAL
APPLICATIONS AND DATA.

The American Planning Association



WHY ARE THEY IMPORTANT?



Significant growth in the economic technology sector, increasing the need for information in an expedient and reliable format



Provides critical IT infrastructure to manage, store, evaluate, and process a massive amount of data / information



Job creation



Tax revenue



Information security



Community benefits & partnerships

WHO / WHAT IS IMPACTED?

- Education system
- Construction industry
- Public safety
- Healthcare organizations
- Government institutions
- Financial institutions
- Residents
- Businesses
- Utility companies (water/sewer, electric, etc.)
- Other infrastructure (roadways, fiber optics, etc.)
- Environment

DATA CENTERS ARE ALLOWED IN WHICH ZONING DISTRICTS IN PRINCE GEORGE'S COUNTY?

RR	Rural Residential
CGO	Commercial General Office
IE	Industrial, Employment
IH	Industrial, Heavy
NAC	Neighborhood Activity Center
TAC-E	Town Activity Center-Edge
TAC-C	Town Activity Center-Core

Source: Prince George's County Code

PRINCE GEORGE'S COUNTY COMMUNITY MEETINGS

NORTHERN PRINCE GEORGE'S COUNTY

Prince George's County
Department of Parks and
Recreation Headquarters

July 10, 2025

6–8 p.m.

CENTRAL PRINCE GEORGE'S COUNTY

Prince George's Sports &
Learning Center

July 17, 2025

6–8 p.m.

SOUTHERN PRINCE GEORGE'S COUNTY

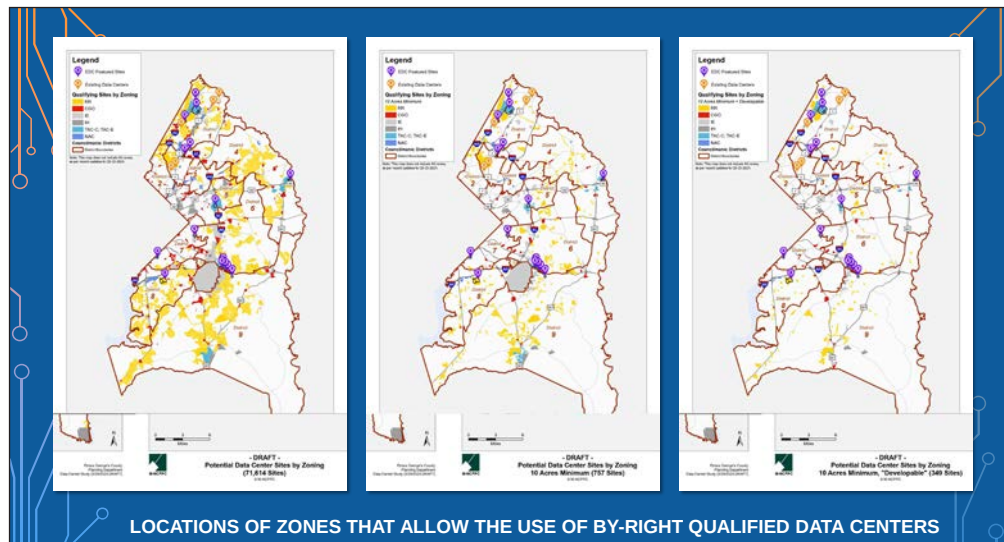
Southern Regional Technology
and Recreation Complex

July 26, 2025

10 a.m.–Noon



Optional for Qualified Data Center Task Force members, but members are welcome to attend.



DATA CENTER TOURS & LOCAL GOVERNMENT MEETINGS

1. Loudoun County
2. Prince William County
3. Frederick County



Optional for Qualified Data Center Task Force Members. More information to come.

FOR MORE INFORMATION

James R. Hunt

Deputy Planning Director
james.hunt@ppd.mnccpc.org

Vanessa Akins

Special Program Management Coordinator
vanessa.akins@ppd.mnccpc.org



CONTACT US

- <https://www.pgccouncil.us/1051/Qualified-Data-Center-Task-Force>
- datacenters@ppd.mnccpc.org



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Gensler

WSSC Water

July 9, 2025



Data Centers & Water: Understanding the Impact

Intergovernmental Relations Office

Kenneth Simons, Government Affairs Manager

July 9, 2025



Agenda

- WSSC Water At A Glance
- Why do data centers need water?
- How do data centers get the water they need?
- What impact could data centers have on water quality, infrastructure, and rates?
- Q/A

2

WSSC WATER AT A GLANCE



- ★ **107 years** of no drinking water quality violations, ever.
- ★ **Peak Performance Awards** for wastewater treatment and resource recovery excellence.



8th

Largest combined water and wastewater utility in the United States by population served



1.9M
Residents served



162 MGD
Water provided each day



1000 Sq. Miles
Size of WSSC Water's Service Area



1,700+
Members of Team H₂O deliver on our mission



\$114.9B
WSSC Water supports the economic output of Prince George's and Montgomery counties



\$1.8B
FY2025 Operating & Capital Budget



\$4.9B
6-Year Capital Improvements Program



\$9B
In infrastructure assets maintained on behalf of our customers



Why do data centers need water?

Cooling Systems



- Data centers need to cool their computer servers due to heat generation.
- Their servers and equipment run 24/7, generating a tremendous amount of heat. Without cooling, the systems could overheat, shut down, or be damaged, which would disrupt services.
- Data centers often rely on **water for cooling** and generally use one of two system types: **closed-loop** or **open-loop**. The difference affects how much water is used, how it's managed, and what the environmental impact is.
- The type of cooling system chosen is an economic decision made by developer (capital and operating costs)

5

Cooling Systems: Closed-Loop Systems



Commonly paired with chilled water systems

- Water circulates in a sealed loop and is reused
- Very little water is lost during regular operation
- Often used in areas with water conservation goals or stricter permitting

Water Use: Low (typically less than 5,000 gallons per day for a mid-size facility)

Cost: Highest to install and maintain

Real-World Example: Meta's Gallatin, TN data center uses a closed-loop system to minimize water use

6

Cooling Systems: Open-Loop Systems



Commonly includes cooling towers (evaporative cooling)

- Water is exposed to air and evaporates to remove heat
- Evaporated water must be constantly replaced with fresh water
- Frequently used due to its energy efficiency and lower operating cost

Water Use: High (can exceed 4–5 million gallons per month at large facilities)

Cost: Least expensive to operate but highest in water demand

Real-World Example: Google's data center in The Dalles, OR uses evaporative cooling supplied by the local water system

7

Cooling Systems: Air Cooling



- Uses fans and outside air instead of water
- Works best in cool, dry climates
- Not commonly used in hot or humid regions

Water Use: None

Real-World Example: Microsoft facilities in Sweden use air cooling in favorable climates

8



In sum, water use depends on the **cooling system, climate, and facility size.**

9

Loudoun County: A Case Study



- Often referred to as the **"Data Center Capital of the World."**
- Loudoun County, Virginia is home to over **27 million square feet** of data center space – over 200 data centers primarily served by Loudoun Water
- Loudoun Water has **up to 5 million gallons of reclaimed water per day** available to serve data centers during peak summer months.
- Used around 900 million gallons of water in 2023.



10



Potable Water



Clean, treated drinking water from public water systems

- **Most common source**
 - Used in the vast majority of data centers today
 - Provided by the local water utility such as WSSC Water
- **Used directly in cooling systems**
 - Especially in open-loop systems with cooling towers
- **Key Considerations**
 - Draws from the same supply that serves homes, schools, and hospitals
 - Could increase stress on public water infrastructure
 - May require utility upgrades

13

Reclaimed Water (Treated Wastewater Effluent)



- **Increasingly considered as a sustainable alternative**
 - Sourced from local wastewater treatment plants
 - Used primarily in cooling systems, golf courses, athletic fields, or other non-drinking water needs
 - Commonly paired with closed-loop or hybrid cooling systems
- **Key Considerations**
 - Requires additional treatment to meet MDE non-potable water quality standards
 - Requires additional infrastructure for dedicated pumping and piping
 - WSSC Water has looked into the feasibility of developing reclaimed water systems within the County
 - Typically economical when data centers are within close proximity to a wastewater treatment plant
 - An opportunity exists to explore land-use re-designations/re-zoning to allow data centers within close proximity to wastewater treatment plants – **similar to Loudoun County**

14




WSSCWATER
DELIVERING THE ESSENTIAL

Ultimately, most data centers rely on potable water, although opportunities exist to consider developing reclaimed water sources

15




WSSCWATER
DELIVERING THE ESSENTIAL

What impact could data centers have on water quality, infrastructure, and rates?

16

Water Quality



Thermal pollution and **chemical discharge** are the two primary water quality concerns associated with data centers.

17

Water Quality: Thermal Pollution



Heated water discharged back into the environment after use in cooling processes

- Can occur when data centers use open-loop cooling systems
- Warm water is released into rivers, lakes, or other natural bodies of water
- Alters the temperature of the receiving water source

18

Water Quality: Thermal Pollution cont.



Potential Impacts

- Can disrupt local ecosystems and aquatic life
- Reduces oxygen levels in the water, affecting fish and plant health

Mitigation Considerations

- Closed-loop systems significantly reduce or eliminate thermal discharges
- Some facilities use cooling ponds or towers to dissipate heat before discharge
- Regulatory compliance often requires temperature limits on discharge water

19

Water Quality: Chemical Discharge



Release of water containing treatment chemicals or other substances used in cooling systems

- Cooling towers and water treatment systems often use biocides, anti-corrosion agents, and scale inhibitors
- If not properly managed, discharged water may contain residual chemicals
- Can be released through blowdown (the flushing of cooling system water to control buildup)

20

Water Quality: Chemical Discharge cont.



Potential Impacts

- Harmful to aquatic ecosystems and downstream water quality
- May contribute to nutrient loading, toxicity, or bioaccumulation in waterways
- Can trigger regulatory violations or fines if limits are exceeded

Mitigation Considerations

- Requires permits and monitoring under National Pollutant Discharge Elimination System (NPDES) or local discharge regulations
- Chemical alternatives or improved formulations may reduce environmental risks
- On-site treatment or routing to local wastewater systems can help mitigate impacts

21

WSSC Water's Infrastructure



- Infrastructure needs will be based on the location, size of the data center, and water cooling needs
- These needs would be identified through our development and permitting process.
- This process would be similar to any development that requires additional capacity.

22

Rates



- The development of data centers would generally have no direct impact on increasing rates for other customers
- By law, WSSC Water is required to charge uniform rates across all customer classes.
- Customer categories are based on meter size, not on use.
- A data center would be treated as a typical industrial customer (i.e., stadium or manufacturing plant)
- Benefits of reclaimed water systems can include reduced water rates but require legislative action and public service commission approval to establish a new rate tier

23

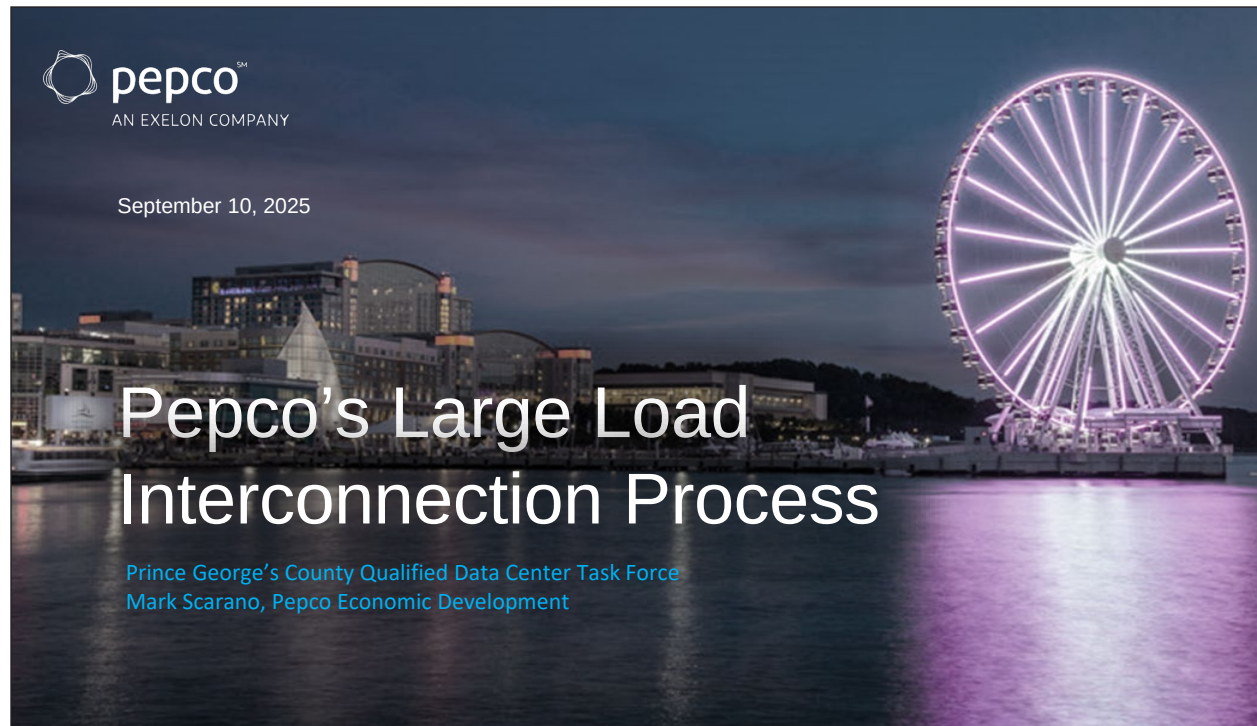


Questions?

24



September 10, 2025



Data Centers and Pepco Maryland

International and domestic growth of data centers

Data centers are ubiquitous in our lives, running 24/7 for websites, email, cell phones, cloud computing, artificial intelligence, blockchain, cryptocurrency, financial transactions, and other vital uses. The hardware, memory, and storage needs to adequately serve the growing data center industry are fueling an unprecedented demand for energy.



Data Center Demand is Growing Globally

By 2030 data centers are projected to require **\$6.7 trillion** in new investments to keep pace with demand, particularly for data centers processing artificial intelligence. Current estimated global data center capacity is at 82GW, but demand could drive growth to rise as much as up to 22% annually eventually reaching 219GW by 2030.

Source: McKinsey, Apr 2025



US Datacenter Energy Demand to Double or Triple by 2028

Surging power demand in the US shows no signs of abating with some projections indicating demand could consume up to 12% of total US electricity by 2028. According to the Department of Energy, data centers usage rose from 58TWh in 2014 to 176TWh in 2023 and could increase as much as 580TWh by 2028.

Source: DOE Lawrence Berkeley National Laboratory, Dec 2024



Northern Virginia, Data Center Powerhouse

Neighboring Northern Virginia is the largest data center market in the world, employing 10,420 operational jobs, providing \$26.6 billion in economic output, and, in 2022, paying \$640 million in taxes to Virginia and \$1 billion to local governments.

Source: Northern Virginia Tech Council, Apr 2024



Pepco Maryland's Prospects for Data Centers

Because of significant demand, secondary markets around the country such as Maryland have benefited from data center interest; particularly due to the State's proximity to Northern Virginia. In 2024, PHI experienced a 10-fold increase in load requests primarily from data center developers.

Pepco's Economic Development staff serves on the Prince George's County Data Center Task Force

We work with both Montgomery and Prince George's counties' economic development agencies to proactively identify sites for future data center growth

We're developing a relationship with the Maryland Economic Development Corporation (MEDCO) to partner on their Site Readiness Program.

Our Large Load Interconnection Team

Your partners in bringing energy to your project

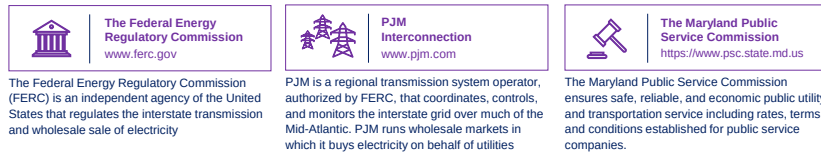
Pepco Technical Groups

Our Economic Development Team will work with internal technical experts from across Exelon and Atlantic City Electric to manage your project.



Federal and State Regulators

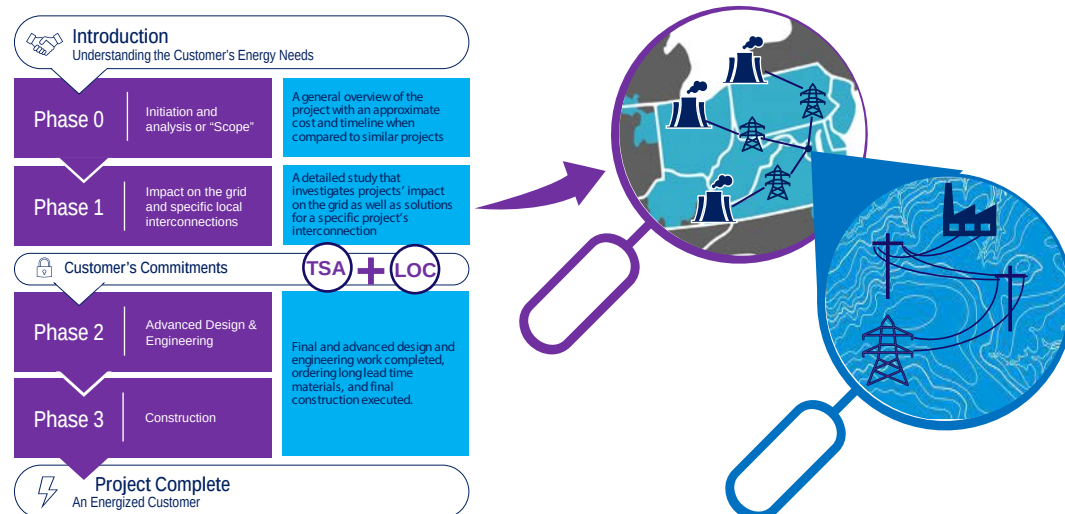
As an investor-owned electric enterprise, Exelon and its operating companies, including Pepco, are regulated at both the federal and state levels.



pepco

3

The Large Load Interconnection Process



pepco

4

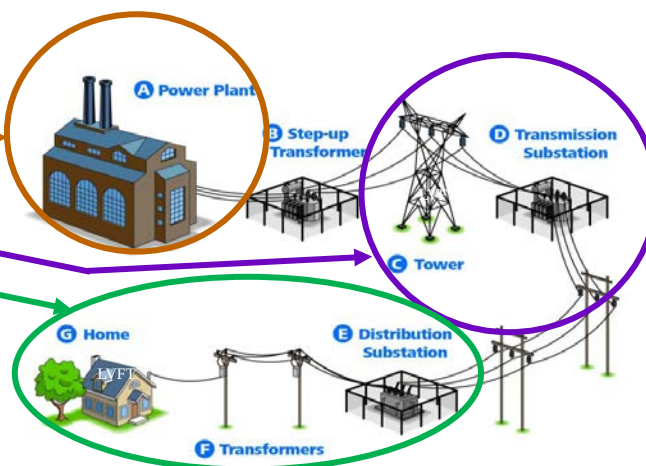


Thank you

Mark Scarano, Sr Economic Development Manager
Pepco Holdings, Inc
mark.scarano@exeloncorp.com

Appendix Types of Utility Rates

- Customers are billed on one consolidated bill for four different types of rates
 - **Energy Supply**
 - **Transmission**
 - **Distribution**
 - **Other Riders**
 - Capital trackers, energy efficiency programs
- Each rate type has an applicable utility cost and rate to recover those costs, with varying regulatory processes



PJM

October 8, 2025



Powering Prince George's: What's Next for the Region's Energy Future

Jason M. Stanek
Governmental Services

Prince George's County Qualified Data Center Task Force

October 8, 2025

www.pjm.com | Public

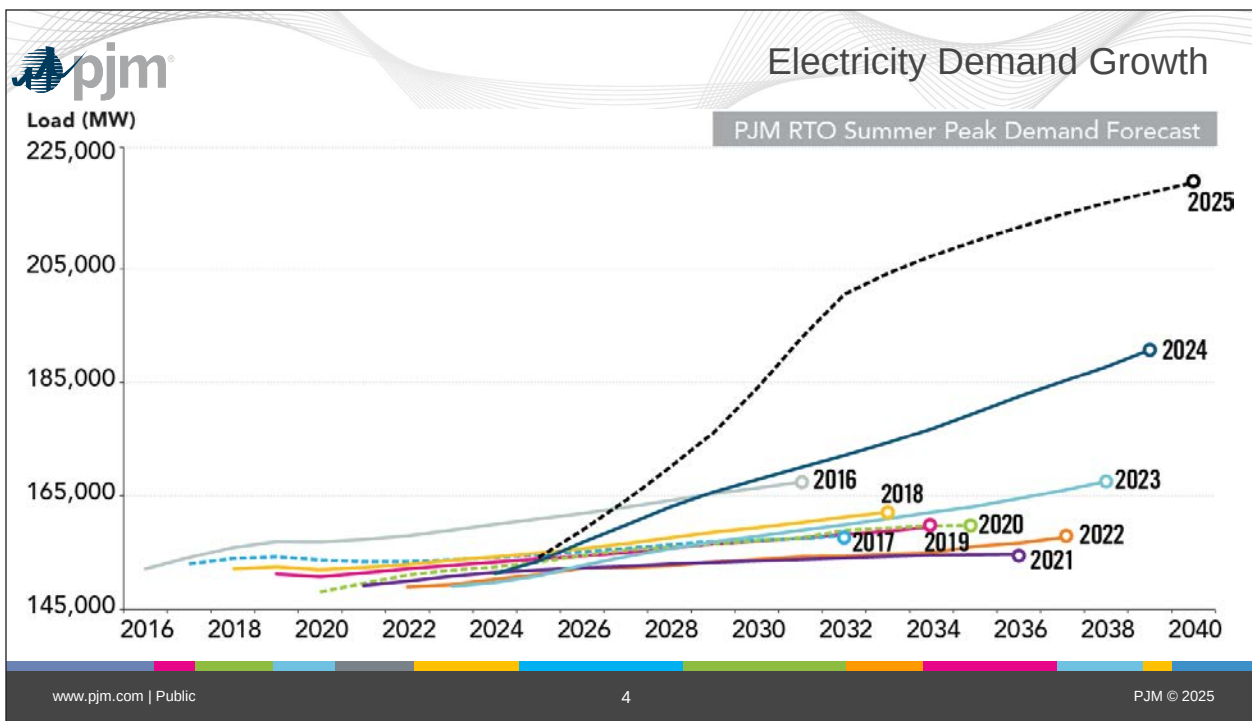
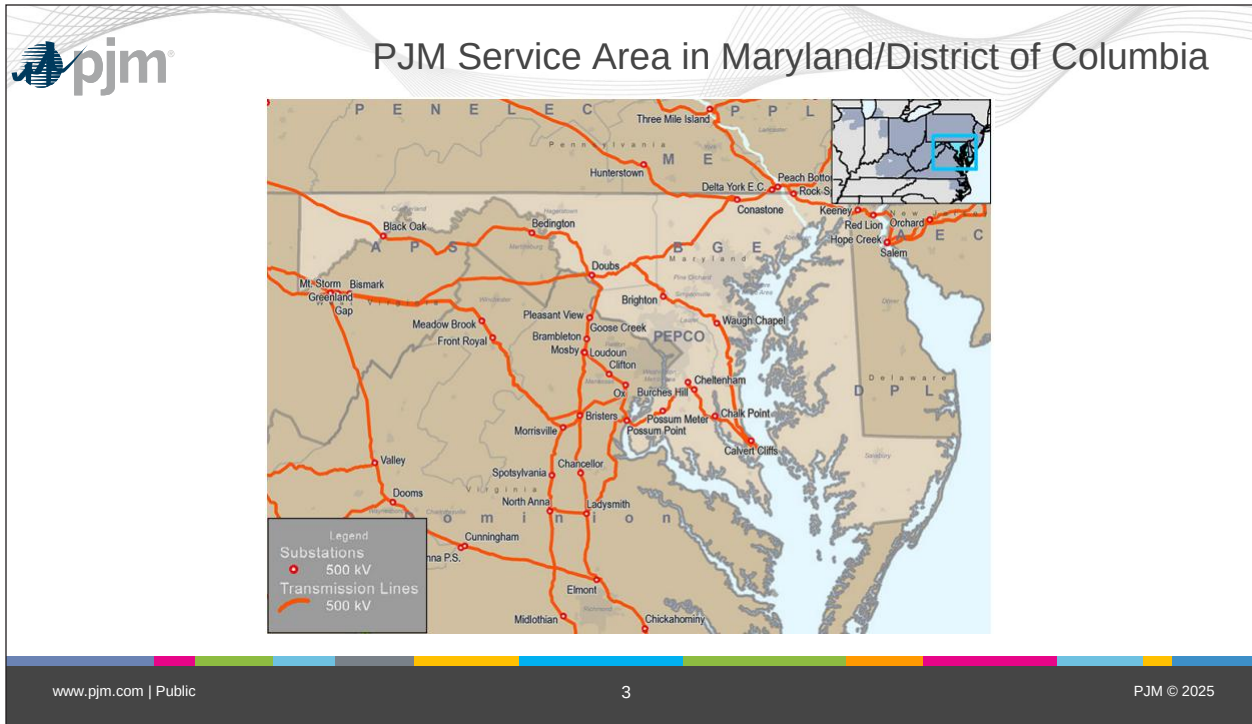
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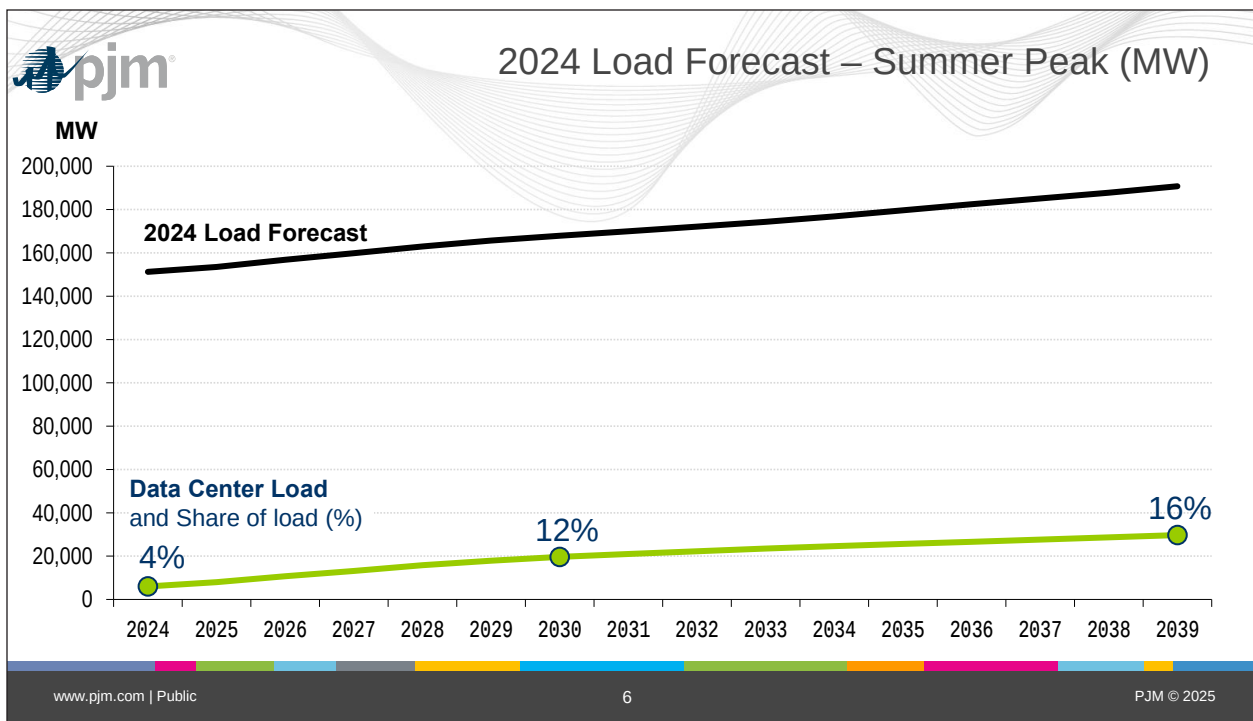
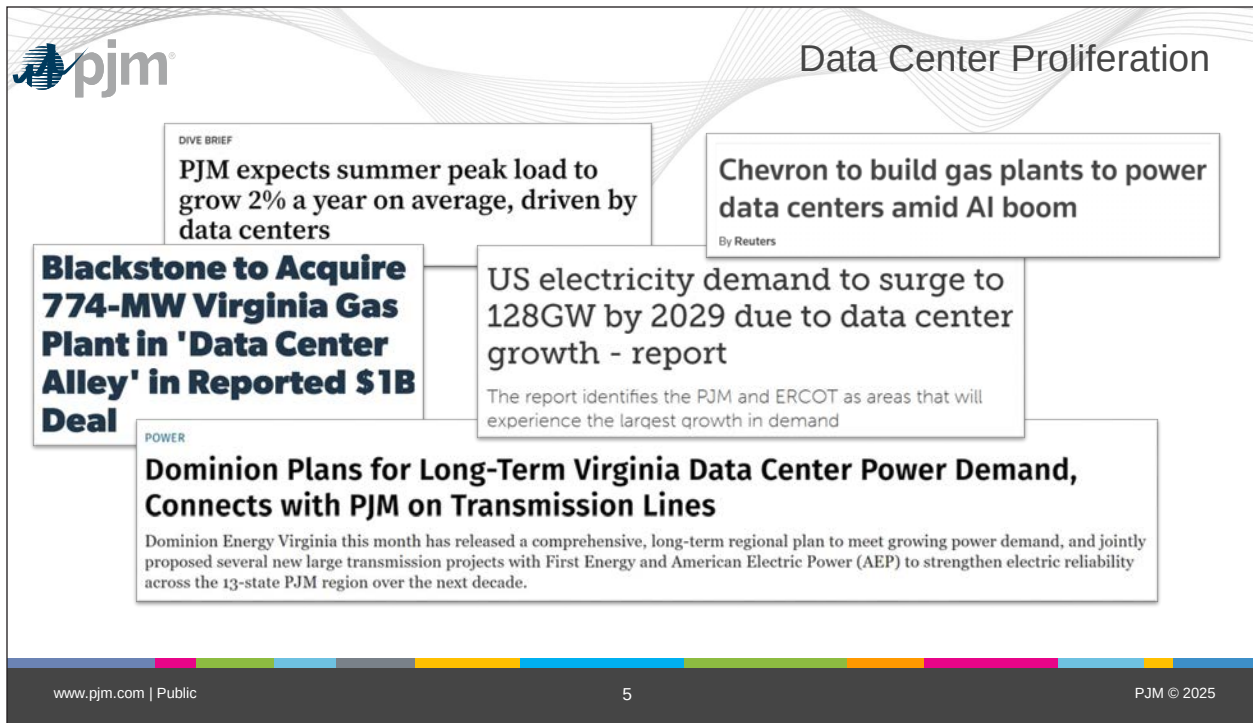


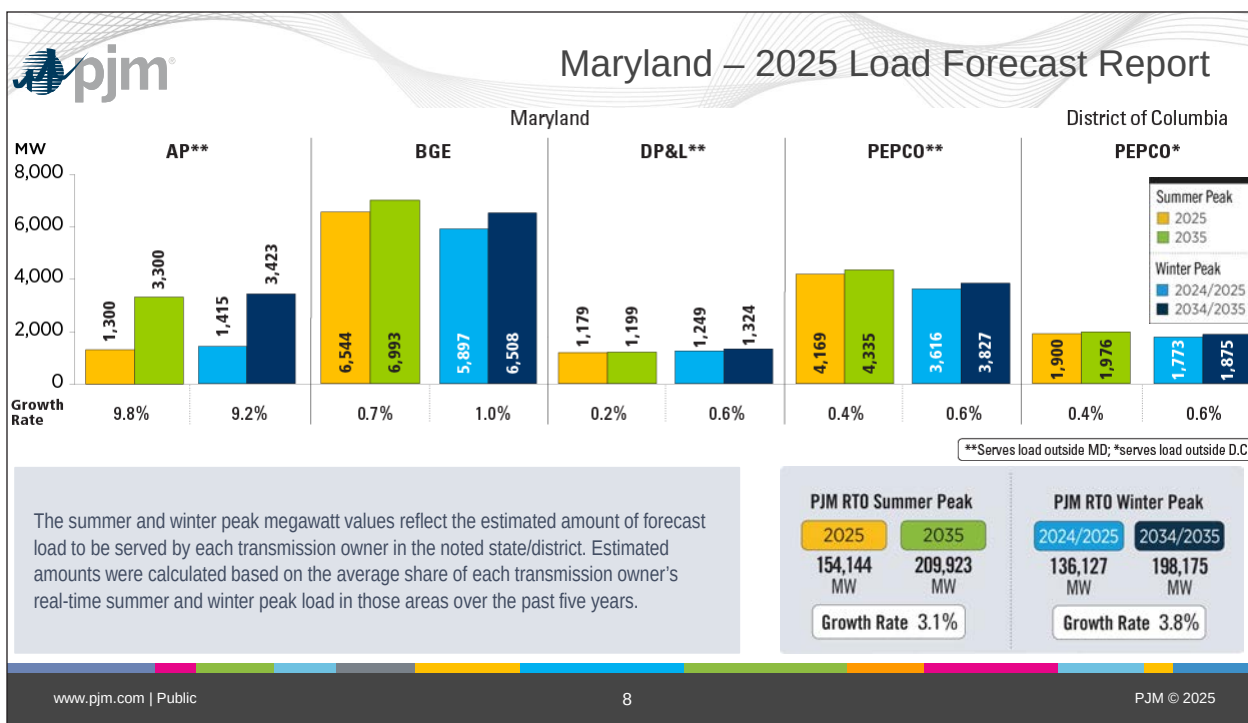
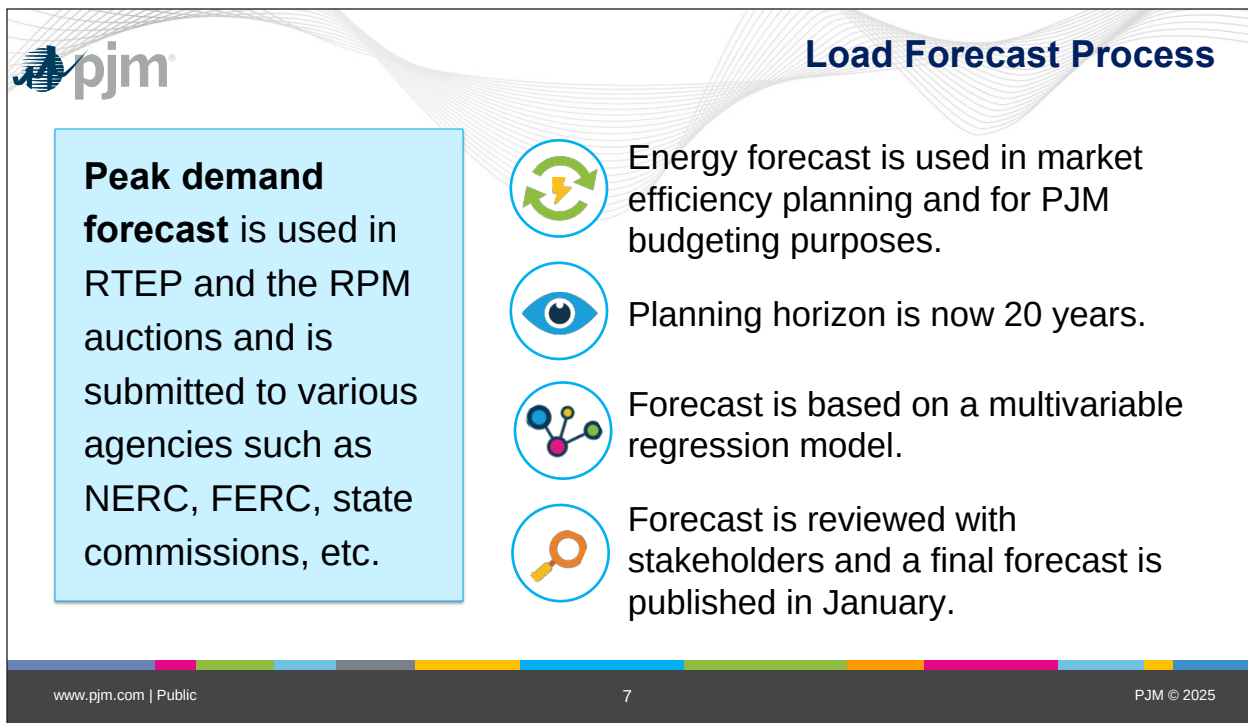
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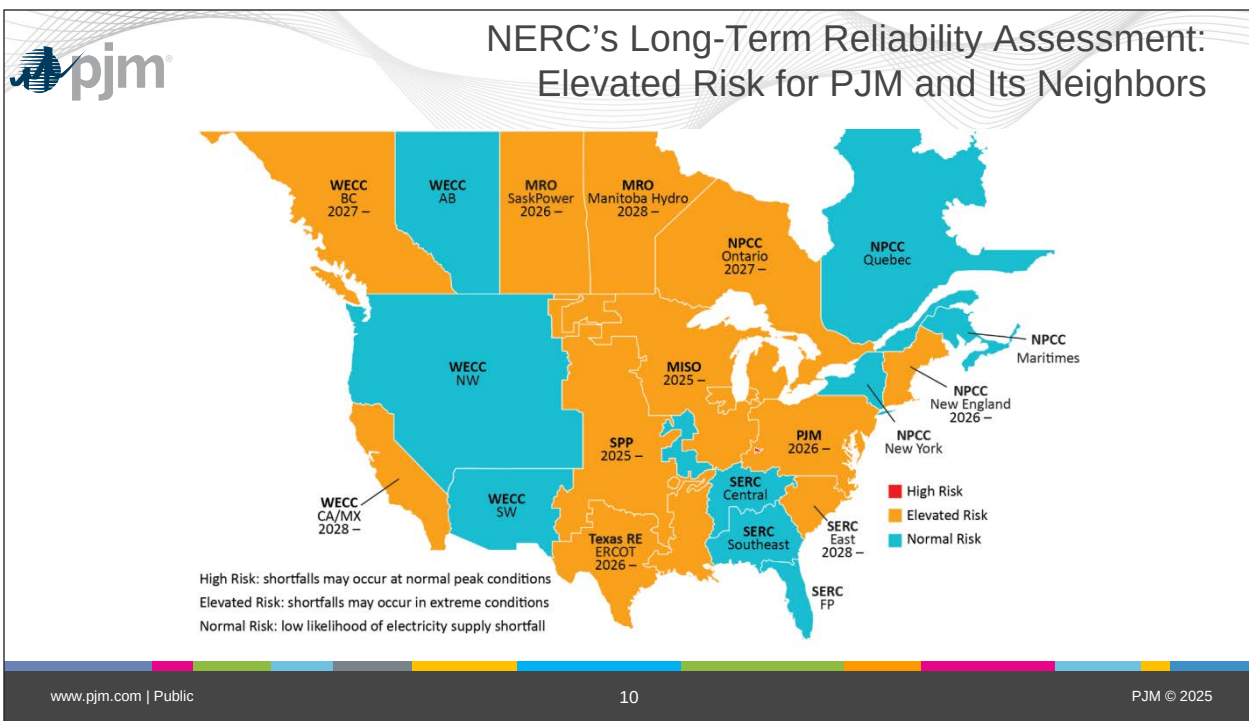
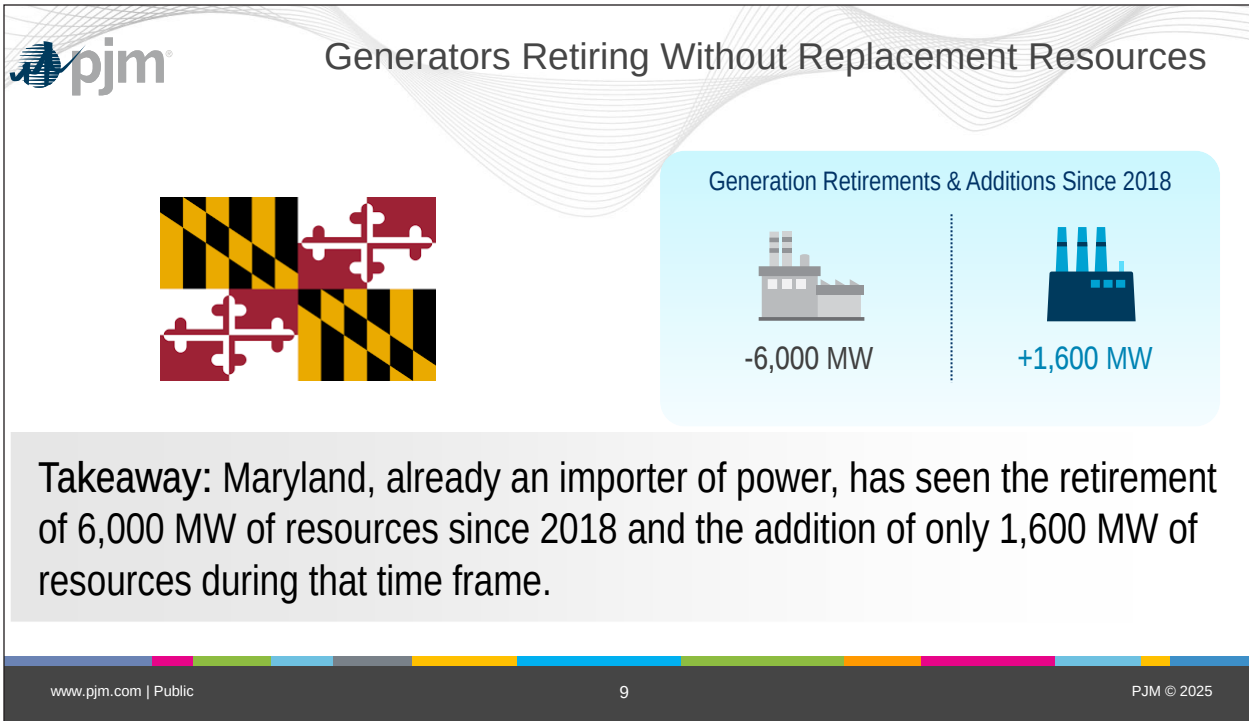
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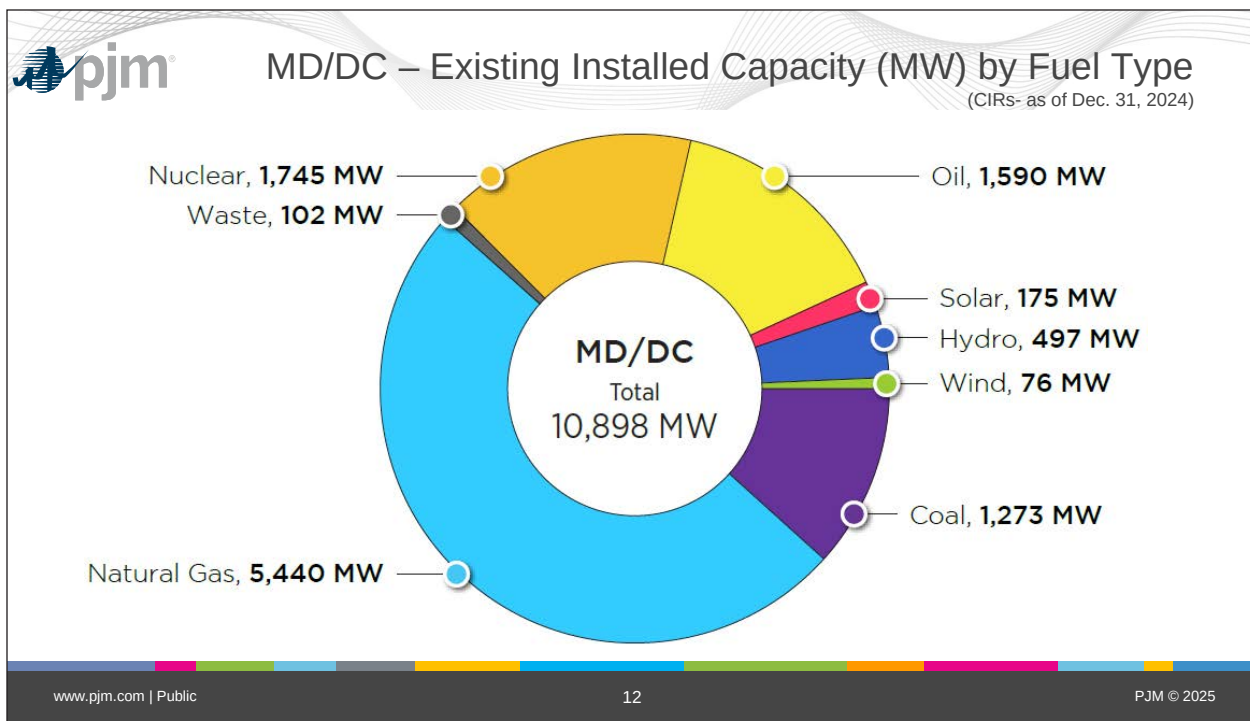
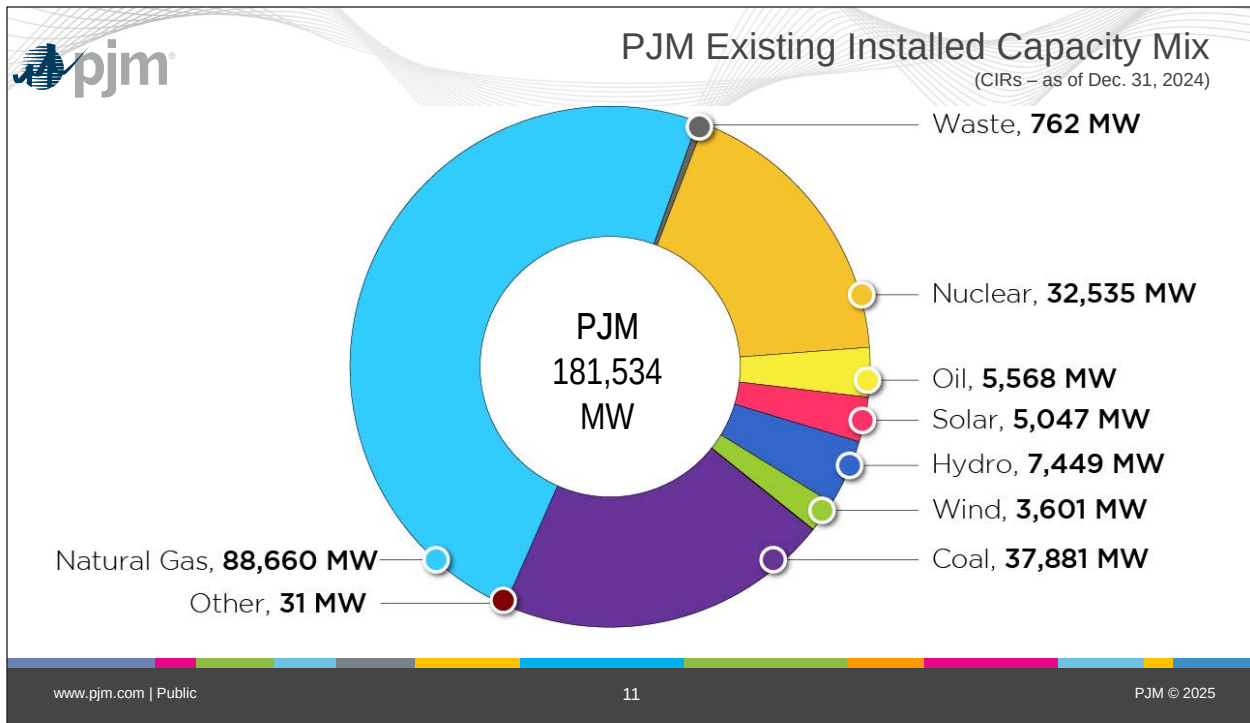
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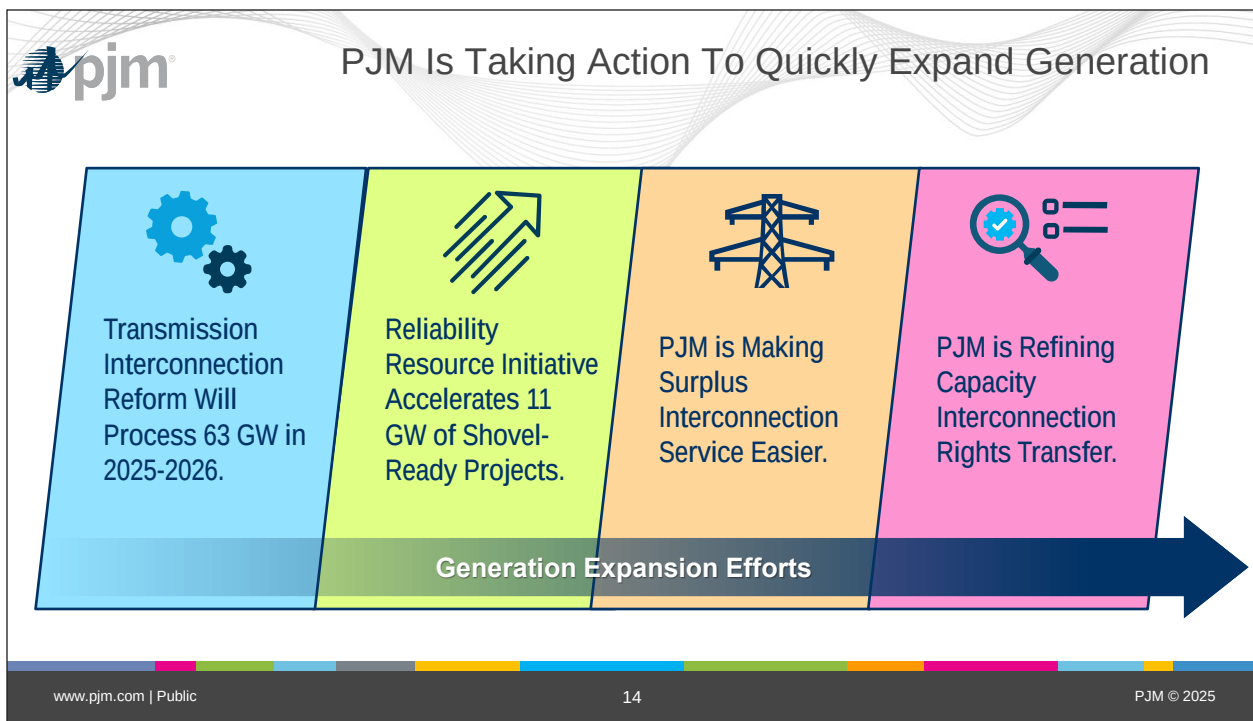
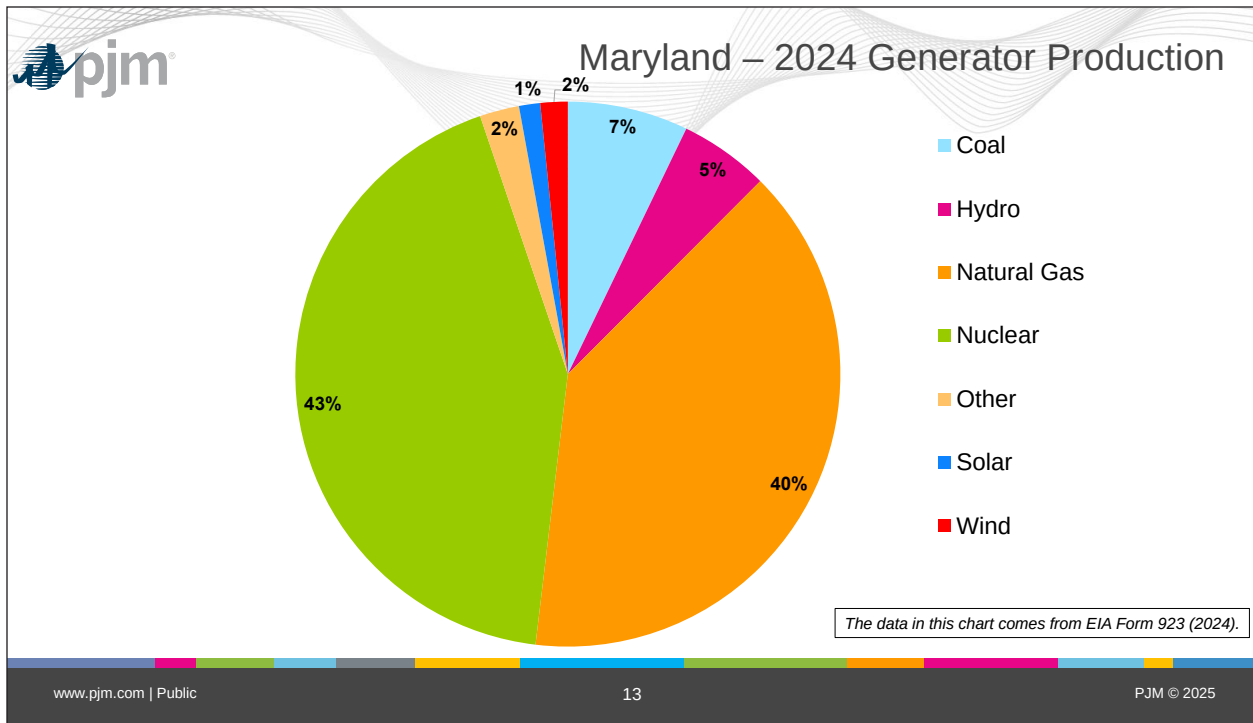


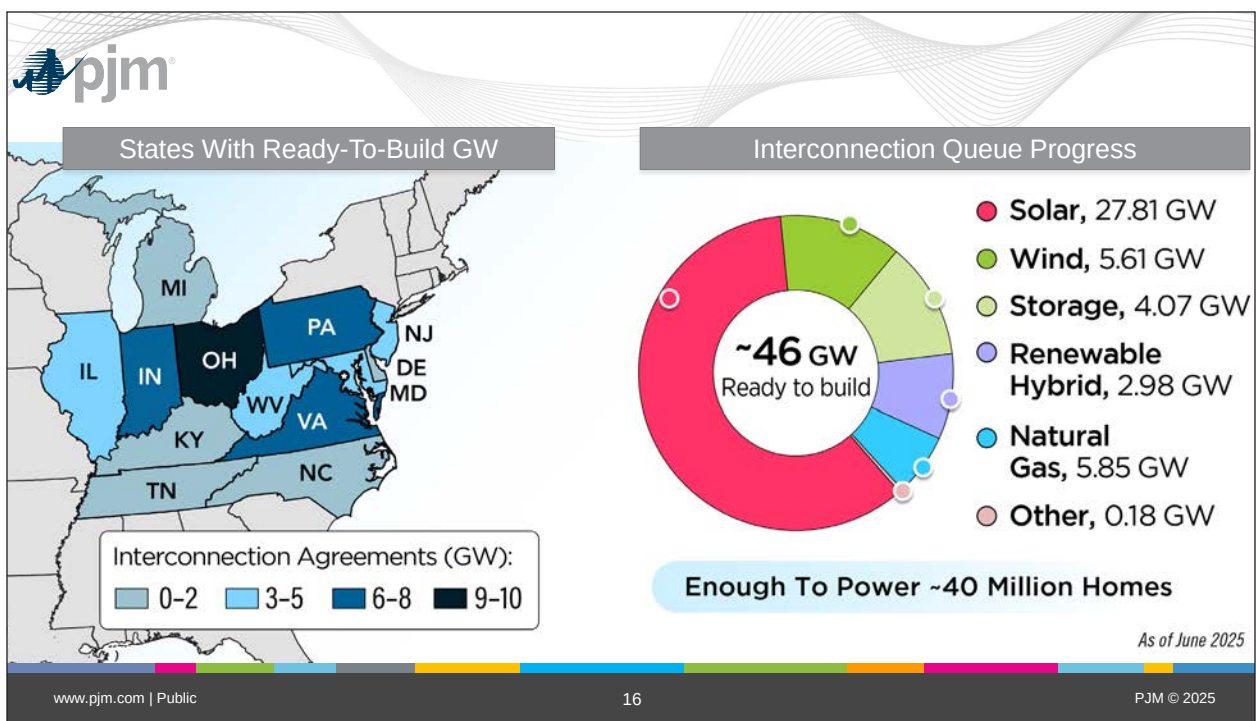
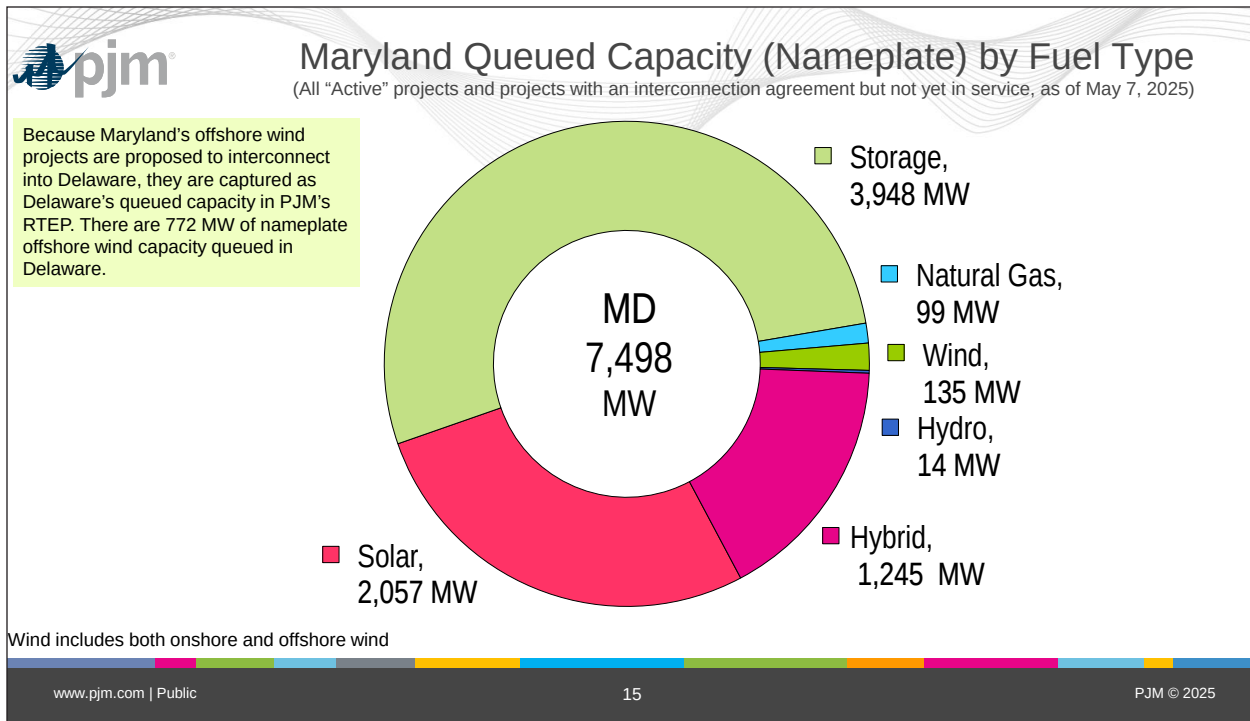














Policy Takeaways

- States should avoid policies intended to push *existing generation resources* off of the system until an adequate quantity of replacement generation is online and has been shown to be operating
- States should help to bring *new generation resources* onto the system as soon as possible
- States should address state and local challenges in the siting & permitting of all electricity infrastructure including *transmission infrastructure*.
- Consider consumer *cost increases* as a natural byproduct of policies that exacerbate the supply/demand imbalance.

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Prince William Planning Office

October 8, 2025

PRINCE GEORGE'S COUNTY

QUALIFIED DATA CENTER TASK FORCE MEETING



PRESENTED BY

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

PRINCE WILLIAM
COUNTY

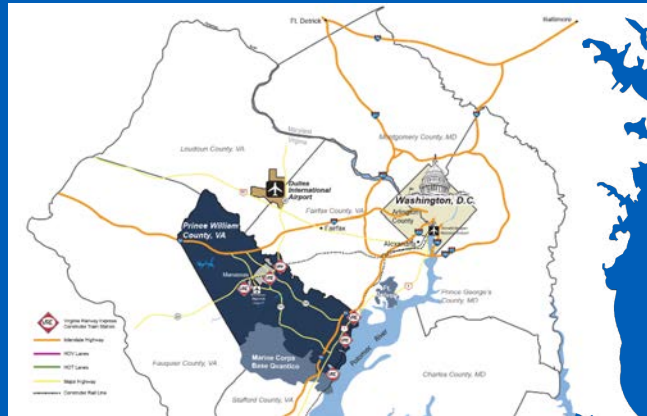
Regulating Data Centers in Prince William County

David McGettigan, Sr., AICP
Prince William County

PRINCE WILLIAM
Planning

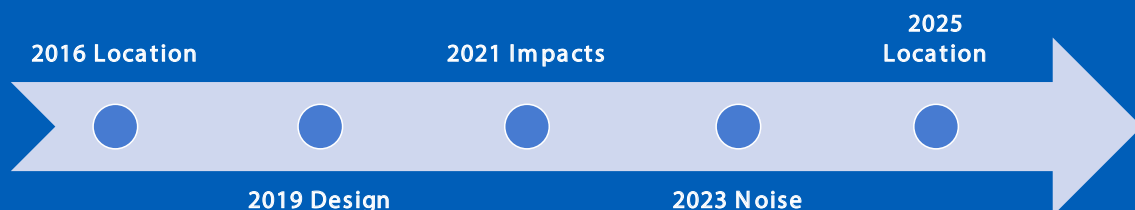
Prince William County's Story

- Start of Data Center Regulation
- Revisions Through the Years
- Looking Ahead

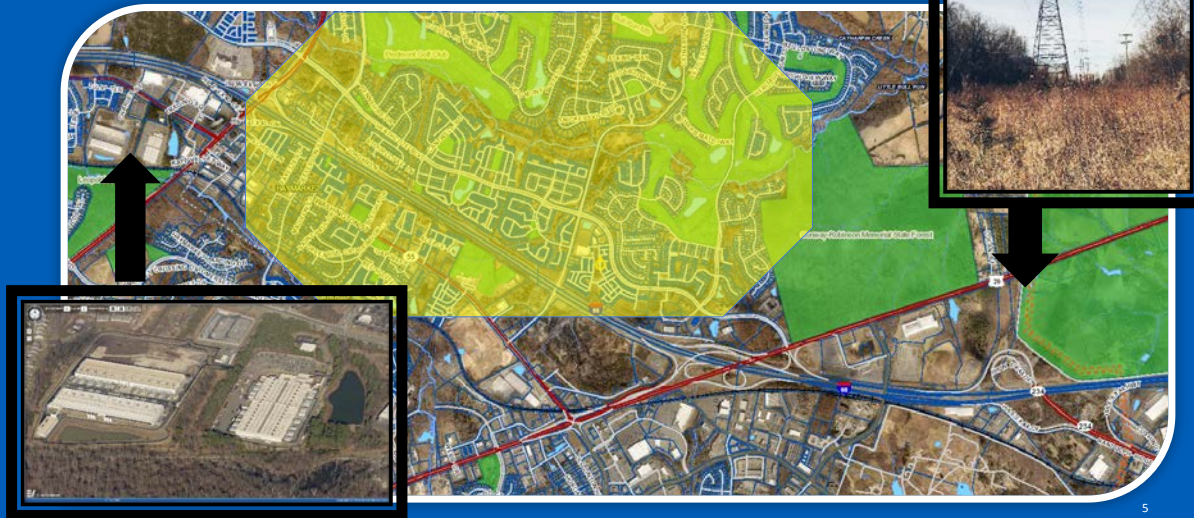


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Prince William's Experience

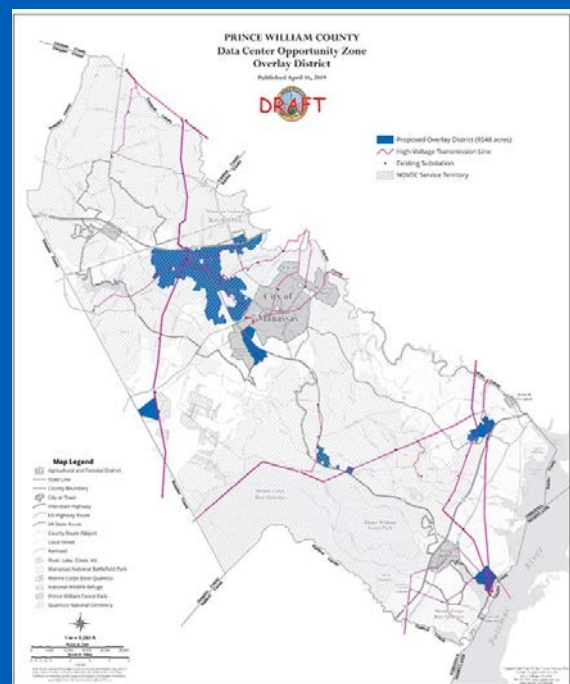


Battle of Haymarket



Issue #1 – Locating Data Centers (2016)

- Overlay District
 - Industrial Areas
 - Access to Transmission Lines
- New Definitions
- Address Electric Substations



Increasing Development (2017 – 2019)

- Time to Market Decreased
- Significant Land Purchases by Data Centers
- Land Scarcity



Issue #2: The Big Blank Wall (2019) – Zoning Overlay Update

- Computers don't need windows
- Data center campuses need to be secure
- Data centers need a lot of mechanical equipment and diesel generators



Design Guidelines for Data Centers

- Two of the following design elements:
 - a. change in building height;
 - b. building step-backs or recesses;
 - c. fenestration;
 - d. change in building material, pattern, texture, color; or
 - e. use of accent materials.
- Screening of Mechanical Equipment
- No chain-link and barbed wire fencing
- Buffers with berms



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Increase FAR and Height

- Increase FAR to 1.0
- Allow height increases with a Special Use Permit



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Issue #3 Impacts of Data Centers (2021)

- How much more?
- Find More Land
- Infrastructure Needs
- Water Quality
- Protect Cultural Resources
- Open Space
- Green Technologies

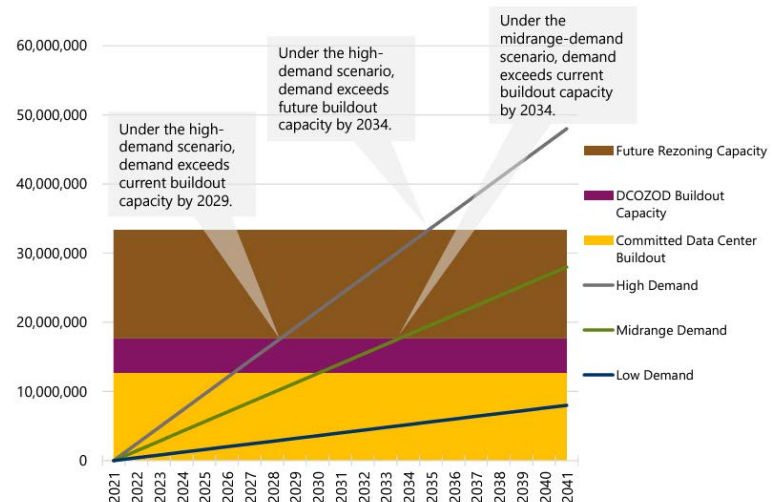


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Too Many Data Centers

- Industrial land prices skyrocket
- Industrial real estate taxes increase
- Other industries have trouble finding available land

Data Center Buildout Capacity vs Demand (Building SF)



Source: Prince William County Planning Department; Camoin Associates Projections

Proffers and Conditions



Visual Impacts



Noise Impacts



Cultural Resource Preservation



Green Infrastructure



Sustainability

Data Centers Not Allowed Land Use Designation

INDUSTRIAL USE (I)		T-2	T-3
The purpose of the Industrial (I) classification for T-2 and T-3 is to provide for areas of employment uses situated on individual sites or in campus style "parks." Primary uses in this classification are light manufacturing, "start-up" businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Within an I-3 designated project, the more intense uses should be located in the core of the area and the less intense uses (including outdoor storage) at the periphery, to act as a transition between the project and adjacent areas designated or developed for different uses.			
Primary Uses • Light Manufacturing • Small Assembly Businesses • Start-up Businesses, Flex Space • Data Centers (not allowed in the I T-2) • Warehousing, & Logistics in T-3	Primary Uses • Light Manufacturing • Small Assembly Businesses • Start-up Businesses, Flex Space • Data Centers (not allowed in the I T-2) • Warehousing, & Logistics in T-3		
Use Pattern Based on Street Typology			

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Issue #4: Noise (2023)

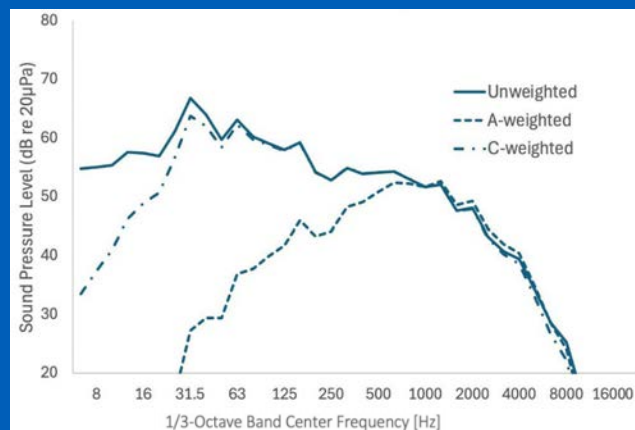
- Provide moderate protection against noise sources incompatible with residential living
- Provide additional protection against continuous noise sources
- More restrictive at night
- Minimize “false positives”
- Tiers of Enforcement
 - Impulse (L_{MAX} dBA) – Residential Only
 - Intermittent (L_{EQ} dBA & dBC) -
 - Continuous (L_{50} Octave Band)



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Weighted Sound Pressure Spectrum

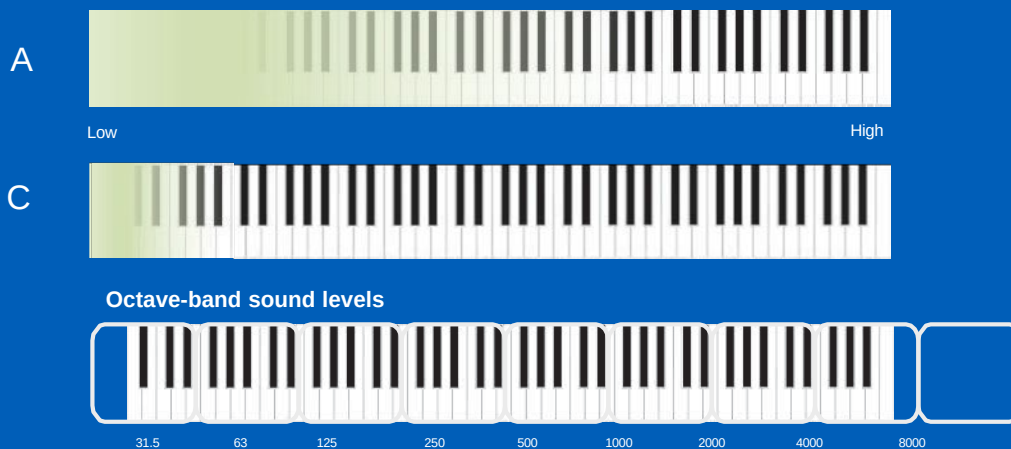
- Weighted sound pressure levels
 - The sum of the *frequency-weighted* energy across frequencies
- A-weighted Sound Pressure Level L_{pA} is reported in dBA
- C-weighted Sound Pressure Level L_{pC} is reported in dBC
- dB with no letter following signifies an “unweighted” total



nelsonsource

16

Distinction between A/C Weighted Scale



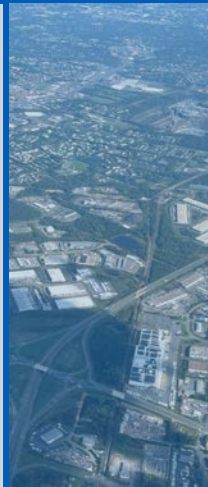
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Enforcement

- Excessive Sound in Residential Areas: will continue to be enforced by Prince William County Police and prosecuted by the Commonwealth Attorney's Office
- Industrial, Construction and Commercial Noise: proposed to be enforced by PWC Police in conjunction with PWC Public Works and a third-party noise consultant (prosecuted by the Commonwealth Attorney's Office)
 - Purchasing 10 new **level one noise meters** = \$50K
 - **Staff training** in the use of the meters = \$2,000
 - Rutgers Noise Technical Assistance Center (RNTAC) **online Certification** per registration = \$1120 (\$730/\$390)
 - Third-party noise consultant **estimated at \$3,000+/-** per violation case.
 - Cost to obtain ambient noise readings for a residential community by a consultant = \$30,000

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Current Effort



Topic Discussions

Group 1

Separation & Buffers
Bulk & Massing
Site Layout & Building Configuration

Group 2

Architectural Standards
Substations & Generators
Power & Energy
Decommissioning & E-Waste

Group 3

Water Supply
Construction

DDCAG Meeting 12/4/2024 | 19

Looking Ahead

- Update the Noise Ordinance
- Update the Zoning Ordinance
- Update the Design and Construction Standards Manual
- Provide Input on New Transmission Lines
- Shrink or Remove Overlay



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David J. McGettigan, Sr., AICP

**PRINCE
WILLIAM**
— Planning

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- www.pwcva.gov/planning
- 703-792-7189

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Maryland Office of the People's Counsel

October 29, 2025

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State of Maryland

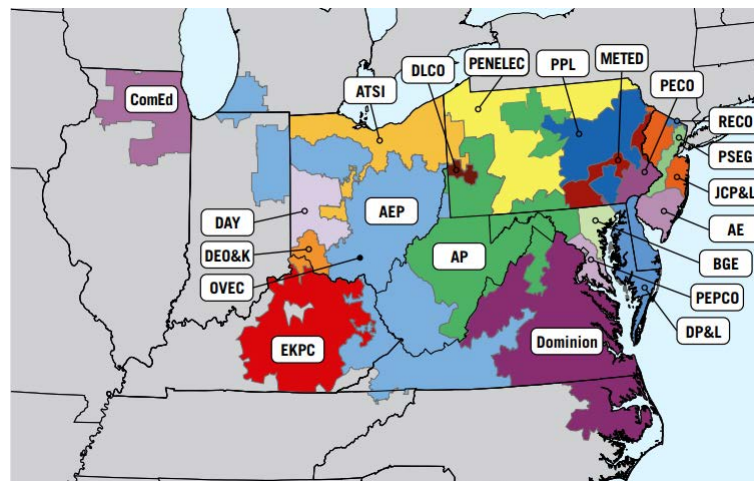
PGC Qualified Data Center Task Force: What Do Data Centers Mean for Us?

David S. Lapp
Maryland People's Counsel

William F. Fields
Deputy People's Counsel

October 29, 2025

PJM Interconnection LLC



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<https://www.pjm.com/-/media/DotCom/about-pjm/pjm-zones.pdf>

2

Data Centers: Massive, Costly Energy Demands

- Northern Virginia data centers' *new* energy demand in *five* years projected to be as big as Maryland's total demand built up over more than a century.
- Recent utility requests for electricity for new data centers would add *five states about the size of Maryland* to the regional system in just five years.

Categories of data center costs we are paying for

- Transmission
- Capacity
- Energy

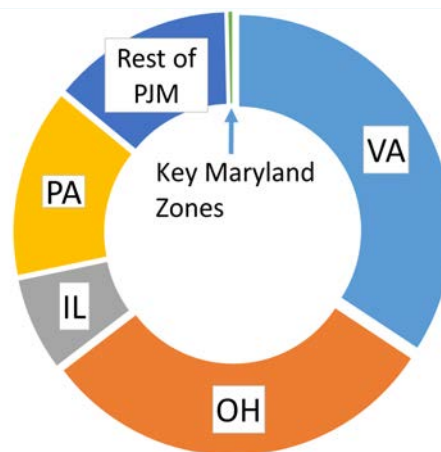
\$\$ Billions of dollars \$\$

Large load growth: Uncertain, and not Maryland ratepayers' issue to resolve

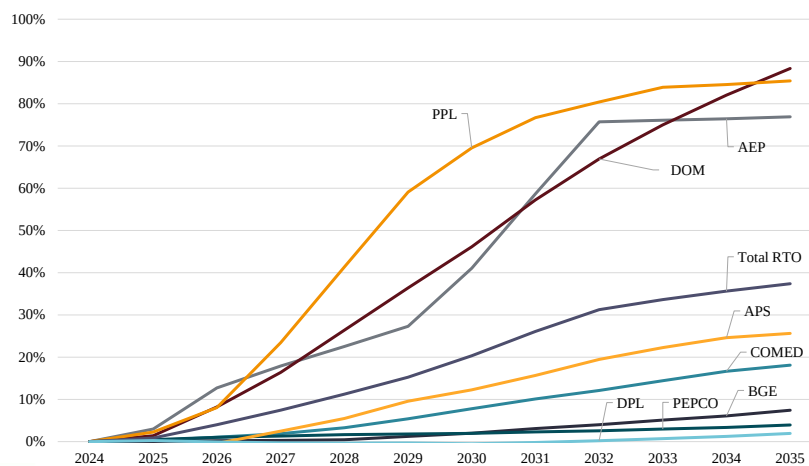
2030 PJM Large Load Adjustments

- Key Maryland zones (Delmarva, Pepco, BGE): less than 0.4% of PJM's projected growth—**124 MWs**
- Virginia (34%), Ohio (30%), Pa. (14%), Illinois (7%); rest of PJM (13.7%)—**32,671 MWs**

<https://www.pjm.com/planning/resource-adequacy-planning/load-forecast-dev-process.aspx>

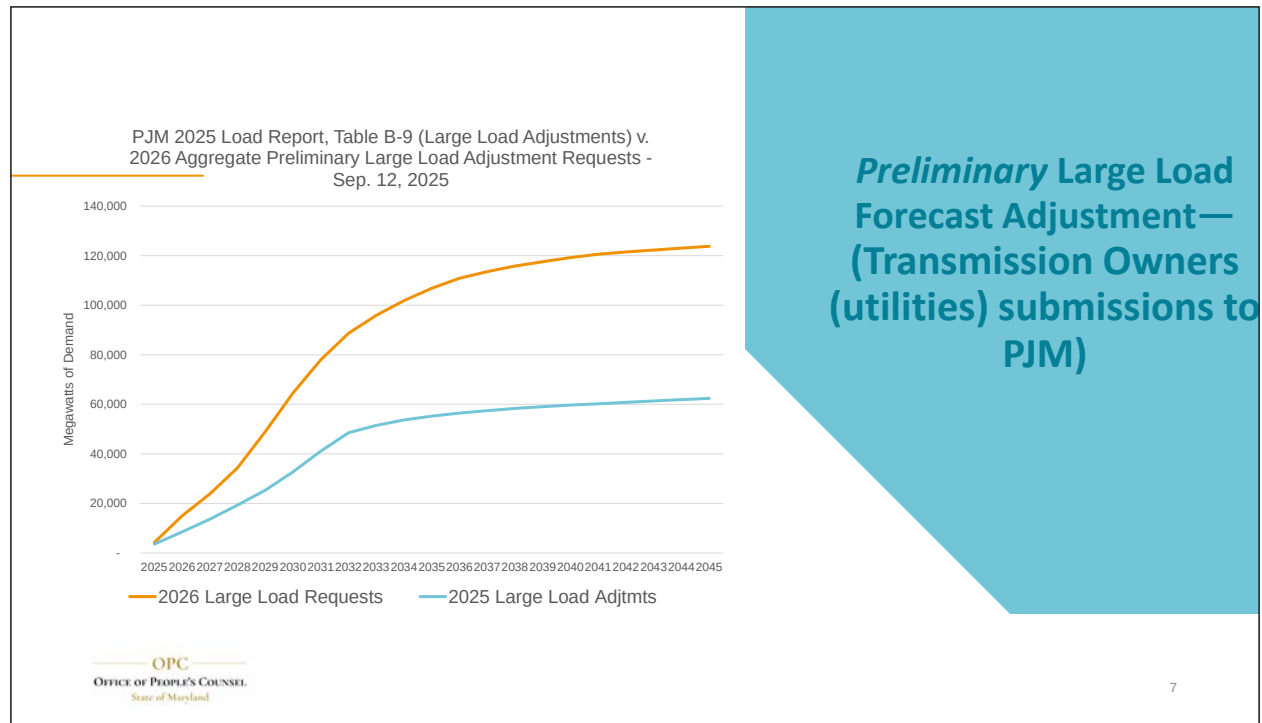


Cumulative Annual Growth Rate in Coincident Peak by Transmission Owner (to 2035)



Maryland utilities

Source: PJM's 2025 Load Report

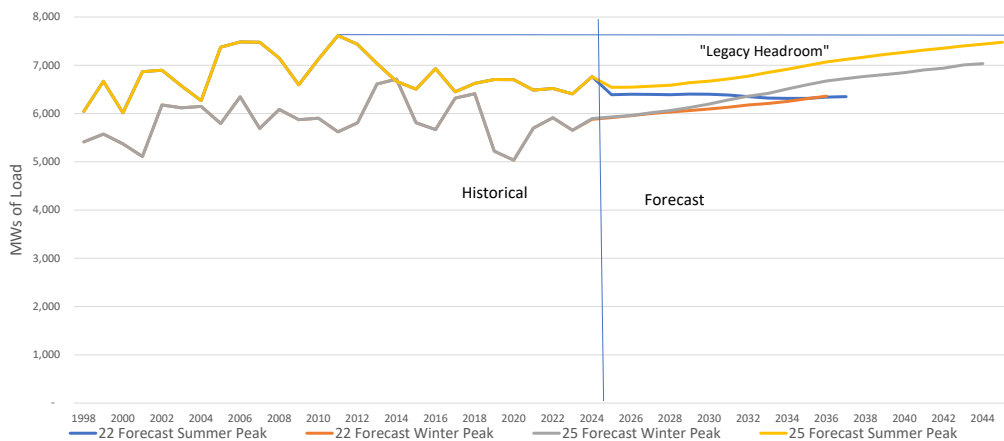


Statewide commitment to mitigate ratepayer impacts – Public Service Commission PC 72

- Next Generation Act (2025) requires data center “tariff”— cost and service rules—for customers with an electricity demand of 100 megawatts per month
- Public Service Commission initiated the work group to draft implementing regulations by Dec. 6, 2025, and requires utilities to file tariffs by Sept 1, 2026
- Model tariff will institute guardrails to avoid unnecessary costs and minimize speculative projects
 - Up-front commitments
 - Term lengths with collateral requirements
 - Exit fees

Additional reference materials

BGE Winter and Summer Peak Loads – Historical and Forecast 1998-2045



Source:
PJM's 2025
Load Report
and historical
data

Pepco's projected rate of growth to 2045 is less than BGE's rate

ELECTRIC UTILITY FINDINGS Distribution Rate Increase Highlights, 2010-2025

The three Exelon utilities' rates have increased substantially and well above inflation rates:

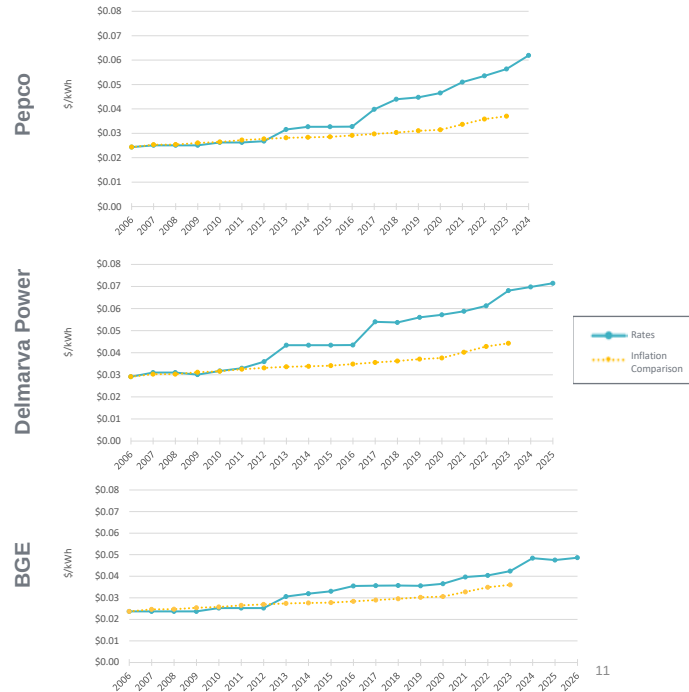
Pepco rates have increased from 2.6 cents/kWh to 9.2 cents/kWh.*

Delmarva Power rates have increased from 3.2 cents/kWh to 7.2 cents/kWh.

BGE electric rates have increased from 2.5 cents/kWh to 5.0 cents/kWh.*

*Rates include rate increases from Pepco and BGE's requests for "reconciliation" as part of their multi-year rate plans. OPC has opposed the requests, which would slightly reduce these rates. The PSC has yet to issue rulings on the requests. Pepco has different rates for "summer" (June-October) and "winter" (November-May) months. The rate shown here is the current summer rate.

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Utilities profit from spending more

BGE Capital Expenditure Forecast



Exelon wants to add a new category to these charts, to grow its rate base (and profits): "regulated generation"

Project ~\$7.8B of capital being invested from 2025-2028

Note: Numbers rounded to nearest \$25M and may not sum due to rounding. Rate base reflects year-end estimates. Q4 2023 disclosures dated February 21, 2024. Q4 2024 disclosures dated February 12, 2025.

(1) Electric distribution rate base includes regulatory assets that earn a full authorized rate of return; regulatory asset spend not reflected in capital spend projections.

exelon

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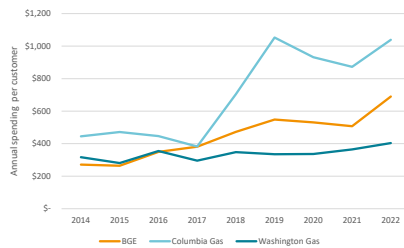
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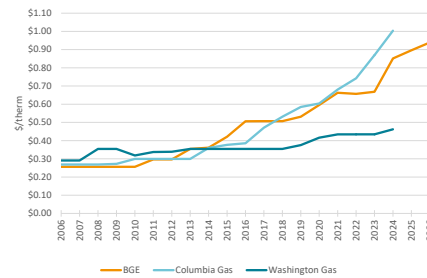
Rate Increases: Distribution capital infrastructure

Gas rate increases

Annual Gas Utility Infrastructure Spending Per Customer



Gas Utility Distribution Rates



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BGE

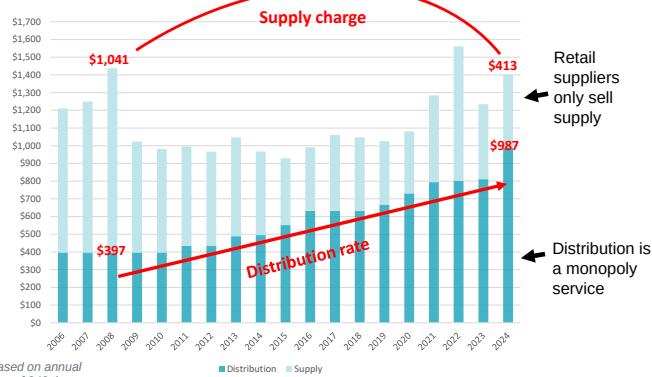
Gas Total Annual Bill: Delivery Plus Supply Charges

- Distribution charges are independent of supply charges
- With rising distribution rates, customers are more vulnerable to volatile gas supply costs.



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Charges based on annual consumption of 940 therms



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Questions?

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Appendix N

Qualified Data Center Meeting Minutes

May 14, 2025

MEETING MINUTES - FINAL

Prince George's County Qualified Data Center Task Force

Largo HQ
1616 McCormick Drive
Largo, MD
Monthly Meeting: May 14, 2025
11:00am – 12:00pm

Task Force Members: Ed Burroughs, Anthony Jones, Wala Blegay, Darryl Barnes, Brock Miller, Griffin Benton, Victoria Leonard, Monica Marquina, Don Slaiman, Michael Stellino, Tom Natelli, Tom Dennison, Martin Ezemma, Brad Frome, Mary Giles, Dave Tilley, Staci Hartwell

(Quorum Achieved)

Guests: Aisha Braveboy, State's Attorney for Prince George's County; Peter Shapiro, Chair, Prince George's County Planning Department; Lakisha Hull, Planning Director, Prince George's County Planning Department; James Hunt, Deputy Planning Director, Prince George's County Planning Department; Rana Hightower, Vanessa Akins, Lisa Kelley, Steven Askew, Preston Ross, Michael Arrington, Jackie Brown, Ayana Crawford, Janet Gingold, Oscar Gregory, Milly Hall, Brian Jackson, Herbert Jones II, Lori Parris, Greg Smith

Absent: Mark Scarano, Crystal Carpenter

I. Meeting Call to Order and Welcome – Ed Burroughs

II. Welcome – Anthony Jones

III. Vision for Prince George's County – Aisha Braveboy

IV. Introduction of each Task Force Member and Overview of Expertise

V. Purpose of Task Force - CR-16-2025

- a) Goals and Purpose of Task Force – Responsible for studying potential risk, community's benefits, and revenue potential of data centers. Serve as think tank for exploring pros and cons. Will keep an open mind and consider all perspectives about whether data centers would be a good value proposition. Will study the impact on existing and future energy demands, environmental impacts, and potential revenue possibilities.
- b) Will meet once per month between May and November, with the exception of August (there will be six meetings). Each meeting will have subject matter experts.
- c) Ultimate goal is to develop and provide recommendations to County Council by November 30, 2025.
- d) CM Blegay – talked about looking at what the revenues will bring, how would we implement community benefit agreements, the electricity crisis, looking into purple water and the environmental impact, and the noise impacts. Recommended a tour of Frederick County and Virginia data centers. Would it be a by-right or special exception process?

May 14, 2025

- e) CM Burroughs agreed with CM Blegay's comments regarding revenue. Need to be clear about impact to residents. Agreed with community benefits agreement, and stated that there is the need to be very clear on location of data centers. Asked about how to leverage this as an economic engine?
- f) Mr. Jones - Site visits are planned for Loudoun County, and Frederick County will be included.

VI. Discussion of ground rules

- a) All meetings conducted pursuant to Maryland Open Meetings Act.
- b) Attendance required for Task Force Members in order to achieve quorum.
- c) Advance notice of meetings will be provided and meeting minutes will be made publicly available.
- d) In person meetings will be video recorded and posted on QDC website.
- e) We will be open and transparent on how we conduct business.
- f) We will seek to ensure that all viewpoints from the community are given the respect and attention they deserve.
- g) Option to live stream some meetings – committee will decide.

VII. Review of Future Agenda

- a) Overview of monthly meetings provided; Community meetings will occur in July.
 - Ms. Hartwell – Asked if anyone will talk about the health impacts of data centers on people and if data centers are forward thinking technology with the advent of quantum technology that is being tested at University of Maryland.
 - o Mr. Jones – Confirmed both questions.
 - CM Burroughs – Suggested adding a health discussion on the July 9 meeting.
 - Mr. Jones – Suggested bringing forward any topics members would like to see covered.
 - Ms. Hartwell – Asked if the potential utility rate impact utility or energy will be discussed.
 - o Mr. Jones – Yes
 - Mr. Frome – Talked about his conversations with data center users builders, and how it would be beneficial to speak to depreciation schedules and personal property tax rates.

VIII. Other Topics

- i. Mr. Jones opened the floor to members to comment on what they would like to see in future meetings.
 - a) Ms. Leonard – Recommended hearing from key decision makers (such as Phyllis Randall) in other jurisdictions who have been through this process. Recommended that it would be helpful to look at what happens when shady contractors are hired to build the data centers. Asked when and where community meetings will be

May 14, 2025

- Mr. Jones – Yes, community meetings will be posted once logistics are finalized.
 - Ms. Hartwell – Agreed about having subject matter experts, hearing about experiences and best practices.
 - Mr. Jones – Site visit is planned for Loudon County, and we will meet with the head of the Development Office, who oversees data centers. We should consider speaking with Frederick and other jurisdictions.
- b) Mr. Natelli – Agreed that CM Blegay hit all the major issues that have to be addressed in terms of the things that will concern the community and understanding issues and how they relate to what’s possible in the County. Suggested looking at infrastructure requirements, as Mr. Frome mentioned and start there. Loudon’s infrastructure build out happened over 20 years. We need to understand what’s possible and not possible.
- c) Mr. Barnes – Business community is excited. Asked how do we adapt, change, and influence our revenue streams in the County, adapt to changes and look outside the box. How do we pivot from depending on the federal government, understanding that we have roughly 73,000 federal employees? The business community is excited, this opens up opportunities.
- d) Ms. Braveboy – Expressed concerns about revenues and jobs. If we look at new industries like data centers, there will be expanded opportunities. Small businesses (local, minority) will be able to participate in development of data centers.
- e) Mr. Ezemma – The County has an opportunity to be part of the global community to attract. Everybody is looking at us saying, “Is the County going to be attracting the best of the best companies from all over the world?” We are in a very good place to study and learn, and make sure that quality jobs are created to make sure that health impacts are affected. It is a very healthy conversation, the global community is very, very happy to hear that the County is ready for business.
- f) Mr. Slaiman – This industry is a tremendous source of revenue. Because of this industry, local union doubled membership in last seven years. Recommended not waiting to attract this industry because the benefits could be lost, being so close to Loudon. Because of retrofitting, there are 15 years of work on the books. There are 30 people working in every building that’s been built.
- g) Ms. Hartwell – Asked about time limit for each speaker
- Mr. Jones – All members may weigh in
- h) Ms. Hartwell – It is very important to listen to the facts, to dispel many of the myths that are out there, even around jobs. It is important, as Martin mentioned earlier, to listen and get educated.
- i) CM Blegay – Important to get PJ involved and ask what will it take to turn on the data center (depends on how big it is). Would like to get an analysis on that, and would like to get somebody from PJ to present directly on that issue. Asked what percentage can we require for renewable energy and data centers. Renewable energy fits into the climate action plan. Delegate Lorig from Montgomery County has been a great source. Asked if someone can reach out to her and invite her to energy discussion.

May 14, 2025

- Ms. Hartwell – Seconds CM Blegay’s comments regarding Delagate Charkoudian
- j) Mr. Jones – Recommended an additional meeting in July.
 - Ms. Hartwell – Asked if meeting could be in the fall or before summer break.
 - CM Burroughs – Suggested looking at the dates, but since there is a desire for a lot of speakers, recommended members make the time for the meetings.
- k) Dr. Tilley – Recommended looking at many things: innovations in site design, reuse of resources, energy from waste heat, where are we getting the water from, how much water recycling can we do on site, creating nature reserves, offsetting carbon, emissions on site as well as throughout the state, fiber optic cable.
- l) Ms. Marquina – Suggested looking at other policy makers that are invested in this space: the Chairs of the EEE Community, the Senate and House, the Environmental and Transportation Committees, they may have important feedback.
- m) Mr. Ezemma – We are putting to rest some of the concerns and we can bring solutions, companies are doing everything to make sure that they address the noise, the power.
- n) CM Burroughs – Requested a packet put together by the Planning Department to read prior to the meetings, “homework”
 - Director Hull – Pointed out – at the end of the binder, there are three examples of local data centers; all material will be uploaded to the Council’s website
 - CM Burroughs – Reiterated reading material prior to meetings
- o) Mr. Natelli – Loudoun County development has been going on for 25 years; there is a full assessment (Joint Legislative Auditing Committee) of what is good and what is bad about what has happened. He will share link with team.
 - Ms. Hartwell – Have coalition leaders talk about concerns, too.
 - CM Burroughs – We will happily hear from everybody.

IX. Adjourn

- i. Next meeting – June 11, 11:00 – 12:00

June 11, 2025

MEETING MINUTES**Prince George's County Qualified Data Center Task Force**

Largo HQ

1616 McCormick Drive

Largo, MD

Monthly Meeting: June 11, 2025

11:00am – 12:00pm

Task Force Members: Ed Burroughs, Anthony Jones, Wala Blegay, Martin Ezemma, Crystal Carpenter, Tom Natelli, Victoria Leonard, Don Slaiman, David Tilley, Darryl Barnes, Moniqa Marquina, Mary Giles, Alexis Lewis, Mark Scarano, Staci Hartwell, Brad Frome

(Quorum Achieved)

Guests: Lakisha Hull, Planning Director, Prince George's County Planning Department; James Hunt, Deputy Planning Director, Prince George's County Planning Department; Rana Hightower, Vanessa Akins, Lisa Kelley, Elaine Asal, Kathy Bartolome, Jackie Brown, Ayana Crawford, Kevin Doby, Janet Gingold, Milly Hall, Diadra Henderson, Brian Jackson, Ben Mann, Andrew Mason, Krystal Oriadha, Shawn Reichart,

Absent: Griffon Benton, Tom Dennison, Michael Stellino

I. Welcome – Ed Burroughs**a. Meeting called to order**

- Thanked Planning Department team for organizing and coordinating various aspects; thanked Anthony Jones for leadership. CM Blegay, who was first to put legislation together around this topic, and Vice Chair Oriadha, who attended meeting because CM Burroughs had to leave early.
- Announced that presenters (Mr. Mann, Mr. Mason, Deputy Director Hunt) were selected based off feedback from first meeting.
- Talked about progress made since first meeting: hearing from Frederick County jurisdictions and confirming their attendance at next meeting.

II. Attendance and Discussion – Anthony Jones**a. Ground rules**

- Reserve two hours for future meetings
- Please speak when recognized by chair
- Based on public feedback, meetings will be recorded and live streamed beginning this meeting and going forward
- Since meetings will be recorded, please state name before speaking
- Meeting format: Subject matter experts will address task force, give presentations, then task force can ask questions

b. Recap of first meeting

- Purpose of task force, discussed risks, community benefits and revenue potential for data center uses in the County.
- Introductions of task force members, described areas of expertise

June 11, 2025

- Discussed schedule of future meetings
- c. **Review and approval of Minutes – May 14, 2025**
 - Meeting minutes approved
- d. **Presentation: Data Center Overview – James Hunt, Deputy Planning Director, Prince George’s County Planning Department**
 - Mr. Hunt: Provided background overview of data centers throughout country, gave explanation of what data centers are, importance of data centers, talked about who/what is impacted by data centers. Mentioned which zones allow data centers.
 - o CM Blegay: Asked if data centers were permitted by right
 - Mr. Hunt: Explained that zones permit data centers by right at those localities, however development standards also have to be met.
 - o CM Blegay: Suggested a particular zoning just for data centers.
 - Mr. Hunt: Agreed to take into consideration.
 - o CM Blegay: Expressed concern about data centers in CGO Zones.
 - Mr. Hunt: Displayed three maps related to where data centers are currently permitted, talked about three community meetings to be held in July throughout the County, discussed upcoming data center tours in VA and MD. Shared contact information for himself, Ms. Akins, and team Gensler.
 - o CM Blegay: Asked how and when zones were chosen as areas for data centers.
 - Mr. Hunt: During implementation of new Zoning Ordinance in 2018
 - o CM Blegay: Asked how many applications for data centers have been received currently
 - Mr. Hunt: No more than 3-4 through entitlement process
 - o CM Blegay: Asked about other requirements when putting in an application
 - Mr. Hunt: Explained that in the Zoning Ordinance, there is a whole section that the applicant has to meet pertaining to development requirements.
 - ❖ CM Blegay: Clarified that this is before the sign comes up in the community.
 - Mr. Hunt: Explained steps of development process
 - ❖ CM Blegay: Requested the information regarding the areas of data centers in application process be provided by next meeting.
 - Mr. Hunt: Agreed to providing information
 - o Ms. Hartwell: Entered organization for consideration: Virginia Data Center Reform Coalition
 - Mr. Hunt: Suggested team will reach out.
 - o Dr. Tilley: Asked for clarification of zones and asked what developable means.
 - Mr. Hunt: Reviewed presentation slide showing specific zones, giving detailed explanations of each, then reviewed three maps in presentation. Clarified prior Zoning Ordinance requirements versus current Zoning Ordinance requirements.
 - ❖ Dr. Tilley: Asked when prior zoning rights expire.
 - Mr. Hunt: April 1, 2025; unless application already filed. I went on to explain different situations as well.
 - o CM Blegay: Asked why TAC/E TAC/C Zones (retail, housing, downtown centers) were chosen for data centers
 - Mr. Hunt: Council wanted to provide flexibility and strategically look at

June 11, 2025

- development standards. Asked to circle back with his team and provide feedback.
- o CM Blegay: Questioned NAC and CGO Zones as being appropriate for data centers
 - Mr. Hunt: Talked about overlay zones; will provide feedback on the reasoning for identifying the locations.
- o Ms. Leonard: Asked about one project grandfathered in (Konterra)
 - Mr. Hunt: Clarified there one he is aware of at this time; there may be others. He will ask the IT team to search through records and provide a list with specific sites and a quick description.
 - ❖ Ms. Leonard: Asked to see if they are grandfathered in or in current zone.
 - Mr. Hunt: Yes, and which Zoning Ordinance they are filed under.
- o S. Hartwell: Asked if a Maryland Department of the Environment environmental justice screen is considered when deciding on zoning places.
 - Mr. Hunt: Talked about the extensive public outreach and feedback process involved in adopting the 2018 Zoning Ordinance, which included engaging stakeholders, public hearings, and mailing property owners. Open, public meetings, and the email address always allows others to provide feedback, as well.
- o Ms. Hartwell: Asked if other types and sizes of data centers are being considered?
 - Mr. Hunt: Talked about locations all over the world that built data centers to look like other buildings, for example, high rise skyscrapers, or 10-story office buildings. Talked about option to use green building standards.
- o Ms. Lewis: Asked about utility infrastructure needs and requested to see a map with necessary utility infrastructures that would be required for the data centers, so group can get an idea of required upgrades and sense of cost of upgrades.
 - Mr. Hunt: Explained that a lot of utility infrastructure information might be proprietary. Can synchronize up with SMECO, Exelon, WSSC, Verizon (fiber optics) to see what their thoughts are.
- o Mr. Barnes: Raised concern about zoning. Asked what Landover Mall is zoned. Requested pausing any further applications coming in until the group identifies what the zoning looks like going forward.
 - Mr. Hunt: Stated that zoning is one of the most important parts of the development process. To Mr. Barnes' point, it would take an action by the Council to make that happen. He offered to continue to provide feedback on actual data on the different data center applications that have either been approved or that are in the pipeline.
- o Ms. Marquina: highlighted that the General Assembly approved a data center study, but the bill (House Bill 70) was vetoed by the Governor. Recommended following up with MDE to see if they would like to speak to us.
- o CM Blegay: Stated she was a bit surprised by zoning; will be putting legislation to pause anything going forward until task force finishes its work. Stated that she believes that Landover is CGO. Asked for location and square footage of data centers (from applications).
 - Mr. Hunt: Happy to provide information. Believe that Landover Mall is filed under prior Zoning Ordinance, which would make it MXT Zone.

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- o Mr. Natelli: Stated that unless data centers are proximate to power corridors that have the minimum requirements to service them, they probably are not going to happen. Talked about what the industry is looking for and what is reasonably possible.
- o Mr. Scarano: Stated that 10 acres would probably be the minimum amount needed for a substation. Its not just about available power, but available land.
- o Dr. Tilley: Cautioned that in 10 years data centers will be much more energy efficient with a much smaller footprint.
- o Ms. Hartwell: Stated that we should consider impact of infrastructure on rate payers if they have to pay for this.
- o Ms. Marquina: Asked how soon task force would receive information.
 - Mr. Hunt: Hope to provide within the next two weeks.
- o Mr. Jones: Thanked Mr. Hunt for his presentation and opened the floor for Mr. Mann for his presentation.
- e. **Guest Speaker – Economic Development – Ben Mann, Vice President, Cushman & Wakefield**
 - o Mr. Mann: Introduced himself and role with data centers (help sellers sell data center land site); helps folks with land sites
 - Talked about sites having four legs (zoning, water, fiber, power)
 1. Fiber is really everywhere
 2. Water depends on jurisdiction
 3. Power is the biggest thing; it has significant bottlenecks
 4. Zoning and power in Loudoun are hand in hand because of supply and demand. Hard to get Special Exception. County Council has stripped by right data center development from everything it has the authority to strip it from.
 - When asked where it would make the most sense for data centers to go both to safeguard the residents and to be attractive to the investment community, you probably want to be at the nexus of significant infrastructure that is already existing.
 - o Mr. Jones: Thanked Mr. Mann for his presentation and asked about the challenges that Cushman and Wakefield had with marketing locations within Prince George's County.
 - Mr. Mann: Talked about how they have not found a site that is large enough, (site needs to be 250-300 acres), talked about latency, and how the cost of power is higher in Maryland than it is in Virginia. Time to deliver power could be four years if building a data center, versus looking for an existing substation you could build the data center on.
 - o CM Blegay: Talked about how Virginia went from by right to Special Exception and explained what each method means. Asked why that change happened.
 - Mr. Mann: Talked about how developers initially target ideal locations near power lines and zones with favorable conditions. As those sites become depleted, less desirable locations are considered, often near residential areas. There have been criticisms of the appearances of the buildings, as well as community opposition, and prolonged entitlement processes, which often push developers to seek area with fewer obstacles.

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- o Mr. Slaiman: Pointed out that in Loudoun County, 30 million square feet of data centers were built with by right status. 60 million square feet maintained its status (and can be built on) and was grandfathered in after the by-right process was taken away.
- o Mr. Natelli: Talked about understanding what the industry needs, pointed out that it could be challenging to provide what data centers need.
- o Mr. Ezemma: Asked about the consequences of missing this opportunity from the economic development perspective. Also asked about other technology – quantum computing – on the horizon.
 - Mr. Mann -First talked about other technology – they do not see anything coming at the moment. Big technological changes do happen but take quite a while to become commercially viable. As for what would we miss – talked about Loudoun County lowering real estate taxes. This is the product of stuff that was planned 4-5 years ago.
- o Ms. Lewis: Asked about the financing of the transactions, is it private equity?
 - Mr. Mann: Some bond financing, private equity firms, individuals who put up their own money, a consortium of banks.
- o Ms. Lewis: Asked if any of the assets become distressed.
 - Mr. Mann: Talked about how the equipment inside is planned for obsolescence, it can be replaced from 18 months to 7 years. Outside generators might outlive the initial lease. Usually more of a location problem – a center in a remote location has a tenant not renew their lease.
- o Mr. Ezemma: Asked about having 15 federal agencies in the County, could the latency issue be a competitive disadvantage. The need for latency is critical for their performance for national security issues, the County could be no longer serving their purpose.
 - Mr. Mann: Stated that some of the government data center deployments have shifted the overwhelming majority of data center needs to tech companies.
- o Mr. Jones: Thanked Mr. Mann for his presentation and introduced Mr. Mason
- f. **Guest Speaker – Labor – Andrew Mason, Labor Superintendent, Power Solutions, LLC**
 - o Mr. Mason: Provided introduction about himself
 - Worked for IBEW Local 26 for about 26 years (electrician)
 - MCI Worldcom – 530-acre campus
 - Currently working at building in Loudoun County that was permitted in 2018
 - Prince George’s County residents make up 12% of Local – they are traveling to Loudoun County every day working on data centers
 - Conception to turnover involves about 1,800 employees
 - Many different jobs associated with putting data centers together – direct, indirect, small businesses
 - Prince George’s County schools offer trade classes and partnering with Prince George’s County Community College
 - o Ms. Hartwell: Asked for a comparison of back-end cost to communities of the sites to the benefits up front.
 - Mr. Mason: Stated that that was not a labor question but talked about how data centers try to be “good neighbors” to the people in the neighborhood; the

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aesthetics of the building and how the designs of the buildings hide that it is a data center. Also talked about how the noise of the generators is less than the noise of the Beltway. Talked about the misconception that there will not be a lot of people employed in the building – there could be 75-100 people at any time keeping the building running.

- ❖ Ms. Hartwell: Requested a reference for the number of 75-100 employees to validate the information.
 - Mr. Mason: Agreed to provide it by the end.
- Ms. Leonard: Asked about the different types of construction positions needed to build data centers, and any experience with wage theft.
 - Mr. Mason: Suggested that Mr. Slaiman can probably give a better answer when it comes to wage theft. He worked from helper to apprentice to superintendent, and every aspect from electrical to plumbing to carpentry. Jobs may have from 200-400 electricians. Some people do off-site assembly manufacturing.
- Mr. Ezemma: Questioned health impacts in Loudoun County and asked about closing the gap on median income.
 - Mr. Mason: Could only speak from electrical standpoint. Spoke about experience being a union electrician.
- Ms. Lewis: Asked for explanation of contract process, if contract is just for the duration of construction, and if data centers keep retainable electricians on to maintain all electrical needs of the data centers.
 - Mr. Mason: Talked about “in house” electricians (AWS may employ their own personnel after the project is turned over). Some contractors will come in and they may specialize and do things after the construction’s been completed.
- Ms. Lewis: Asked a follow up question, if working on data centers provides greater transferable skills that helps grow skill sets compared to football or baseball stadium?
 - Mr. Mason: Responded that he can only speak to electricians, the skills transfer. If 13,000 IBEW members can wire up a data center, they can wire up a school. Football/baseball stadiums are mini data centers with server rooms.
- Mr. Jones: Thanked Mr. Mason and Mr. Mann for their presentations, and for constructive and productive discussions.
- Director Hull: Reminded that meetings will be two hours, will see about ordering lunch, team has follow up homework assignments. Small task force window with limited time. Next meeting July 9, 11:00, then three community meetings open to the public. Consultant will look at best practices, development standards.
- Ms. Carpenter: Asked if the consultant has shared the radius of impact for data centers; how far does it impact communities?
 - Director Hull: Responded that the scope of what the consultants will be looking at is at a very high level. If there is information needed outside of what the consultants are doing, the planning department will follow up.
- Mr. Jones: Meeting adjourned.

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MEETING MINUTES - FINAL**Prince George's County Qualified Data Center Task Force**

Largo HQ
 1616 McCormick Drive
 Largo, MD
 Monthly Meeting: July 9, 2025
 11:00am – 1:00 pm

Task Force Members: Anthony Jones, Wala Blegay, Martin Ezemma, Crystal Carpenter, Victoria Leonard, Don Slaiman, David Tilley, Darryl Barnes, Monica Marquina, Mary Giles, Alexis Lewis, Mark Scarano, Staci Hartwell, Brad Frome

(Quorum Achieved)

Guests: Lakisha Hull, Planning Director, Prince George's County Planning Department; James Hunt, Deputy Planning Director, Prince George's County Planning Department; Rana Hightower, Vanessa Akins, Lisa Kelley, Elaine Asal, Kathy Bartolome, Jackie Brown, Ayana Crawford, Kevin Doby, Janet Gingold, Milly Hall, Diadra Henderson, Brian Jackson, Ben Mann, Andrew Mason, Krystal Oriadha, Shawn Reichart,

Absent: Ed Burroughs, Griffon Benton, Tom Dennison, Tom Natelli, Michael Stellino

I. Welcome and Attendance – Anthony Jones

- The meeting was called to order by Anthony Jones.
- Reminder of purpose of meetings (studying the economic impacts, the environmental impacts, social impacts, and other implications associated with data centers.)
- This meeting – hear from the Washington Suburban Sanitary Commission representatives about data centers' impact on water resources, and hear from Exelon representatives about data center impacts from the electrical system.
- Attendance was taken, and a quorum was confirmed under the Maryland Open Meetings Act.

II. Discussion – Anthony Jones

- The minutes from the June 11th meeting were reviewed and approved without objections.
- **Recap of Previous Meeting**
 - Three subject matter experts:
 - James Hunt provided detailed overview of origins and development of data centers across the country. Also focused on Prince George's County zoning regulations
 - Ben Mann, VP at Cushman and Wakefield. Discussed economic development opportunities associated with data centers.
 - Andrew Mason, Labor Superintendent from Power Solutions, IBEW 26, spoke about jobs created for union members during construction and maintenance phases of data centers.

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- **Recap of Data Center Tour to Loudoun County, Virginia**
 - On June 27th, task force members visited a 150-acre data center site operated by Peterson and Stack (company that develops data centers and leases to companies) in Loudoun County, Virginia.
 - Key points from the tour included the scale of the data center, the investment in infrastructure, and the community benefits agreement with Loudoun County.
 - A single hyperscale data center in Loudoun County can generate between 10 to 20 million in annual tax revenue (driven mostly by property taxes and taxes on the IT equipment in the data centers).
 - Peterson and Stack invested over \$100 million to build this infrastructure at their data center facility.
 - Task force members noted the lack of residential areas around the data center and the significant economic impact of the facility.
- **Data Center Materials Overview – James Hunt, Deputy Planning Director, Prince George's Planning Department**
 - James Hunt provided an overview of the materials related to data centers in Prince George's County.
 - Provided a detailed email and information about how the Council identified that use in the Zoning Ordinance, as well as where they wanted it to be permitted (under prior Z. O.)
 - He discussed the zoning requirements, potential data center sites, and the infrastructure needed to support data centers.
 - Maps showing potential data center sites and existing data centers in the county were reviewed, as well as areas that have adequate water service, and electrical transmission lines.
 - Discussed five different approved data centers that exist at this time, as well as planned sites.
 - Ms. Leonard asked what the difference between W-3 and W-4 for water service?
 - Mr. Hunt: Explained that it depends on the amount of services that are provided on that site. W-3 has more water service in that area than W-4.
 - Ms. Giles: Added that anytime a development goes through the approval process, some parcels are in category 5, which is intended to be developed on public water and sewer. It would have to progress from 5 to 4 to 3.
 - Mr. Jones: Clarified that there have been 5 data center applications so far.
 - Mr. Hunt: Confirmed that there are 5 existing sites. Some might be in permitting process.
 - Mr. Frome: Commented that the existing data centers are perhaps legacy data centers – a company had a data center as part of their operation; no a data center like we visited in Virginia.
 - Mr. Hunt: Agreed that, as part of the development process, if the data center is part of their business practice, they had to indicate that in the application, to ensure that they meet the standard requirements.
 - Ms. Hartwell: Asked if there are any other data centers in the pipeline besides the two that were approaching the permitting process?
 - Mr. Hunt: Responded that there weren't any at this point in time.

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- **Data Center Community Meetings in July 2025 – Elaine Asal, Gensler**
 - Elaine Asal from Gensler (consultant team supporting community engagement and case study development) discussed the three upcoming community meetings scheduled for July 17th, 24th, and 26th.
 - Meeting locations in North, Central, and South County locations, all two hours, two evening meetings, and one Saturday morning.
 - The meetings will include presentations, exhibits, roundtable discussions, and opportunities for community feedback.
 - All information from three meetings will be put into engagement insights report and shared with this group in September.
 - The importance of promoting the meetings and gathering demographic information from attendees was emphasized.
 - Ms. Hartwell: Asked if a hyperlink will be made available so people can make public comments vs having to attend the meeting to get feedback?
 - Ms. Asal: The meetings are intended to be in person. Hybrid meetings can be challenging. Can talk to the team about adding something virtual if needed.
 - Mr. Hunt: Added there are 20 people registered for one of the meetings and about 30 people registered for another meeting. It is not a requirement to register, it just helps to prepare.
 - Ms. Hartwell: Asked if there are quotas or requirements on the percentage of people that attend the events?
 - Ms. Asal: Responded that it varies depending on the organization. Estimating 50 – 75 for this series.
 - Ms. Hartwell: Asked if there was anything formal.
 - Ms. Asal: Responded that there is no defined quota.
 - Ms. Carpenter: Asked if any data or information (zip code/gender/race) is being collected at the front end of the meetings, so the meeting composition can be known?
 - Ms. Asal: Commented that people are being asked where they live, where they work. It is not in a survey or registration format. It's qualitative, some posters are asking for the information.
 - Mr. Hunt: Stated that zip code information is captured a lot of the time. Offered to do that at community meetings.
 - Ms. Carpenter: Reiterated that it would be good to do on the front end; councilmanic districts, regions of impact, gender, race, age.
 - Mr. Jones: Asked how community meetings are being advertised.
 - Mr. Hunt: Responded that it is on the website, social media, flyers, mentioned at Brown Bag session.
 - Ms. Asal: Recommended cross-promotion; meaningful to have support and communication to organizations task force is a part of.
 - Ms. Hartwell: Asked about the weight the community input has on the evaluation.
 - Ms. Asal: Talked about categories (community benefits framework, site considerations and design, building design, and common concerns and mitigation strategies). Feedback will be captured within those categories and

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will be shared. Recommendations will be made based on a collaborative discussion.

- Mr. Hunt: Stated that the County Council has been doing a great job of promoting the meetings as well, sending information to all constituents. An email blast was sent from the Planning Department to over 3,000 residents in Prince George's County, also.
 - Chairman Barnes: Requested a JPEG and PDF copy of the flyer be emailed to the task force so it can be circulated through their own distribution channels.
 - Ms. Marquina: Asked if the flyer is bilingual.
 - Mr. Hunt: Stated that he believed it is, but will make sure it happens if it is not.
 - Ms. Hightower: Mirrored what Mr. Hunt stated that the flyer is on the front of the County Council website.
- **Guest Speaker- Patrick Murray – Frederick County's Data Center Experience**
 - Patrick Muray, Chief of Staff to the County Executive, introduced the county's approach to data center projects, emphasizing the importance of expertise and adaptability.
 - Frederick County's proximity to Loudoun County originally made low latency a prime attraction for data center development; this is a rapidly evolving industry, now, access to power is more critical.
 - Early challenges included developers lacking experience in large-scale real estate projects; progress improved after hiring seasoned firms.
 - A broad-based work group was formed, including community members with diverse concerns (economic, environmental, quality of life), resulting in a detailed public report and transparent process.
 - Data center zoning was focused on industrial areas, with protections for residential neighborhoods including setbacks, screening, and lighting regulations.
 - The county is developing an overlay zone to restrict data centers to a specific area (using under 1 percent of land in the county), aiming to balance growth with the preservation of farmland (5 acres preserved for every acre developed).
 - Land isn't the main limiting factor—power supply is. Northern Virginia Dominion has made it clear that it will be five to seven years, before they can get the energy in for some new data center development.
 - Energy transmission projects have sparked community opposition.
 - Economic development benefits include increased county revenue from repurposing industrial sites, and union jobs for local workers.
 - Community benefits are expected, with ongoing discussion about what those should look like in the county.
 - Transparency has been critical for public trust; open communication helps residents support data center development without fear of unchecked sprawl.
 - The county looks forward to hosting Prince George's County officials for a site visit and sharing further insights.
 - Mr. Frome: Stated that the state allowed local jurisdictions to put a personal property tax exemption on the books. Asked if Frederick County took that step.

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- Mr. Murray: Answered that the business personal property tax in Loudon County has allowed the county to generate close to a billion dollars in revenue. Loudon was able to lower the residential property tax rate for its residents because of the revenue that it was generating from the data center industry. Regarding exemptions, they have not come asking for them.
- Mr. Frome: Confirmed that Frederick does not have a personal property tax.
- Mr. Murray: Stated that the board of county commissioners zeroed that out many years ago. At some point the county will have to go to Annapolis to work on a solution to that.
- Ms. Hartwell: Asked about feedback received from residents regarding the impact or the perceived impact water rates and utility rates?
- Mr. Murray: Stated that the concern with water isn't so much a rate setting question as it is that there is a pretty limited supply of water. The industry has to be innovative and figure out ways to cool these things using something other than potable water. Limits have been set. There hasn't been much conversation around rates associated with water. The conversation has been around electric utility rates and transmission lines, and the associated costs. There is a very small contingent of folks who are concerned about transmission lines and land rather than transmission lines and rates.
- Ms. Hartwell: Asked how important it is to make changes to zoning regulations to lessen the impact on residential communities.
- Mr. Murray: Stated that they have been limiting development to a part of the county where the infrastructure is, and where that kind of development is occurring. Told their residents it will not be like the NoVa sprawl. Gave community clarity on what kind of development is happening. Also tells developers the rules of the road.
- Ms. Lewis: Restated that there's a lot of infrastructure at the Aloca site. This is a massive, more greater amount of electricity that this hyperscale facility needs compared to a smelting plant. Asked who is working with the utilities to get the power infrastructure upgrades.
- Mr. Murray: Responded that the developers work with the utilities. There are conversations going on between utility companies and the developers and within the industry about onsite power generation, and what that can look like.
- Mr. Ezemma: Asked that, in consideration with upcoming technologies, dealing with the noise, water use and cooling systems, and health issues, after all is said and done, what are the pros and cons of the data center in Frederick.
- Mr. Murray: The pros are developing a site that has been sitting vacant for some time, which will add value to property tax, jobs associated with the industry, and community benefits that were talked a little bit about. The cons are the power needs (Maryland is using more power than it is generating right now), water concerns are real, what does decommissioning a building look like, 10 to 20 years from now, data centers might not need quite so large a building.
- Mr. Ezemma: Asked that, given the pros and cons, is it worth it for Frederick County to get data centers, and is there any technology or other opportunity in the next five or ten years that could create the type of jobs and develop

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economic development that Frederick County has right now, and is there anything in the horizon other than data centers.

- Mr. Murray: Replied that Frederick County has a very robust and diversified economic development engine: biotech, advanced manufacturing, farming. Data centers fit as a component, part of an economic development strategy, but not THE economic development strategy.
- Mr. Jones: Asked if the hyperscale site in Frederick County has the ability to generate its own power or is it all from the electricity provider.
- Mr. Murray: Responded that they are building substations at the site, but that will be power that is coming in on lines. At the present time they are not building on-site generation.
- Ms Hartwell: Asked if a reference can be cited, regarding the statement, “We are using more electricity that we’re generating.”
- Mr. Murray: Encouraged reading the fiscal note on the bills that the general assembly considered this year around utility policy. Stated that the discussion in Annapolis this year was very clear that with the decisions that have been made over the last several of years in Maryland to take coal-fired plants offline, we have not replaced that generation capacity with green assets.
- Mr. Serrano: Agreed with Mr. Murray. Stated that he does not have figures, but can back it up.
- Mr. Murray: Advised looking at the 90-day report published by the Department of Legislative Services.
- Ms. Leonard: Stated that in Senator Feldman's next Generation Energy Bill, the fiscal note as well as the bill talks about being a net importer of energy, part of that bill is addressing that situation.
- Mr. Jones: Thanked Mr. Murray for an excellent, informative presentation.

Short Break for Lunch

- **Guest Speaker- Kenneth Simons - WSSC**
 - Mr. Hunt: Introduced Kenneth Simons
 - Current Government Affairs Manager, WSSC
 - Served for several years in both the US House of Representatives and the US Senate
 - He holds a bachelor's degree from the University of Maryland, College Park and a law degree from the University of Illinois College of Law
 - WSSC is main water provider for Montgomery and Prince George’s County; largest in the state and 8th largest in the country
 - Data centers use water primarily for cooling, which is crucial to prevent overheating of servers since equipment is running continuously.
 - Two main cooling systems:
 - Closed loop: Low water use (less than 5,000 gallons/day for mid-sized centers), high installation and maintenance costs, minimal environmental impact.
 - Open loop: High water use (over 4–5 million gallons/month for large centers), more energy efficient and cheaper to operate, greater environmental impact.
 - Alternative cooling methods include air cooling (no water, suitable for cool, dry climates) and hybrid systems combining air and water cooling.

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- Sources of water:
 - Potable water: Clean, treated, drinking water. Most common, provided by local utilities, sometimes requires infrastructure upgrades.
 - Reclaimed water: Sourced from wastewater treatment plants, used for non-drinking purposes, often paired with closed loop or hybrid cooling systems, requires additional infrastructure and proximity to treatment facilities.
- Environmental impacts:
 - Thermal pollution: Typically occurs in open loop systems. Water from facility is released into rivers, lakes, or natural bodies of water around it. Heated water discharge can affect aquatic ecosystems and water quality; regulations limit discharge temperatures.
 - Chemical discharge: Water from cooling systems may contain residual treatment chemicals, which must be managed to avoid harming water treatment processes and ecosystems. May contribute to nutrient loading toxicity or bioaccumulation in waterways, which pose risks to plants, fish, and overall ecosystem health.
- WSSC Water's infrastructure and processes:
 - Each data center undergoes standard permitting and development review, similar to other large developments.
 - Customer rates are uniform and based on meter size, not usage type; new rate tiers would require legislative approval.
- Ms. Hartwell: Asked if WSSC is recommending a new rate for data centers.
 - Ms. Marquina: Stated that WSSC is currently looking at the various issues related to data centers. Rates are established by (six) commissioners, three from Montgomery and three from Prince George's, appointed by the County Executive. The service fees, fee schedule, and rate structure are looked at yearly by doing a rate study
 - Mr. Frome: Stated that there's already rate categories that have large scale industrial users of water that have different rates.
 - Ms. Marquina: Agreed, and stated that it is based on use, not type of usage.
- Ms. Leonard: Asked which kind of water infrastructure system (open or closed loop) is being used for the existing data centers in the county.
 - Mr. Hilton (Division Manager for Planning, WSSC): Stated that they are legacy systems, they are not similar to the new data centers that are being proposed.
 - Ms. Marquina: Added that WSSC partners closely with DPIE and, as requests for data centers and other facilities are received from developers, they are reviewed to make sure the system is efficient.
 - Mr. Hilton: Added that they've spoken with counties in VA, so they are familiar with what water usage is expected. Any new data center that comes in would go through the permitting process and the development review process. The specific water and wastewater needs would be provided, and then the available infrastructure would be evaluated to determine the impact.
- Ms. Carpenter: Asked if evaluations are based on previous historical numbers, and asked how recent the evaluation would be and would be taken into account as it pertains to the energy drain or the water usage.
 - Mr. Mejias: Stated that it is based on the design of the system itself. If the develop

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is presenting a new design, it is not an evaluation of an existing or historical design. Everything being looked at is new.

- Ms. Hartwell: Asked to what degree is WSSC able to influence or create parameters or guidelines on types of systems recommended, give the current demand and forecasted demand on water resources.
 - Mr. Mejias: Answered that WSSC does not dictate what the developer can and cannot use.
 - Ms. Hartwell: Asked if WSSC makes recommendations in a particular area, “It makes sense that we do X versus Y.”
 - Mr. Mejias: Stated that WSSC does not dictate to the developer what system they can use for their data center. They ensure that the system in place can support what is being proposed, whether it requires additional infrastructure or anything it needs in order to support the system as a whole.
 - Ms. Hartwell: Asked, from a policy standpoint, if WSSC is able to make recommendations to the county about whether or not this is good or bad for a given area.
 - Mr. Mejias: Referred to Ms. Marquina, because WSSC does not dictate policy.
 - Ms. Marquina: Stated that they look at the infrastructure in place. If the infrastructure does not support the project, that feedback would be provided to the developer, and the developer would determine whether or not they are willing to invest the amount needed to bring that project up to the standards that WSSC requires
- Dr. Tilley: Asked how WSSC encourages innovation and water use efficiency across the board, or specifically towards data centers.
 - Ms. Marquina: Stated that WSSC looks at what the developer is presenting at that time. They review for WSSC specifications, but do not provide recommendations back, just evaluate proposal.
 - Dr. Tilley: Asked how does WSSC encourage innovation and water use efficiency from customers (data centers/industry/residential), and what kind of programs are in place to encourage better use of water.
 - Ms. Marquina: Stated that people are using the innovation that is available, but it is developer led. If something were to be at a high cost, they would probably revert back to something less expensive. There is no requirement that a certain technique be used, only that WSSC’s system can support the use of the property.
 - Dr. Tilley: Stated that there is no systematic encouragement of innovation and water use efficiency.
 - Ms. Marquina. State that that is her understanding.
 - Mr. Hilton: Added that rate structure is a very high incentive for conserving water use. That in itself is a high incentive. WSSC has prepared a water conservation plan, which is a high incentive.
- Ms Giles: Asked about, in the open loop system, does the discharge from a building get discharged into the sanitary sewer system, as opposed to a direct discharge into a stream system. Also asked what does the normal plumbing code require?

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- Mr. Hilton: Responded that it will be what the developer proposes. If they proposed to discharge it into the sanitary sewer collection system, any discharge would have to meet the industrial discharge requirements, which are within the plumbing code. Some data centers will provide their own treatment to make sure that they do meet the local utilities discharge requirements.
- Ms. Giles: Stated that data centers are not the only buildings that have cooling towers. Many buildings have cooling towers. Asked, in general, in WSSC plumbing code, do cooling towers discharge into a sanitary system as opposed to discharging on grade.
- Mr. Hilton: Stated that there are residential buildings that utilize evaporative cooling for air conditioning and other similar things. So yes, those systems discharge into the collection system.
- Mr. Mejias: Stated that if they discharge into the collection system they would have to meet the regulations.
- Ms. Giles: Recalled that a few years ago, the county wanted to build a power plant in South County, and planned to take reclaimed water from the Piscataway Wastewater Treatment Plant. The reclaimed water line was built, but then the project might have gone bankrupt. She suggested that this seems like an opportunity to utilize the reclaimed water lines for this sort of use.
- Mr. Hilton: Added that there was a highway widening project also. The rest of the pipeline was never built, nor were any facilities ever built. The Public Service Commission closed the project and it is no longer a viable project that is being contemplated.
- Ms. Hartwell: Asked what WSSC plans on doing about mitigating and protecting the general public against forever chemicals.
 - Ms. Marquina: Answered that WSSC is a leader in source tracking for PFAS. They work with the Maryland Washington Council of Governments to find ways to identify the major industrial sources of PFAS. WSSC is a passive receiver of PFAS. They are involved in various studies to identify major industrial sources of PFAS, work on educational campaigns, source tracking, and work with many partners to figure out who is contributing to the PFAS in the water.
 - Ms. Hartwell: Stated that she appreciated that it is being tracked, but asked what is being done proactively to prevent it.
 - Ms. Marquina: Responded that source tracking is identifying the industrial users. WSSC works with MD-the regulatory agency that is charged with going after those that are polluting our waterways to eliminate their uses of PFAS.
 - Ms. Hartwell: Asked if those practices will be applied to data centers?
 - Ms. Marquina: Responded that data centers would have to abide by any and all requirements established by MD.
- Ms. Lewis: Asked if WSSC can speak to any proposals received from developers, and beyond the scope of data centers, reclaimed water infrastructure, and has there been an increase in development in that capacity.
 - Mr. Hilton: Talked about looking at various sites (Western Branch

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Wastewater Recovery Facility, Parkway, Liberty Business Park, golf courses, athletic fields, Konterra) – but the locations of all of the sites made building the necessary pipelines and infrastructure economically unfeasible. Stated that unless land use plan is rezoned our revised to allow data centers close to wastewater treatment facilities, it will not be economical to serve properties several miles away.

- Ms. Hartwell: Asked what best practices have been learned from other states around the advancement of data centers.
 - Ms. Marquina: Stated that WSSC has not done a deep dive into best practices. This is a developer led project. WSSC provides feedback when projects are presented, not in the business of developing data centers. Excited to participate in task force to get additional feedback from various stakeholders.
 - Mr. Mejias: Responded that Liberty Park (now called National Business Park), initially wanted to do one million square feet of data centers. They found out about water usage and infrastructure improvements and reduced to 300,000 square feet. There are several in early planning stages, WSSC is waiting to hear from developers.
- Ms. Lewis: Asked about contingency plans for power outages due to hurricanes, and emergency management plans for data centers.
 - Ms. Marquina: Responded that emergency management is critical to WSSC. They work closely with hospitals and those types of things to keep them running 24/7. The expectation would be that data centers would have an emergency plan and WSSC would work closely with them.
 - Mr. Hilton: Added that all treatment facilities and pumping stations have backup power – typically either a standby emergency generator or a dual feed from another substation elsewhere in the system.
 - Ms. Lewis: Asked if a data center would get priority over a hospital.
 - Ms. Marquina: Responded that they would not. The expectation is that data centers would have their own generators as a backup. WSSC has not been in the situation of prioritizing one usage over another.
 - Ms. Lewis: Would a data center get priority over a residential subdivision?
 - Mr. Mejias: Responded that it is on the data center to provide their own backup source power.
 - Mr. Scarano: Added that most of the data centers cannot miss one second of downtime. They have pretty robust backup generation systems.
- Mr. Jones: Thanked Mr. Simmons and members of the team for an informative presentation. Since meeting went over allotted time, Mark Scarano will speak at a future meeting.

III. Adjourn

- Next meeting – September 10, 11:00 – 1:00

September 10, 2025

MEETING MINUTES – DRAFT
Prince George's County Qualified Data Center Task Force

Largo HQ
 1616 McCormick Drive
 Largo, MD 20774
 Monthly Meeting: September 10, 2025
 1:00 pm – 3:00 pm

Task Force Members: Anthony Jones, Ed Burroughs, Wala Blegay, Martin Ezemma, Crystal Carpenter, Victoria Leonard, Darryl Barnes, Justin DeVantier (for Monica Marquina), Mary Giles, Alexis Lewis, Mark Scarano, Staci Hartwell, Brad Frome

Guests: Lakisha Hull, Planning Director, Prince George's County Planning Department; James Hunt, Deputy Planning Director, Prince George's County Planning Department; Rana Hightower, Vanessa Akins, Lisa Kelley, Elaine Asal, Krystal Oriadha

Absent: Griffon Benton, Tom Dennison, Tom Natelli, Michael Stellino, Don Slaiman, David Tilley

I. Welcome, Attendance, Remarks

- The meeting was called to order by CM Ed Burroughs.
- Reminder of purpose of meetings (studying the economic impacts, the environmental impacts, social impacts, and other implications associated with data centers.)
- This meeting: Hear about feedback from three July Community Meetings; hear from representative about how data centers impact electrical systems in the community
- Attendance was taken, and a quorum was confirmed under the Maryland Open Meetings Act.
- CM Burroughs: Spoke directly about data center proposed at Landover Mall site
 - Stated that the task force does not have authority to approve or reject the proposed data center at Landover Mall; its role is strictly advisory, focusing on policy recommendations to the county government.
 - Qualified data centers in the designated M-X-T zone, including Landover Mall, are exempt from District Council review due to a 2021 zoning ordinance change, requiring only planning board approval for preliminary subdivision plans.
 - The Landover Mall data center project has received preliminary planning approval but still needs permits from several agencies; the task force aims to be transparent about this process and will include its analysis in recommendations to the county.
- Mr. Jones: Provided remarks
 - Stated that the task force acts as a think tank for potential data centers in Prince George's County, providing non-binding recommendations to the County Council to guide possible legislation, but has no authority over permitting decisions.
 - Recommendations are informed by community feedback from meetings, input from subject matter experts, and best practices from other jurisdictions, with a focus on protecting residents' health, safety, and welfare while promoting job creation and diversifying the tax base.
 - Though DPIE makes final permitting decisions, the task force will submit recommendations to the County Council that address community concerns, especially for those living near proposed data center sites like Landover Mall.
- CM Burroughs: Stated that as a result of the broad community response today, another opportunity for public participation will be provided in a venue that has the ability to hold as many people as possible. Comments may be emailed, but another opportunity to provide feedback in a meeting setting will be provided.

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- Mr. Jones: Stated that task force is making an effort to be as transparent as possible. Reminded everyone about Prince George's County government website to view minutes, videos of meetings, and provide feedback directly.
- CM Oriadha: Shared remarks
 - Thanked residents for attending the meeting despite challenging weather, acknowledged their commitment to advocacy, and noted that their strong turnout prompted the decision to hold another community meeting.
 - Stated that they openly recognize that past county leadership prioritized industry over community interests, resulting in broken trust and decisions made without adequate public input or transparency, particularly regarding the fast-tracking of data center projects.
 - Apologized for previous failures, assured attendees that current leadership is committed to transparency and accountability, and expressed gratitude to the County Executive and Council Chairman for forming the task force to address these issues properly.
- CM Blegay: Provided remarks
 - Stated that the task force was established to promote transparency and ensure community involvement in decisions regarding data centers, emphasizing the importance of informed recommendations and representation from affected areas.
 - Community meetings were held across different regions of the county to gather diverse input, with plans for additional meetings and ongoing communication to further engage residents and incorporate their feedback.
 - Legislative action is being considered to temporarily halt new data centers until the task force completes its recommendations, aiming to prevent rapid, uninformed development and ensure that all voices are heard and concerns addressed.
- Ms. Hartwell: Stated that she emailed the leadership of the task force and copied all task force members, requesting that to hear from The PJM, the Public Service Commission, the Maryland Department of the Environment and another group that represents community voices that have experienced this, in particular the Piedmont Environmental Council. A response has not been received, and those groups are able to give information that is needed to make an informed decision. She requested a comment on whether or not the task force will hear from them.
 - Mr. Jones: Stated that the email was received. The task force is in the planning process, and already has a commitment from PJM, reached out to a delegate but has not heard back from anyone they have emailed.
- CM Burroughs: Acknowledged all elected officials.

II. Discussion

- Mr. Jones: Shared QDC website: <https://pgccouncil.us/1051/Qualified-Data-Center-Task-Force>
 - Recap of previous meeting (no August meeting)
 - July: Community meetings recap (more details in today's meeting); thank you to task force members who attended
 - The minutes from the July meeting were reviewed and approved without objections.
- **Data Center Materials Overview – James Hunt, Deputy Planning Director, Prince George's Planning Department**
 - There were three well-attended community meetings held at different locations in Prince George's County, focusing on data centers and drawing significant interest from local citizens.
 - Discussions covered topics such as land use, design, energy consumption, environmental impacts, and costs related to data centers, with attendees providing valuable feedback and asking numerous questions.
 - Support staff, including planning members, interns from Bowie State University and the University of Maryland, assisted, and the Gensler consultant team will ensure all community comments are transparently recorded and addressed.

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- **Data Center Community Meetings held in July 2025 – Elaine Asal, Gensler**
 - Gensler, in collaboration with the M-NCPPC Prince George’s County Planning Department, led a public engagement initiative to gather community input on data center development.
 - The goals were to explore the benefits and potential impacts of data center development, understand public concerns, and gather opinions to inform future planning and policy recommendations.
 - The public meetings were held in three different parts of the county. Meeting attendance ranged from 37-69 at each meeting.
 - Attendees were engaged through welcome posters and roundtable discussions on various topics related to data centers. Comments and feedback from the public meetings were collected, digitized, and analyzed to identify key sentiments and concerns.
 - Six key community priorities were highlighted: Environmental impact, governance and transparency, economic value, design and aesthetics, zoning clarity and protections, and community reinvestment. Each priority is discussed in detail, including specific concerns and suggested mitigation strategies.
 - Potential community benefits from data center development were outlined, such as workforce development, tax revenue, local partnerships, and infrastructure investments.
 - Site considerations and building design were discussed, emphasizing the importance of sustainable design, noise and light control, and integration with the local community.
 - The final report will assess the impacts and benefits of data center development using community feedback, case studies, best practices, and design expertise. The report is under review and will be presented at the next Task Force meeting on October 8, 2025.
 - Ms. Carpenter: Stated that in a previous task force meeting, she asked if zip code, gender, and race could be collected at the front end of the meetings so data could be aggregated. She asked if this was done.
 - Ms. Asal: Stated that it was attempted to be done through the map because of privacy concerns, in addition it didn’t feel appropriate to as when people were coming in.
 - Mr. Hunt: Commented that there was a concern related to people revealing information and Park and Planning having to hold that information. Stated that the geographic information (where everyone is located) is being captured as much as possible.
 - Ms. Carpenter: Asked if the zip code is being captured.
 - Mr. Hunt: Responded that the mapping can be applied to attempt to catch that.
 - CM Burroughs: Stated that there will be another meeting, and perhaps that could be done at that meeting.
 - Ms. Asal: Stated that every comment is identified (geographically) by the meeting it came from, and no patterns were identified.
 - Mr. Hunt: Stated that the team would be happy to identify zip codes at the next meeting.
 - Ms. Carpenter: Responded that it would be valuable information, given the outpouring of support at the meeting, to know if there was a representative sample at the next meeting.
 - Ms. Asal: Responded that there was a map at the front of the community meetings; it was anecdotal, but gave a heat-map sense relative to attendance.
 - Ms. Hartwell: Stated that since the report will be available for public consumption, there should be definitions around some of the environmental terms, environmental justice, historic wealth, so that people can be aware of what the terms mean.
 - Ms. Asal: Responded that adding glossary of terms could be added.
 - Ms. Leonard: Asked what the participants reaction or thoughts were about the potential for data centers being revenue generators for the county, which have some budget constraints.
 - Ms. Asal: Stated that it was presented upfront and as best they could. Uncertainty was heard around the economic return, and there were a lot of questions. In addition, the job potential came up a lot.

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- o Ms. Hartwell: Stated that she sent an email to the county requesting to see the proposal/RFP that the county put out because she wanted to know what exactly Gensler was to deliver, and wanted to know if they could include modeling that could suggest the benefits or jobs being offered against the cost to the community.
- o Mr. Jones: Noted that the number one concern from the community meetings was environmental concerns. Asked if it was electricity or water at the top.
 - Ms. Asal: Referred back to the environmental impact slide; the top two within that category were energy emissions and water. Water subcategories were water reuse and recycling, water demands and protection. Energy emissions subcategories were energy demand, power source standards, energy innovation.
- o Ms. Hartwell: Regarding the proposal back to the county, asked if it was within the scope of work to talk about other technologies that would eclipse data centers or quantum computing. Asked if the report will reflect different opportunities to achieve the same thing with less of an impact to people and the environment.
 - CM Burroughs, directed to Ms. Asal: Stated that she has been tasked with public engagement.
 - Ms. Asal: Responded that the key components of work asked of her and her team is to lead the public engagement meetings, put together a report, and the case study. What can be learned from best practices, and put that together into what it might mean in terms of recommendations from a planning perspective.
 - CM Burroughs: Thanked Ms. Asal for her response.
- o Ms. Carpenter: Asked if the taxing structure for the different locations will be compared when the case studies are put together, as that will help to know the benefit.
 - Ms. Asal: Stated that she believed it was included. The intent is to share that.
- **Environment Impacts on Energy – Mark Scarano, Senior Manager for Economic Development, Pepco**
 - o Pepco, an Exelon company founded in 1896, provides reliable and safe power to 890,000 customers in the DC region and employs over 1,400 people locally.
 - o The company does not generate electricity but focuses on transmission and distribution with a strong commitment to reliability, sustainability, and safety.
 - o Pepco recognizes the challenges of inflation and supply-demand mismatches affecting electricity bills and has established a \$50 million Customer Relief Fund for qualified households.
 - o Data centers and large load customers are evaluated carefully for their impact on the grid and community, using a team-based, intentional planning process.
 - o The demand for data centers is rapidly increasing globally, driven by trends like artificial intelligence and cloud services; U.S. energy demand for data centers is expected to triple by 2028.
 - o Pepco is responsive to community concerns and values local engagement, aiming for open communication and transparency in its operations.
 - o Pepco carefully coordinates with multiple internal departments—such as transmission engineering, project management, legal, and real estate—when addressing data center projects in the community.
 - o The company is regulated by federal and state agencies, ensuring equitable provision of electricity to all customers, including large data centers, without favoritism.
 - o Large load projects (over 50 megawatts) undergo a comprehensive feasibility study, often costing up to \$1 million, to assess their impact on the grid and environment.
 - o Pepco now groups large load projects together to evaluate cumulative impacts on the electrical grid and plan necessary upgrades, rather than considering each project individually.

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- A new Transmission Security Agreement (TSA) requires incoming large customers to provide a substantial letter of credit covering up to 10 years of projected energy use, protecting ratepayers from stranded infrastructure costs if the project falls short or is abandoned.
- Due to high demand and the need to maintain grid reliability, data centers and similar projects may face waits of 5–6 years before being connected, as the grid must be adequately prepared to handle additional loads.
- Ms. Lewis: Asked how receptive banks are to issuing letters of credit, and asked if any letters of credit have been issued yet.
 - Mr. Scarano: Stated that letters of credit have not been issued yet. Large corporations need to assess their own energy needs and the load ramp they commit to, as infrastructure upgrades are based on these projections. Not every project advances to completion—some drop out or are speculative, and the required \$1 million feasibility study fee helps ensure only serious applicants proceed.
 - Ms. Lewis: Asked what the collateral would be for the security agreement; would the bank have a lien over the substation if the data center developer defaults?
 - Mr. Scarano: Responded that the letter of credit is from the data center’s bank, so the bank needs to feel comfortable releasing that letter of credit.
 - Ms. Lewis: Asked how transmission lines are so perfectly straight.
 - Mr. Scarano: Responded that he did not know, but would find out and share the information.
- Ms. Leonard: Asked if the TSA and letters of credit are best practices that other utility/electric companies are using, or is it unique to Pepco. Also asked when a decision is made about large load projects, is the impact on the grid factored in.
 - Mr. Scarano: Answered that they look at their own companies first, realizing that the load sometimes comes from other companies outside of the service area. Transmission lines cover all across America, need to look at the effect of new load and projections on the larger grid as well. Responded to the first question, that there are other utilities engaged in this right now, but Pepco is an early adopter of this. There are some states looking at this.
- Ms. Hartwell: Stated that Pepco is literally and figuratively and powerhouse, they answer to shareholders, and the goal is to maximize profits. Asked if he could break down the LOC and the TSA to the people and tell them what it means to them. Also asked how much of Pepco’s largesse is able to be wielded in order to protect the rate payers.
 - Mr. Scarano: Explained the main components of a Pepco electric bill: charges for power generation, transmission, distribution, additional fees. Oversight of these areas is divided between federal and state authorities. Large customers, such as data centers and manufacturers, impact the system. Infrastructure upgrades are made to accommodate their needs, with costs covered by TSAs or letters of credit to ensure that residential customers are not left paying for unused infrastructure if a business leaves after upgrades are made.
- Ms. Giles: Asked how Exelon goes about analyzing the distribution and transmission system to ensure that it can transmit the amount of electricity needed for this big power user without impacting the surrounding community. Also asked if there has been a situation where a data center is built and then the surrounding community starts to go dark.
 - Mr. Scarano: Responded that a phase one feasibility study and phase two advanced engineering and design study takes into account all variables, and focuses on safety and reliability. Every possible scenario is evaluated, including potential disruptions. ConEd has been brought in because they have expertise they can contribute. All of these efforts ensure that the grid remains stable.

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- Ms. Giles: Stated that large solar farms have to go to the Public Service Commission to get approval before going forward with local permits. Asked if data centers need PSC approval.
 - Mr. Scarano: Responded that the permitting process for power lines and other infrastructure follows standard, established procedures at state and local levels. Data centers are responsible for securing their own permits, including environmental approvals, through county and state channels.
 - Mr. Jones: Asked if there is enough electricity generation capacity to meet the needs on the East Coast for all of the data centers that are under development and currently in use?
 - Mr. Scarano: Stated that there is a mismatch between supply and demand. PJM and the Federal Energy Regulatory Commission look at that big picture. It's not only in America but international as well.
 - Ms. Hartwell: Stated that right now, Landover's capacity is around 820 megawatts. If that does not include cooling, the demand could surge to 1300 megawatts. Asked about the impact that would have on greenhouse gas emissions.
 - Mr. Scarano: Stated that there are issues of confidentiality, and he cannot talk about a specific project when a company comes to Pepco/Exelon.
 - Ms. Hartwell: Stated that she sees a conflict, because they have to answer to their shareholders, but they are also residents of the County. Asked how is Pepco able to influence recommendations that are coming from proposed developers and builders of data centers, because it doesn't serve Pepco to curtail demand.
 - Mr. Scarano: Stated that all of the income that comes from this company, as well as other for profit utilities) comes from what the state allows. While Pepco is for-profit, it is also made up of community members, and is responsive to public commissions.
 - Ms. Hartwell: Stated that Delegate Janelle Woods will be at the Oxon Hill Library on October 26, and is hosting a meeting. Asked if a representative could attend to address the issue at that meeting.
 - Mr. Scarano: Stated that he will look into it and they can talk later.
1. **Other Topics – Tour of Fredrick County Data Center Site and Discussion**
- Mr. Hunt: Stated that there will be a tour at Frederick County; will provide details via email.
 - Ms. Hartwell: Stated that she would rather hear from the Piedmont Environmental Council.
 - Mr. Hunt: Stated that he will wait to hear direction from the task force.
 - Mr. Jones: Stated that the meeting has gone past time. Thanked everyone for coming, appreciate everyone's concerns and time. Meeting adjourned.

October 8, 2025

MEETING MINUTES – DRAFT
Prince George's County Qualified Data Center Task Force
 Largo HQ
 1616 McCormick Drive
 Largo, MD 20774
 Monthly Meeting: October 8, 2025
 11:00 am – 1:00 pm

Task Force Members: Anthony Jones, Wala Blegay, Martin Ezemma, Crystal Carpenter, Victoria Leonard, Darryl Barnes, Kenneth Simmons (for Monica Marquina), Mary Giles, Mark Scarano, Staci Hartwell, Brad Frome, Don Slaiman, David Tilley, Tom Natelli (virtual)

Guests: Gwen McCall-Winston, Deputy Director, Prince George's County Planning Department; James Hunt, Deputy Planning Director, Prince George's County Planning Department; Rana Hightower, Vanessa Akins, Lisa Kelley, Elaine Asal

Absent: Ed Burroughs, Griffon Benton, Alexis Lewis, Tom Dennison, Michael Stellino

I. Welcome, Attendance, Remarks

- The meeting was called to order by Co-Chair Anthony Jones
- Reminder of purpose of meetings (studying the economic impacts, the environmental impacts, social impacts, and other implications associated with data centers.)
- This meeting: We will hear from speakers from Prince William County that will describe the County's experience with data centers and from a representative of Pennsylvania, Jersey and Maryland (PJM) Interconnection that will discuss the regional electrical grid and the impact of data centers on the PJM region.
- Attendance was taken, and a quorum was confirmed under the Maryland Open Meetings Act.
 - o CM Blegay: Thanked task force members and community participants for their engagement and diligence. Emphasized the commitment to transparency in reviewing every aspect of data center infrastructure and highlighted energy as a major concern raised by residents. Noted the importance of understanding PJM's role in the state's and county's energy supply and how data center decisions, even outside Prince George's County, can impact local energy sources. Encouraged further community involvement and announced 10/25 community meeting.
 - o Chairman Barnes: Emphasized the importance of transparent and inclusive discussions about data centers in Prince George's County, urging community members to participate in the upcoming October 25th meeting, which is the final opportunity to voice concerns and opinions. Assured that the process is open and diligent, with no hidden agendas, and expressed gratitude for public involvement and engagement in shaping future recommendations.

II. Discussion

- Mr. Jones:
 - o Recap of previous meeting (September)
 - Addressed misinformation about the task force and the scope of the task force's responsibilities during the meeting.
 - As a result of the increased community interest, an additional community meeting will be held to allow residents to share viewpoints about data centers. The meeting will be held on 10/25 at the Sports and Learning Complex in Landover, from 10am to 12pm.

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- Elaine Asal from Gensler provided a summary of the three July community meetings and the feedback that was received from the community.
- Mark Scarano from Pepco spoke about the electrical impacts of data centers.
- o The minutes from the September meeting were reviewed and approved without objections.
- o **Recap of Data Center Tour - Frederick County**
 - On September 25, Task Force members toured the Quantum Frederick Data Center, a \$10 billion, 2,100-acre campus being developed on a former industrial site in Frederick County, which was chosen for its existing electrical infrastructure and proximity to Northern Virginia.
 - Frederick County officials highlighted that Quantum Frederick will become the county's largest private sector employer, boost the local economy, and described their special overlay zoning for data centers, which includes strict noise (55 decibel limit), appearance, height (75-foot cap), and buffer (500-foot minimum from communities) regulations.
 - Frederick County has already generated over \$60 million in tax revenue related to the data center development, even before the facility becomes operational.
- o James Hunt introduced the speakers for the meeting, including David McGettigan, Deputy Planning Director of Prince William County, and Jason Stanek, Executive Director of PJM, to share insights on data center planning and energy impacts.
- o **Guest Speakers**
 - **David McGettigan, Sr. AICP – Deputy Planning Director, Prince William County**
 - Prince William County began regulating data centers in 2016 by creating an overlay district to manage their locations, focusing initially on areas with existing transmission lines and industrial infrastructure.
 - Over time, regulations evolved to address design standards, visual impacts, fencing, and increased density and building heights, allowing more efficient use of limited industrial land.
 - As data center development expanded, the county considered environmental impacts, infrastructure needs, and the preservation of open space and industrial land for other industries.
 - Noise issues associated with data centers, especially from older facilities' HVAC systems, became a significant concern starting in 2023, prompting the development of a stricter noise ordinance and new enforcement measures.
 - Current efforts focus on updating noise and zoning ordinances, enhancing architectural and site standards, and working with Dominion Power to address increasing power demands and transmission line routing.
 - Mr. Scarano: Asked what the average size of a site is.
 - o Mr. McGettigan: Responded anywhere from 40 to 100 acres.
 - Mr. Scarano: Asked if he could talk about the relationship with Dominion and how they've worked together on some of the citing issues.
 - o Mr. McGettigan: Stated that there are challenges in determining power needs and transmission line impacts during the rezoning or special use permit process, primarily due to late receipt of load letters. The county is working on several transmission line projects with Dominion and aims to avoid routing lines through residential neighborhoods, preferring to use buffers and open spaces to minimize community impact.
 - Ms. Hartwell: Asked, in current efforts, how many of these were considered prior to allowing data centers to move into this area. Also asked to what degree was it considered that data centers be allowed to be near residential areas.

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- o Mr. McGettigan: Responded that in 2023 they started looking at the noise issue. They are hoping that the noise ordinance will correct that issue. In 2025, they are looking at separating data centers from residential so that no new ones get put up there.
- CM Blegay: Asked how many data centers are in Prince William County.
 - o Mr. McGettigan: Responded that 40 have been approved and are under construction. The total will probably be in the 60s.
- CM Blegay: Asked how much money the data centers bring in annually.
 - o Mr. McGettigan: Responded that he does not know, but can send the link.
- CM Blegay: Responded that that would be helpful, and asked how many had noise concerns.
 - o Mr. McGettigan: Responded that right now there were two or three.
- CM Blegay: Questioned that there were no complaints for the other 38.
 - o Mr. McGettigan: Responded that many of them are interior and not next to residential, some are water cooled, which do not have noise issues, and some are designed differently. The ones that aren't will have to comply with the noise ordinance.
- CM Blegay: Asked if the overlay zone was created before getting data centers, or did data centers come first and then were the overlays created when they got closer to the residential areas.
 - o Mr. McGettigan: Stated that there were some data centers already and then the overlay district was put in place when they had the transmission line issue.
- CM Blegay: Asked, of the 40 data centers, how many of them are near residential.
 - o Mr. McGettigan: Stated that most data centers are located in industrial areas, but some are closer to residential zones due to zoning allowances in light industrial and office districts, though he does not know the exact number near residential areas.
- CM Blegay: Asked how close it is to the residential.
 - o Mr. McGettigan: Stated that some are only a couple hundred feet away.
- CM Blegay: Asked if those are the ones with noise complaints.
 - o Mr. McGettigan: Responded that the noise complaint had a valley and a stream valley, and because of the topography, the road noise, and the layout of the buildings, the noise was tunneling towards the neighborhood. It was a situational thing where the noise was causing more impacts to that neighborhood.
- CM Blegay: Asked if there have been any complaints from the residents about higher bills.
 - o Mr. McGettigan: Stated that there have been concerns about their bills being raised, but there haven't been many actual raised bills.
- CM Blegay: Asked if there has been impact on the water.
 - o Mr. McGettigan: Responded that there are fairly strict stormwater management regulations. Provisions are in place addressing water quality issues, so there's no concern other than the increase of impervious area, which is being treated.
- CM Blegay: Asked how much money is generated from the data centers.
- Mr. Scarano: Stated that the Northern Virginia Tech Council put together a study on economic impact and includes that information. He will forward that information to Deputy Hunt for general distribution.
 - o CM Blegay: Asked if it is for Prince William County.
 - Mr. Scarano: Responded that it is for Northern Virginia as a whole, and includes Loudon County as well.

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- Ms. Leonard: Asked when the separate T2 area was set up for other non-data center uses, did it succeed in what its goal was. Also asked what the rationale is for either shrinking or removing the overlay for data centers.
- Mr. McGettigan: Stated that they have had flex space development and have several rezonings submitted and in review. Also mentioned that the board gave a directive to look at removing the overlay altogether in order to require all data centers to go through the legislative process, either special use permit or rezoning to be approved, and not be allowed by right.
- Ms. Giles: Asked if Prince William County regulates the noise impacts from emergency generators in an emergency situation.
 - o Mr. McGettigan: Responded that he believed they would regulate all the noise. The electric generators associated with the data centers have to be run once a month, so the impact would be looked at. It would fall under intermittent noise since it is not a continuous noise source. If there was a true emergency, they'd have to go back to the noise ordinance to make sure that particular issue is addressed.
- Mr. Ezemma: Asked if there is a solution to deal with utility usage in data centers.
 - o Mr. McGettigan: Stated that the State Corporation Commission and utility providers have primary control over transmission line placement and water provision for data centers, while the county can enforce noise ordinances through facility design requirements. There is a focus on encouraging redevelopment of older, industrial-area data centers to modernize facilities and minimize residential noise impacts.
- Mr. Ezemma: Asked if this will be an attractive location for investments.
 - o Mr. McGettigan: Responded that since 2016, data centers have been a targeted industry in Prince William County, leading to significant development in previously vacant industrial areas and attracting related industries. The county's growth in population and workforce, along with the presence of George Mason University's Prince William campus, continues to make the area appealing to new businesses.
- Ms. Hartwell: Asked if they monetized the cost for the impacts of air and water quality, the impacts to health around greenhouse gas emissions related to the generators. Also asked about the unforeseens that are being paid for against the money that they are getting up front.
 - o Mr. McGettigan: Responded that they are looking at sustainability, implementing limits to greenhouse gas, asking for more sustainable green building, preserving open space. Stated that data centers do not produce as much vehicle traffic.
- Mr. Slaiman: Stated that Loudon County cites that for every \$16.00 they receive in data center revenue, they spend \$1.00 in county services. Asked what the figure is for Prince William County is now that they've raised sales and use tax on the components of the data centers from \$1.25 to over \$4.
 - o Mr. McGettigan: Replied that he did not know.
- Mr. Ezemma: Asked if there are any studies that show health impacts from noise. Stated that he is trying to understand if the living standard is better in Prince William County or lower as a result of the data centers.
 - o Mr. McGettigan: Stated that there are studies that look at the health impacts of noise, and noise consultants are developing the noise ordinance. Offered to give webpage and white paper which provide more information on noise and noise ordinance.

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- Mr. Ezemma: Asked if there is any other technology that would be able to support the economic growth.
 - Mr. McGettigan: Stated that the data center construction has created supportive industries for the data centers, so there is secondary economic growth. There is also educational training efforts to train people working on data centers.
- Mr. Jones: Asked how long it would take to have a permit approved from start to finish in Prince William County.
 - Mr. McGettigan: Responded for by right, it is a six to ten week process to get a site plan approved. To get a building plan approved could take another six weeks; overall it could take six months. Added that currently approvals are 9-12 months out because of a large volume and not a lot of staff to process everything.
- CM Blegay: Asked what the discussion has been among the stakeholders about the future of data centers beyond what Prince William already has.
 - Mr. McGettigan: Stated that one came before the board that needed a special use permit, and it was denied. Added that there isn't much left in the industrial area now.
- CM Blegay: Asked if there is any industrial area left.
 - Mr. McGettigan: Stated that it is very limited for data centers. They are going on smaller and smaller pieces of land (as low as 20 acres). They are building up higher so they can still be on industrial areas.
- **Jason Stanek -Executive Director – Governmental Services, PJM**
 - PJM is the largest power grid operator in North America, acting as an "air traffic controller" for electricity across 13 states, Washington D.C., and serving 67 million customers, including Maryland.
 - Demand on the grid has surged recently, driven by the rapid development of data centers, building electrification, electric vehicle adoption, and new heavy commercial and industrial growth.
 - Maryland's transmission infrastructure is relatively weak, especially on the Eastern Shore, with limited high-voltage lines and energy resources.
 - Data centers require constant, high-quality electricity, and their growth has made Maryland a hotspot for development, attracting attention for both economic opportunity and strain on the grid.
 - There is a looming risk of voltage collapse in Maryland by mid-2027 due to rising demand and insufficient new power generation, with recent forced blackouts (August 2025) highlighting the urgency.
 - Maryland imports about 40% of its electricity from other states, and is losing traditional power sources (like coal and natural gas) faster than it is adding new renewable or clean resources.
 - Data center energy demand is rapidly growing, expected to triple from 4% to 12% of total power usage in four years, putting additional strain on the grid and highlighting the need for improved load forecasting and planning.
 - Despite numerous approved clean and renewable energy projects, various barriers such as financing, permitting, and supply chain issues are delaying their development, while state and local policies are pushing existing resources offline faster than replacements can be built.
 - CM Blegay: Asked what would be the ideal option to power a data center and not impact the bills of the residents.
 - Mr. Stanek: Responded that the data center developers need a continuous supply of electric. Nuclear has the highest rating capacity – once it starts it runs for months at a time. Other resources, called safe and ramp, turn on in

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the morning to meet the morning peak, settle down in the afternoon, then rise at the end of the day when people are going home. Having a balanced portfolio of both is ideal. Battery storage units are beginning to be developed, but there is opposition. PJM is desperate for additional watts, so will take them from anywhere (fuel agnostic).

- CM Blegay: Asked how battery storage helps PJM.
 - Mr. Stanek: Responded that battery storage complements renewable resources very well. Electrons are stored and can be used whenever needed. There are concerns about malfunctions/fires.
- CM Blegay: Asked about blackouts in Maryland.
 - Mr. Stanek: Stated that, on record, PJM has testified before the Maryland Public Service Commission, that by July 2027, they will see potential for voltage collapse on the system. Transmission lines cannot be operated safely, so there would be blackouts for parts of the system. Told Maryland regulators that a line is needed by 2027, otherwise they are predicting potential voltage collapse.
- CM Blegay: Asked how many transition lines are needed.
 - Mr. Stanek: Responded that there are several planned and submitted to the MPSC: Tri-County Line, Maryland Piedmont Reliability Project (controversial – community opposition).
- CM Blegay: Asked if it was true that a new data center would not be turned on by PJM until there's more transmission of power.
 - Mr. Stanek: Responded that PJM is a nonprofit entity; does not have that authority for a data center or any customer. The customer would approach the local utility in the state and request an interconnection.
- CM Blegay: Asked if PJM would see the application.
 - Mr. Stanek: Responded no.
- CM Blegay: Asked if PJM would know if a data center was turned on today.
 - Mr. Stanek: Stated that it would be no different than if somebody was building a house, PJM would not be notified. Pepco and BGE are the closest on the ground, so they are in constant contact with the potential customers.
- CM Blegay: Asked if a data center turns on, is that likely to expedite the blackout.
 - Mr. Stanek: Responded that PJM has been on record for three years expressing concerns about increased load growth. Added that PJM is working daily with the utilities across the region.
- CM Blegay: Asked, as a data center task force, what would be the recommendation...
 - Mr. Stanek: Stated that "BYOG" (Bring Your Own Generation) is being discussed now. If someone is going to be a large customer on the system (data center), it is possible to require them to not lean on the grid as a whole, but bring their own generation. But time, community opposition, supply chain issues all pose challenges.
- CM Blegay: Asked if anything has been done to ensure that high power usage doesn't impact the rates of the residents.
 - Mr. Stanek: Responded that utility bills in Prince George's County typically consist of 12 to 14 line items, including various taxes and charges for distribution, transmission, and capacity. Recent regulatory actions, such as a settlement capping capacity costs and the Next Generation Act's bill credits, have temporarily provided financial relief to consumers, but long-term

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- solutions to rising rates remain elusive and complex. Collaboration with state regulators and consumer advocates continues to be important as significant rate decreases are unlikely in the near future.
- Ms. Hartwell: Asked if PJM is involved in any legislation that would protect rate payers.
 - Mr. Stanek: Replied that PJM does not typically support or oppose legislation in Annapolis. PJM does work with legislators behind the scenes to provide factual information. Added that there are other solutions outside of BYOG; increased use of demand response on the system, increased use of energy efficiency. “Empower” on bills – state’s energy efficiency program – charge is going up. Fee goes towards supporting very good programs.
 - Ms. Hartwell: Asked what role PJM has in prioritizing the building of green infrastructure.
 - Mr. Stanek: Responded that PJM has no authority from the federal government to either plan, develop, or build generation resources. No one is building gas or coal plants for the most part anymore. Approximately 90% of the projects that have been approved have been solar, storage or wind.
 - Ms. Hartwell: Stated that in Elk Neck, there was a distributed community type generation battery storage program initiative. Asked about PJM’s impressions on the project, where the residents got a really great benefit.
 - Mr. Stanek: Responded that they bid into the capacity market so they could make money. They got a great benefit. The batteries are operating 24/7 365 in their houses (mostly summer homes). Developers had to knock on doors and explain to the community what was being done. PJM has 13 states plus DC; seven are restructured, Maryland is one of the restructured states. That means that its utilities are barred by law from owning or operating generation. In 1999 the decision was made that there would be competitive markets in the state. Utility rate payers in some states, like those served by Pepco, benefit from not directly financing new generation projects, with financial risk managed by Wall Street instead. In contrast, vertically integrated utilities such as Dominion own both generation and distribution assets, and as energy markets evolve, there is ongoing policy debate about the advantages of adopting this Virginia-style regulatory model in places like Maryland.
 - Mr. Scarano: Mentioned that economic development with Pepco, as well as Delmarva power, and Exelon areas, are seeing an unprecedented demand, not only from data centers, but for the equipment needed to bring data centers online. There are long lead times for materials. Developers are being told that service dates are going to be between four and six years.
 - Mr. Stanek: Stated that utilities have an obligation to build. Dominion has told new data centers it will take seven years to be connected.
 - Dr. Tilley: Stated that Bill Gates started a company to build small nuclear reactors. Asked if there are any kind of applications in the region, and what would be the possibilities of doing this.
 - Mr. Stanek: Stated that Bill Gates is looking at SMR technology, but the problem is that it has been on the five-year horizon for the past twenty years. It will be a lot cheaper and faster to develop an SMR than to put another unit at Calvert Cliffs. No one will want to live near an SMR. It would assist in

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terms of creating microgrids – generate the power closer to where its consumed.

- Dr. Tilley: Asked what the possibility is of bringing back some of the retired thermal reactors.
 - Mr. Stanek: Responded that over the past six months, some units that have given PJM and the federal government notice that they are planning to retire all of a sudden keep running. They see the price signals going higher and they want to capture that capacity price. Brendan Shores wanted to retire this year. PJM did not let them, and will go to the federal government to keep it running. Baltimore would experience wide-scale blackouts because there is a lot of demand and not a lot of transmission lines to feed it. The DOE secretary just issued an order under the Federal Power Act requiring the Wagner Power Plant to keep running 90 days at a time. The reason that unit was going to stop running was because the Maryland DoE has a maximum number of run hours for emissions. As we're approaching the end of year, they've used up their hours. The Secretary of Energy made the call to keep that unit running, even if it violates DoE restrictions.
- Dr. Tilley: Asked what impact would the battery storage have on the price of electricity.
 - Mr. Stanek: Responded that any additional capacity will help to make the supply demand imbalance less imbalanced, hence lowering prices. Added that whatever capacity could be put on the grid, whether it be batteries or actual production of electrons, that will have a price dampen effect. But the batteries come at a price, about a billion dollars for a 600 MW battery.
- Ms. Leonard: Asked what states are self-sufficient/net exporters.
 - Mr. Stanek: Answered that Pennsylvania is the lead for exporting. Last year, Maryland did not export one single day. Exporters are always, Pennsylvania, Illinois, Michigan, Indiana, West Virginia. Importers are Maryland, New Jersey, Delaware, Virginia, DC.
- Ms. Leonard: Asked if electricity is imported from other states outside of the region.
 - Mr. Stanek: Responded that there is typically enough within the region to meet demands. There are two neighboring grids – New York (operates their own grid). When NY needs extra power, PJM exports to them. To the west is the second largest grid, the midcontinent independent system operator – they lean on PJM more than PJM leans on them. Other than extreme weather periods, PJM is usually self-sufficient; will take PA's excess and share with NJ and MD.
- Ms. Leonard: Asked what PA is doing differently than MD that makes it more of an exporter and not an importer of megawatts.
 - Mr. Stanek: Answered that PA has a long history of economic development associated with energy, and will be building the largest natural gas plant. Coal is still being mined in PA. Their legislators are very supportive of thermal, coal, gas, and oil. It is different in Annapolis; it would be a hard sell to ask to build a new natural gas plant.
- Ms. Hartwell: Asked if PJM employs an ethicist to answer the question if this is good for Maryland. Also asked what weight the demand for utility has in the decisions and recommendation PJM makes.

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- o Mr. Stanek: Responded that PJM does not have an ethicist on staff. As the “air traffic controller,” that is not PJM’s position to make those decisions. There are five state utility regulators, state lawmakers, down to County representative who are the best ones to make the decision.
- Mr. Natelli: Asked if PJM is seeing any movement at the national level for a national strategy that would start to preempt some of the local regulatory framework, since we are in a competitive race with China.
- o Mr. Stanek: Replied that since January, the President has issued over 200 executive orders (which is about the same amount in his first four years combined). Dozens of the 200 are focused on energy dominance. PJM is working with federal partners, including state representatives, US Senators, and Senator Van Hollen is very interested in this topic. There’s potential if the will of the Congress is that we need to begin to figure out how do we harness this. The policy dialogue is going on. The issue is that the actual movement on the ground is moving faster than legislators can keep up with.
- *Data Center Study/Report Overview – Deputy Director James Hunt*
 - / Stated that task force members were emailed a copy of the draft study. If you did not receive a copy or weren’t able to open it, let James, Ms. Aikens, or Ms. Urwiller know.
 - / Originally comments were due today, but due to technical issues, the deadline can be moved to Monday or Tuesday.
 - / A spreadsheet was attached to the email, please place comments in the spreadsheet. Comments will be reviewed and some will be incorporated into the report.
 - / A recommendation will be provided back to the task force members with the report.
 - / The Gensler team is able to answer any potential questions.
 - o Mr. Jones: Stated that the deadline would be Tuesday so everyone would have the weekend to look over it.
 - / Dr. Tilley: Asked what the process is for releasing the report. Also asked if there will be a vote or will it be finalized and move to the County Council.
 - o Mr. Jones: Responded that the task force could potentially vote on it if there are issues where people don’t agree. Need to see what the report looks like before an assessment is made.
 - / CM Blegay: Stated that she saw the flyer for the community meeting, which needs to be publicized. Asked if the flyer could be emailed to everyone, and send it out everywhere to make sure people know the community meeting is coming up.
 - o Deputy Hunt: Responded that the flyer will be forwarded to the task force members.
 - / Ms. Hartwell: Stated that there is a meeting with the Oxon Hill community.
 - o CM Blegay: Oxon Hill has a meeting tomorrow.
 - / Deputy Hunt: Clarified that the Planning Department is not sponsoring that meeting. He was asked to attend, but the Planning Department has not been asked to sponsor that.
 - / Mr. Jones: Stated that the community meeting will be Saturday, October 25. The community can come and weigh in. It is from 10am to noon at the Sports and Learning Complex. There will be another Task Force Meeting on October 29 from 11:00 to 1:00 at Largo HQ. Thanked everyone for their time and input. Encouraged everyone to attend community meetings.
 - / Meeting adjourned.

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MEETING MINUTES – DRAFT**Prince George's County Qualified Data Center Task Force**

Largo HQ
 1616 McCormick Drive
 Largo, MD 20774
 Monthly Meeting: October 29, 2025
 11:00 am – 1:00 pm

Task Force Members: Anthony Jones, Ed Burroughs, Wala Blegay, Martin Ezemma, Crystal Carpenter, Victoria Leonard, Darryl Barnes, Monica Marquina, Mark Scarano, Staci Hartwell, David Tilley,

Guests: Lakisha Hull, Director, Prince George's County Planning Department, Gwen McCall-Winston, Deputy Director, Prince George's County Planning Department; James Hunt, Deputy Planning Director, Prince George's County Planning Department; Rana Hightower, William Fields, Vanessa Akins, Lisa Kelley

Absent: Griffon Benton, Alexis Lewis, Tom Dennison, Michael Stellino, Mary Giles, Brad Frome, Don Slaiman, Tom Natelli

I. Welcome, Attendance, Remarks

- The meeting was called to order by Co-Chair Burroughs.
- Attendance was taken, and a quorum was confirmed under the Maryland Open Meetings Act.
- Recap of the October 8, 2025, Task Force meeting.
 - David McGettigan, Deputy Planning Director for Prince William County, Virginia, briefed the task force on the county's approach to regulating data centers, including the establishment of an overlay district in 2016 and ongoing permit reviews for new facilities.
 - The most frequent concern from the community has been noise issues, particularly from older data centers and their HVAC systems, which led to the development of stricter noise ordinances and enhanced enforcement starting in 2023.
 - Prince William County is currently updating its noise and zoning ordinances, improving site standards, and collaborating with Dominion Power to address power demand challenges; tax revenue figures from data centers will be provided to the task force at a later date.
 - Jason Stanek, Executive Director for Governmental Services at PJM, briefed the task force about the rapid increase in electricity demand due to data center expansion, building electrification, electric vehicles, and industrial growth.
 - Maryland's transmission infrastructure is currently limited, and rising demand may lead to a risk of voltage collapse by mid-2027, with data center energy consumption projected to triple and further strain the grid.
 - Stanek clarified that PJM does not control electricity rates, which are set by state regulators, and emphasized the need for collaboration between regulators and consumer advocates to address rising rates.
 - More details from both speakers are included in meeting minutes.
- Discussed the process for reviewing the draft task force report and asked members to provide their comments October 14.
- The October 8th meeting minutes are approved.
- **Data Centers Community Meeting - October 25, 2025**
 - Chairman and Task Force Member Darryl Barnes
 - Expressed gratitude to the Maryland-National Capital Park and Planning staff and Park Police for their professionalism in managing the recent community meeting.
 - Placed emphasis on the fiduciary responsibility of the Task Force and Planning staff to ensure a safe, transparent, and informative process for all Prince George's County participants.
 - Recognized the co-chairs for their effective leadership and ability to maintain order during a large, challenging meeting attended by over 460 community members.
 - Highlighted teamwork, professionalism, and a commitment to providing detailed information to the County Council.
 - Deputy Director James Hunt
 - Expressed deep gratitude to the Planning Department staff, Parks and Recreation Department, and Park Police for their critical roles in making the October 25 Qualified Data Center Community Meeting and related meetings a success.

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- Acknowledged the extensive months of preparation, coordination, and collaboration that went into organizing the meetings, including data analysis, presentation development, logistics management, and community engagement.
- Praised staff for their professionalism, dedication, and commitment to transparency, democracy, and public service, highlighting Natalia Gomez facilitating a table while caring for her baby.
- Asked Planning Department staff to stand and be recognized, expressed thanks on behalf of the Planning Director's Office, the Chairman, and the task force co-chairs for their outstanding work and continued commitment to serving Prince George's County residents.
- Co-chair Anthony Jones
 - The October 25th community meeting saw a strong turnout, with over 465 attendees—more than tripling previous meeting attendance—and was efficiently organized by the Planning Department staff.
 - The majority of participants voiced opposition to data centers in Prince George's County, citing concerns about environmental racism and negative impacts on underserved communities, while a minority supported the centers for potential job creation.
 - Task force members and county officials attended and appreciated the open forum, allowing residents to freely share their views on data centers.
 - Co-Chair Burroughs, Councilmember Blegay, and Task Force Member Brad Frome, and myself (Co-Chair Jones) were in attendance.
- CM Blegay
 - Appreciated the opportunity for residents to express their concerns but noted that the Landover issue dominated the discussion, overshadowing efforts to provide education and accurate information.
 - Stated a need for more transparent community education, especially regarding the water situation and the electricity cost impacts of data centers, as many residents are misinformed or unaware that data centers outside Prince George's County can also affect local electricity bills.
 - Highlighted the spread of misinformation, particularly regarding environmental racism, clarifying that most data centers have been built in majority white communities, and emphasized the importance of addressing community concerns with factual education.
- Co-Chair Burroughs
 - Expressed gratitude to the Planning staff for their volunteer efforts at the community meeting, but also disappointment with some attendees' disruptive and disrespectful behavior.
 - Highlighted that not all community members were able to share their opinions freely, noting that a labor union member was interrupted and others were ostracized for opposing views.
 - Emphasized the prevalence of misinformation and the importance of the task force carefully considering community sentiments alongside accurate information when making recommendations.
- Co-chair Jones: Introduced speaker William Fields, Deputy People's Counsel from the Office of the Maryland People's Council. Will present on data centers and the People's Council's view.
- Mr. Scarano: Expressed pride in the task force, noting the impressive and insightful questions asked at the last meeting and the valuable information provided by expert presenters.
- **William F. Fields – Deputy People's Council -Office of the People's Counsel•**
 - The Office of People's Council is a Maryland state agency representing residential customers' interests in utility services, including electricity, gas, and water, before state and federal regulatory bodies, courts, and the legislature.
 - Maryland participates in PJM, a regional transmission organization impacting electricity bills for all retail customers; the agency actively represents consumer interests within PJM stakeholder processes.
 - For Maryland residents, the cost of electricity includes charges for both generation and transmission, regulated at federal and state levels, as well as separate charges for distribution managed by local utilities and overseen by the Maryland Public Service Commission.
 - Northern Virginia's projected data center electricity demand over the next five years is expected to equal Maryland's current total statewide peak demand, highlighting rapid anticipated growth.
 - Recent utility requests for electricity to support new data centers could add up to five times the typical annual regional demand increase, though these figures are based on proposed, not yet operational, facilities.

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- PJM, the regional transmission organization, annually forecasts load growth—including data centers and other large users—which drives transmission planning and cost allocation across the region.
- Significant new transmission projects, estimated at \$5 billion, are planned to accommodate this growth, with Maryland allocating around \$500 million of those costs, a distribution the Maryland People's Council considers unfair since most projected data center growth is in Virginia.
- The \$500 million group of regional transmission projects will raise average residential bills by about \$4 per month once fully in service, with costs spread over 30–40 years, meaning the charges will persist long term.
- An additional set of projects, the 2024 Window One group valued at \$5 billion, will allocate around \$789 million to Maryland, though these costs are not yet reflected in current rates and will be phased in over time.
- Local transmission projects, prompted by aging infrastructure or large new customers (like data centers), also affect rates and are incorporated into regional charges regulated by FERC.
- The cost impact of local projects depends on whether the new customer's payments offset the system's investment; sometimes they do, which can benefit all customers, but not always.
- Recent capacity market auctions have led to notable bill increases: about \$14 per month for residential customers in late 2025, with an additional \$3 per month expected in the following year due to continued high wholesale prices.
- Energy market prices, especially for standard offer service (SOS), are rising—driven in part by increased data center demand—resulting in a projected 10% increase for Pepco customers starting June 2025 (about \$100 more per year for those without electric heat).
- The Maryland People's Council is advocating for “bring your own generation” policies to require new data centers to supply their own generation capacity, aiming to avoid shifting costs and reliability risks to existing customers.
- New regulations under Maryland's Next Generation Act will establish tariffs for data centers to ensure that additional risks and costs associated with their projects remain with those customers, not with the broader ratepayer base, with new rules expected in 2026.
- Mr. Tilley: Regarding the supplementary material on page 11, stated that the electricity rates have increased from 2.6 cents per kWh to 9.2. Asked what the basis of the increase is.
- Mr. Fields: Stated that utility rate increases are primarily driven by the amount of capital investment utilities make, since federal and state law require that rates allow utilities to recover these investments and earn a reasonable return. The more a utility invests in infrastructure, the higher the rates will be to cover both the repayment of the investment and the return on top of it. It's a long way of saying that what's driving it is high levels of utility investment.
- Mr. Tilley: Asked how much of that is just the price of the energy that's used to generate electricity.
- Mr. Fields: Responded zero – page 11 is all about poles and wires, what's paid to the utility.
- Mr. Tilley: Clarified that it is not a residential rate.
- Mr. Fields: Responded that it is a residential rate and includes some projection for what are called true UPS before reconciliations before the Commission. It had to do with their multi-year rate plans, but this has to do with distribution rates for residential customers.
- Mr. Tilley: Asked about the \$0.13 per kilowatt hour that was quoted and added the difference between a 9.2 and a 13, would basically get to the cost of fuel. Stated that it would be nice if there was an electric bill or something to study.
- Mr. Fields: Responded that \$0.13, look at the top end of the graph, which is getting up to about \$0.06. Nine cents is projected based on some requests that the utility has made that haven't been granted yet. The \$0.06 would be the number for distribution.
- CM Blegay: Stated that the presentation is technical and difficult to process. Asked if the presentations can be retooled because she is having one in her community. Said that for the residents that are watching, they probably would not understand most of the things that have been presented. Asked if they could work on making sure that the presentation is easy for even someone who's never done anything in energy before to understand it.
- Fields: Responded that they have done videos on explaining electric bills.
- CM Blegay: Stated that when OPC has presented to her community before, the feedback has been that it has been very technical and very difficult for most actually really important to the financial impact of our communities.

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- Mr. Fields: Stated that he understands that utility regulation is probably more complicated than it really needs to be.
- CM Blegay: Stated that most people have other things to do, but they would actually pay attention to this if they understood what was being presented. Clarified that, for any new data center that's approved, they are required to bring their own generation. Asked, if they do that, and we're still using the same grid, what could be done to ensure that whoever comes on the grid, they pay for every dime of it, and that it does not go to residents or the general ratepayers at all.
- Mr. Fields: Responded that electricity pricing is complicated due to utilities purchasing power from a regional wholesale market, making it challenging to track costs precisely. The "bring your own generation" proposal aims to ensure that new data centers add their own supply to the market, balancing supply and demand and reducing the overall price impact on consumers.
- CM Blegay: Responded that one of the things she wants to see in a recommendation is to make sure that if a data center turns on that no amount of that "bring your own generation" impacts the regular ratepayers. Asked if they could come back with a proposal that gets to that goal.
- Mr. Fields: Responded they are trying to accomplish that, but there are limitations because it is a regional market. The utilities are buying power out of that market, and it is difficult to say what impact there will be in the future.
- CM Blegay: Asked if someone could calculate that, add that as a fee for them going into the market. If an analysis was done, it would show how much of the generation wouldn't impact the grid and impact the ratepayer. Stated that that there needs to be something that would relieve some of the concerns of turning on data centers if we knew that a data center would turn on and not impact the residents having significant costs over time, it would make it more comfortable for most of the legislators.
- Mr. Fields: Responded that they are thinking about ways to minimize the impact as much as possible, but there will be limitations in terms of what PJM and FERC decide what the regional market rules are going to be. Since OPC is a part of PJM, they cannot be a part of negotiating with PJM to make this change.
- CM Blegay: Requested a recommendation that addressed that issue. Added that, at a panel that she attended last week, it was stated that the rate payer's increase has to do with transmission costs. Asked for an explanation about that.
- Mr. Fields: Stated that the increases in transmission costs are going to come from the need to build new projects and upgrade existing lines. Much of that is being driven by data center load. It is done on a forecast basis. At the point where you turn on the data center, the transmissions are already built, it's already going into rates, it's already had that impact. The actual turning on the data center is going to impact your energy prices because there's always a supply demand situation. "Bring your own generation" proposal will try to minimize that.
- CM Blegay: Clarified that despite transmission lines, the data centers will increase the cost for ratepayers.
- Mr. Fields: Answered that there are significant transmission projects being built in the state and that's going to have impacts at the regional level as far as how high prices are in different parts of the system. There are very significant amounts of transmission being built that that is very expensive. The way the system is working right now, those costs are going to all customers and that is going to have an impact on all bills for everybody.
- Ms. Hartwell: Stated that there was some legislation that they attempted to pass in which the person who caused the rates to increase would have to pay for it. Asked if there could be legislation at the local or state level that could make PJM and FERC protect the ratepayer.
- Mr. Fields: Responded that it would have to be at the federal level. The state can't pass a law to make PJM and the federal level do anything. State laws can impact the Public Service Commission, they can impact the utilities, the distribution service, and to some extent the transmission service. You would have to go through Congress to pass a law to put impositions on PJM or FERC. The Next Gen. Act, which is aimed at creating tariffs at the state level, is going to take some of the cost and risk that could flow to other customers and keep that on data centers. That is part of the cost, that's not going to be the wholesale commodity cost or the regional transmission allocations.
- Ms. Hartwell: Asked how many power plants are in Maryland currently and are we able to meet the projected load requirements for hyperscale data centers?
- Mr. Fields: Responded that PJM regularly reviews the transmission system and, following the planned retirement of Brandon Shores and Wagner plants, has initiated a new transmission project

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to maintain reliability in Maryland. Currently, projections show only modest load growth from data centers in Maryland, so there are no immediate reliability concerns, though regional reliability could be affected by greater data center growth outside the state.

- Ms. Hartwell: Asked if the OPC believes that the transmissions cost should be picked up by the cost causer and not the ratepayer.
- Mr. Fields: Responded yes, that is one of the principles that OPC supports and is working to try to make happen.
- Ms. Hartwell: Asked what it would take to make it happen.
- Mr. Fields: Stated that the transmission cost allocation is something that happens at the federal level, those are federal rules. The Federal Energy Regulatory Commission, Department of Energy, they are going to have to be convinced that some changes need to be made in how things are allocated, in order to get a system that protects existing customers.
- Ms. Hartwell: Asked what Maryland can do to make sure the costs reflect the data center electric demand in Virginia.
- Mr. Fields: Stated that you will need to advocate at those levels to get fair decisions that will protect the customers who aren't causing those costs.
- Mr. Scarano: Stated that there were a few things in the presentation that deserve some extra emphasis. Large load customers, such as those with projects over 50 megawatts, must provide a ten-year letter of credit guarantee based on their promised electricity usage to support infrastructure investments. This process helps ensure that costs for transmission improvements are fairly distributed among those who generate the increased demand, rather than falling solely on existing ratepayers. The approach aims to address concerns about speculative infrastructure spending and more equitably allocate expenses as utility systems expand. Added that in regard to the increase in rates (not 2010), information can be shared with the group on what Exelon has been doing recently, particularly with Delmarva Power, BGE, and Pepco.
- Mr. Ezemma: Stated that the numbers are concerning. On the international side, we see what other countries are doing. Asked if, to have an overall impact on demand, could new technologies that are cutting rates by 40-60%, which do exist right now, have an impact. Also asked if the \$500 million that Maryland is stuck with, could building data centers here in Maryland help to justify the \$500 million?
- Mr. Fields: Explained that if a projected data center does not materialize or uses more efficient technology, actual electricity demand may be lower than forecasted, potentially leading to unnecessary transmission investments. Expressed concern that current load forecasts are based on existing technology and may not accurately reflect future needs, especially as efficiency improves or duplicate project proposals occur across different states. Noted that, while specific tariff requirements can be imposed on known large customers, it's harder to allocate costs for projected growth when no specific customer is identified. Emphasized that PJM is currently reviewing these forecasting and duplication issues to ensure cost allocations remain reasonable, and that any new data centers in Maryland would contribute to utility revenues, though the exact additional costs are uncertain.
- Mr. Ezemma: Stated that the increase to residential is \$100 to \$150 annually, which is a set cost. Asked if a counter argument could be presented that shows that there could be economic gains for the residential that that \$100-150 a year may not be that impactful because technology here is going to save us in certain areas. Stated that people should understand that while it is scary to get an extra \$100-150, what argument can be as a benefit that could be explained.
- Mr. Fields: Stated that that is outside of OPC's expertise of the other benefits. They focus on what the rates are and what the options and possibilities are to limit the impact on the residential customers.
- Ms. Leonard: Stated that at the last meeting, PJM talked about Maryland being a net importer of electricity (we do not generate enough to meet our own demands). MD primarily gets a lot of our electricity from Pennsylvania where they do generation, but they are the companies that are also allowed to do the transmission. In MD, Pepco and the other electric companies can only do transmission and they have to purchase the generation from other entities. Asked, as representing the ratepayer, should Maryland law be changed so that utility companies can do generation so that we can generate more electricity to meet the demands of all customers and would that help with our lack of low capacity.

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- Mr. Fields: Stated that Maryland is a net electricity importer, relying on significant transmission capacity and regional market access to obtain lower-cost power from neighboring states, while local generation covers peak demand periods. Explained that utility-owned generation would place the financial responsibility and risks of cost overruns and long-term commitments on customers. Fields emphasized that current generation and transmission infrastructure sufficiently meets Maryland's forecasted load, so any move toward utility-owned generation must carefully weigh the associated costs and risks for ratepayers.
- Ms. Carpenter: Asked what percentage of the large load requests does PJM accept or adopts.
- Mr. Fields: Explained that PJM has limited historical precedent for large load requests, mainly emerging in recent years due to data centers, and noted that projected load increases for 2025 were modestly reduced by around 15%. He raised concerns about the significant rise in data center load adjustment requests and questioned how PJM will address this trend and ensure adequate generation to meet future demand.
- Ms. Carpenter: Thanked Mr. Fields. Asked about the \$500 million, if 10% was unfair (stated by Mr. Fields), asked what percentage is fair.
- Mr. Fields: Responded that it is something that is being worked on with experts in this field right now. The starting point would be that if the work is being done because of loads in other states then all of that cost should go to where the load is. Data centers become customers and contribute towards paying the costs. Costs are being allocated to Maryland, and we don't have the data center additional customers that will help pay them.
- Co-chair Jones: Stated that slide 5 of the presentation showed 0.4% of the load is going to be coming from Maryland by 2030 and the rest will come from Virginia 34%, Ohio 30%. Asked if Maryland never built another data center, would the rates still go up based on the PJM network for other states like Pennsylvania and Virginia building additional data centers.
- Mr. Fields: Responded that under current rules, yes. The \$500 million is Maryland's portion of those costs that is going to be in our transmission rates unless you know OPC is successful in getting FERC to change that rule. The capacity market increases are happening because of the data center load coming in other jurisdictions. The "bring your own generation proposal" and other proposals are trying to mitigate that, but under the current rules, if it's completely in other states, it's going to impact ratepayers in Maryland.
- Co-chair Jones: Asked what authority the Maryland Public Service Commission has when the rates are not attributed to any activity really in Maryland.
- Mr. Fields: Responded that the authority is limited and that's where the advocacy at the federal level comes in. Large load tariffs in Maryland can be effective in dealing with local costs. A local transmission project has to be built to serve the new data center in Maryland. At the state level, Maryland cannot make Virginia adopt rules. The OPC cannot make FERC change the rules.
- Mr. Tilley: Stated that the folks on Wall Street are writing books about the AI bubble now. Looking at the graph about the large load forecast and how realistic these are, asked if the companies that propose a load increase have to put up any kind of financial commitment or bond before they actually even submit the application.
- Mr. Fields: Explained that utilities proposing large load adjustments to PJM are not currently required to provide financial collateral for these requests. While some states are considering conditions for new loads, these are not yet linked to regional load forecasts. Stated that PJM should require financial accountability from companies proposing new projects, so only those with real commitments are included in the forecasts.
- Co-Chair Burroughs: Asked (to clarify) that if other jurisdictions (Virginia, Montgomery County, Charles County), were to build a data center, would that have an impact on electricity cost for ratepayers who live in Prince George's County.
- Mr. Fields: Explained that when data centers are built within the same service territory, such as Montgomery County, there can be either a positive or negative impact on customers depending on whether the revenue from the new customer offsets any additional costs. In contrast, data centers in another state like Virginia can still result in costs being passed on to local customers, even though they are served by a different utility and are outside the state.

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- Co-Chair Burroughs: Responded that he is hearing two different things. For sure, Montgomery County, but there are costs that are being transferred to Prince George's County based off of the data center activity in Northern Virginia
- Mr. Fields: Responded yes.
- Co-Chair Burroughs: Stated that the thing that concerns him is that those costs are being shared by Prince George's residents, but all that tax revenue that is generated by the data centers, they're staying in Northern Virginia.
- Mr. Fields: Agreed.
- Co-Chair Burroughs: Added that it is not a scenario where if we say right now that we are never going to do another data center, we will not be impacted by it. Stated that ratepayers will be impacted by having to pay more. The only difference is the revenue that it would generate we wouldn't have and the revenue that is being generated in Northern Virginia or Montgomery County, they will get to keep. Asked if that is a fair assessment.
- Mr. Fields: Responded that it is fair that you know that the revenue and the rate revenue are going to be in other service territories or other jurisdictions. The only difference would be it was built in Prince George's County versus somewhere else, the difference there could be how much investment the utility needs to serve that data center in Prince George's County. If that's a high number, that could impact Prince George's County customers, if in a negative way, if that's a low number, then having the data center in Prince George's County actually helps. With that aspect of the rate, it's confusing because there's multiple kinds of transmission having different impacts on customers rates.
- Co-Chair Burroughs: Appreciated the information.
- Co-chair Jones: Reiterated the point that Co-chair Burroughs made. Because we're all in the same PJM network, the cost of a data center in West Virginia or Ohio is going to affect everybody within the PJM network.
- Mr. Fields: Replied yes, because everyone has to buy power from the same energy markets and supply demand is going to have an impact. The rules will result in more or less impact for everybody, but it's going to have an impact.
- Co-Chair Jones: Stated that whether not a single data center is built in the state of Maryland, Prince George's County will still bear some of the impact of data centers and other jurisdictions within the PJM network.
- Mr. Fields: Replied yes, we already are and it's going to continue.
- Co-Chair Burroughs: Stated that they have a responsibility, as best as they can, and it might already be late to get ahead of the game. AI is not going anywhere; it is only going to increase. Asked how do they position themselves in the best way to make it beneficial, not harmful to the county is what he hopes they are able to explore. This is the second to last meeting, so maybe it won't be explored.
- Mr. Fields: Responded that OPC's function is to focus on utility rates, impacts, and potential impacts. All those concerns should be considered as well.
- Co-chair Jones: Thanked Mr. Fields for the presentation and for detailed comments and responses to the task force members' questions.
 - Stated that invitations were extended to the Maryland Department of the Environment and the Maryland Public Service Commission to attend the meeting, but they were unable to send a representative.
 - The Maryland Department of Environment sent a letter from Secretary Serena McElwain providing responses to some questions that were asked of them. The questions were how does the Maryland Department of Environment assess and regulate the environmental impact of data center development, particularly in terms of energy consumption, water use and waste management? The other questions were what specific environmental safeguards or guardrails is the Maryland Department of Environment implementing to protect ecosystems and public health from the increased demand of data centers, including emissions control and water protection? An additional question was how is the Maryland Department of Environment collaborating with other state agencies and stakeholders to ensure that data center growth is aligned with Maryland's broader environmental sustainability goals and avoids contributing to long term ecological degradation? Answers to those questions are part of the packet that's before all task force members now.

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- Mr. Hunt: Stated that task force members should have received a link or a copy of the draft study. Comments have been received from the task force as well as a multitude of comments that came out of Saturday's community meeting. The team will review all those comments to utilize that as part of the analysis for the final report. All comments are due Friday, October 31, which ensures that they will get into the record. In accordance with Council Resolution CR 16-2025, there is a responsibility to get this document back to the council in November (looking at November 17).
- Ms. Marquina: Asked to confirm that the presentations that were provided by WCC Water in July will be part of the appendices in the report.
- Mr. Hunt: Responded yes, all the presentations will be incorporated as a part of the backup materials and incorporated into the study.
- Ms. Marquina: Stated that she wanted to make sure that it was on the record to address CM Blegay's concerns. Many questions from the community were related to water use and water demand. The presentation provided a lot of information.
- Mr. Tilley: Asked if there is going to be any effort to do any financial projections on what data centers would mean for the county.
- Co-Chair Burroughs: Responded that it is his understanding that members of the task force have formed a subcommittee and they are working on that, and it will be included.
- Mr. Tilley: Asked if there is a presentation.
- Co-Chair Burroughs: Responded that it might not be ready by the next meeting. Stated that members are free to meet offline. His understanding is that an economic study is being done, and it will be a part of the record.
- Co-Chair Jones: Stated that the final task force meeting is Wednesday, November 12, during which the final report will be discussed. If there's a dispute about anything, there can be a vote.
- Ms. Marquina: Asked if there are any plans for how it's going to be presented. Heard a lot of great feedback about opportunities for community feedback.
- Co-Chair Burroughs: Stated that there has been significant engagement in his view. Over the summer there were sessions in the northern, central, and southern part of the county, and this past weekend there was tremendous community engagement. This committee will analyze the recommendations and will take whatever votes are needed. Then it will go to the county government in order to pass any bill. There will be a public hearing of some sort, but this task force legislatively expires in November.
- Mr. Hunt: Responded that that is correct.
- Ms. Marquina: Asked if there's an opportunity for public feedback, at least through the County Council process.
- Co-chair Jones: Stated that the Council has asked for a briefing on the report once it's finalized. Co-Chair Burroughs, who's a member of the Council, and Co-chair Jones will probably do the briefing to the Council about the task force report. What the Council chooses to do with the report recommendations is a matter for the Council, not for the task force.
- Director Hull: Stated that there will be two things going before Council, the report, and a memo, that will act as an errata. Time permitting, they would like to make some searchable changes to the document. If not, then to give everyone a comfort level, a memo with an errata that captures any next steps that will allow for them to make any additional changes will be provided. There is a website, so everything that's presented at all the meetings will be uploaded and so the public will have access to that website.
- Ms. Hartwell: Asked if the final document will be on the website for people to see.
- Director Hull: Responded yes.
- Ms. Hartwell: Asked that, in the face of transparency, a draft final could be submitted and then after public comments are gone through, a final document would be produced.
- Co-Chair Burroughs: Asked that haven't they gone through enough public comment on the draft document. Asked if Ms. Hartwell wanted public comment on the actual document itself.
- Ms. Hartwell: Asked if that is what they are talking about, giving the public an opportunity to comment on the document.
- Co-Chair Burroughs: Stated that it is his understanding that at each public engagement opportunity, testimony from the public has been compiled. Over the past weekend, the testimony from the public was compiled. All of the testimony is going to be transmitted, synthesized, and part of the final report.

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- Mr. Hunt: Responded that that is correct. In the current draft document, the picture of all the comments, (the post-it notes) can be seen. There is email information in there as well. All of the information coming from the public, from community engagement efforts, from their communication to the staff is all there at this point in time, in addition to all the comments coming back from the task force members as well.
- Ms. Hartwell: Asked if it is posted online.
- Co-Chair Burroughs: Stated that it will be posted online as part of the final report.
- Ms. Hartwell: Stated that once it's marked final, there'll be no changes.
- Co-Chair Burroughs: Responded yes. The reports are recommendations to the county government and whatever the county government does via charter, we'll have a minimal public hearing.
- Ms. Hartwell stated that she doesn't agree, but she sees.
- Co-Chair Burroughs: Stated that he is happy that she sees.
- Ms. Carpenter: Asked if a member is not in attendance for November 12, how can they vote. Asked for a virtual option.
- Co-Chair Burroughs: Stated that he believes a draft report has been sent out to all the members. If there are any changes that members want to proffer, they were to submit them so that any requests can be walked through by the committee for any specific changes. Asked to explore a virtual option for committee members who can't make it. Asked if that would help Ms. Carpenter.
- Ms. Carpenter: Responded yes. Stated that they haven't had the vote and just wanted to know if they had the option if it's virtual.
- Co-Chair Burroughs: Requested setting up a virtual option for members. Stated that he would like all the members to be able to participate. Added that he is not opposed to dissenting views. Requested comments be packaged up in writing and they will be transmitted to the County government for consideration. Anything anyone wants to say, pack it all in and deliver the entire thing to the County.
- Co-chair Jones: Stated that the whole point of what they're doing is to provide information to the Council to allow them to make a decision. The task force is not the decision makers. The recommendations may or may not be used by the Council to adopt legislation.
- Mr. Tilley: Stated that one of the important sections of the report was the community benefits agreements. There hasn't been any discussion about that at this meeting at all, no presentations in any of the agendas. There is an opportunity that's missing to offer some ideas about how the community will directly benefit.
- Co-chair Jones: Responded that there were several conversations about community benefits agreements during the data center visit in Prince William County. They talked about the community benefits agreement that they're doing as part of that project; they fund a program through Northern Virginia Community College, which trains people to work in data centers. When we went to Frederick County and met with Frederick County government officials, they talked about the community benefits requirements.
- Co-Chair Burroughs: Stated that if it's possible and if members are willing because it is a major component, Ms. Leonard and whoever else might want to, participate in a sub caucus. Ms. Carpenter volunteered, maybe they all can meet with Park and Planning staff and draft out recommendations for this body to consider as far as community benefit agreements so that at the final meeting, we can vote on it, discuss it, contribute to it.
- Co-Chair Jones: Recommended that the members of the task force connect with the Frederick County officials because they have community benefits requirements in their data center regulations.
- Co-Chair Burroughs: Stated that he would like to be included in the meeting and that community benefits are an important part of the whole process. Asked if there are any other side groups that want to form. Ms. Hartwell: Asked if the invitation will go out to the group.
- Co-Chair Burroughs: Confirmed that Ms. Hartwell and Ms. Marquina would like to attend. Asked if there are any other side groups that want to form. Ms. Hartwell: Stated that there are electronic ways to vote so that it can be on record.
- Co-Chair Burroughs: Replied that the meetings are public.
- Ms. Carpenter: Asked if this has to end in November, if there are other ways that it can be extended, if need be, and asked for clarification about the process. Stated that there will not be a chance to hear about the community benefit agreements publicly.
- Co-Chair Jones: Stated that the task force is governed by the council resolution, which says that recommendations must be submitted by November 30. The Council has the authority to extend the deadline by issuing another council resolution, which is a matter for the council members to consider. Added that in terms of the mandate, the task force is bound by law to complete the report by November 30.
- Meeting Adjourned

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MEETING MINUTES – DRAFT

Prince George's County Qualified Data Center Task Force
 Largo HQ
 1616 McCormick Drive
 Largo, MD 20774
 Monthly Meeting: November 12, 2025
 11:00 am – 1:00 pm

Task Force Members: Anthony Jones, Ed Burroughs, Wala Blegay, Don Slaiman, Tom Natelli, Mary Giles, Mark Scarano, Alexis Lewis, Monica Marquina, Staci Hartwell, Crystal Carpenter (virtual), Brad Frome (virtual)

Guests: Gwen McCall-Winston, Deputy Director, Prince George's County Planning Department; James Hunt, Deputy Planning Director, Prince George's County Planning Department; Rana Hightower, Vanessa Akins, Lisa Kelley, Elaine Asal, Evan Todtz, Hadar Boker

Absent: Martin Ezemma, Victoria Leonard, Darryl Barnes, David Tilley, Griffin Benton, Tom Dennison, Michael Stellino

I. Welcome, Attendance, Remarks

- The meeting was called to order by Co-Chair Anthony Jones.
- Attendance was taken, and a quorum was confirmed under the Maryland Open Meetings Act.
- Co-Chair Burroughs: Thanked Park and Planning for efforts as well as CM Blegay.
- Co-Chair Jones: Echoed Co-Chair Burroughs sentiments; thanked Park and Planning for hard work. Thanked James Hunt and Vanessa Akins for their hard work.
- CM Blegay: Thanked everyone. Stated that process was transparent. Thanked Co-Chair Jones for putting task force together, and community members for coming out.
- Co-Chair Jones: Reminded everyone that all materials are available on the County Council's website: <https://pgccouncil.us/1051/Qualified-Data-Center-Task-Force>

II. Recap of October 29 meeting

- Discussion of October 25 Community Meeting: 425 members of community attended; most expressed opposition to data centers.
- William Fields presented the People's Council's perspective on data centers.
- Discussed letter from Serena McIlwain, MDoE
- Discussed process for finalizing report; provide comments back to task force by 10/31.
- The minutes from the October 29 meeting were reviewed and approved without objection.

III. Review and discussion of Data Center Report Community Meeting October 25, 2025

- Mr. Hunt: Introduced Gensler consultant team (Elaine Asal, Evan Todtz, Hadar Boker) who will go through document. Stated that comments were received from task force and the public. All documents and comments will be part of the record. Team will go through study and responses to comments.
 - o Ms. Boker: The October 25th community meeting at the Sports and Learning Center had over 450 attendees, following a similar format to earlier meetings, with about thirty facilitators leading discussions on concerns, site and design, and community benefits.
 - o The predominant sentiment from participants was strong opposition to data centers in Prince George's County, with 118 comments explicitly stating this view; environmental concerns—especially related to water and energy—were also highly prioritized.

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- o All attendees had the opportunity to discuss a range of topics, but the majority of feedback focused on concerns rather than benefits, with water and energy emerging as the top two issues, shifting slightly from July meetings where energy was previously the primary concern.
- o CM Blegay: Asked if the community was asked what their biggest concerns were.
- o Ms. Boker: Stated that the meeting followed the July format with three table topics: common concerns, site and design, and community benefits, allowing all attendees to discuss each area. Most comments focused on concerns, particularly water, energy, zoning, transparency, and governance, which were anticipated and addressed at each table.
- o Elaine Asal: Stated that between the July meetings and the October meeting, energy and water were the top two concerns.
- o Co-Chair Jones: Asked how many written comments were received from the October 25 meeting?
- o Ms. Boker: Responded 1,186 and she read all of them.
- o Ms. Asal: Added that it included post it notes, comment cards, and the posters with the individual notes.
- o Mr. Todtz: Added that during the town hall-style presentation, some of the facilitators were documenting and writing those down.

IV. *Review and discussion of comments received from Task Force Members-James Hunt*

- Mr. Hunt: Proceeded to read through each comment from the task force. Task force members were given a large, color-coded table. Green items will be incorporated into the document. Red items will require further analysis. Yellow items will need the task force to provide a determination on how to proceed. (See table attached). Added that the document needs to go back to the Council before November 30, according to CR-16-2025. The expectation is to deliver the document by November 24.

The following questions were asked during the reading of the comments:

- Ms. Marquina: Commented that in instances where WSSC appears, it could be changed to WSSC Water.
- Mr. Hunt: Responded that the changes will be made.
- CM Blegay: Asked if there is a request to repeal the process that was implemented in 2021.
- Mr. Hunt: Responded that the process for data centers will either be a special exception or a zoning map amendment.
- CM Blegay: Asked about the bill that was put in place at the Council level that removed personal property taxes (a property tax exemption). Stated that the point of data centers is to provide funding. Asked if there was anything in writing regarding the property tax exemption.
- Mr. Hunt: Responded that Dr. Tilley provided recommendations for community benefit agreements. Added that the task force would look to the Council to make that determination. Stated that from his understanding, at this point, there is nothing in place regarding taxes associated with that.
- CM Blegay: Stated that this is something to consider, is in law right now, and needs to be repealed.

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- Co-Chair Jones: Asked if the special exception process and the zoning map amendment process would require public hearings.
- Mr. Hunt: Responded that the special exception and zoning map amendment planned development (PD) processes both require thorough public review, including hearings before the Planning Board and District Council, to address community concerns about the proposed use and site impacts. Unlike the detailed site plan process, which focuses solely on architectural layout and design, these two avenues ensure that both the use and site plan are evaluated. The county is recommending these processes to better respond to public concerns, shifting away from relying only on the detailed site plan approach.
- Ms. Hartwell: Asked for more information about “underutilized areas of Prince George’s County” mentioned on page 60.
- Mr. Hunt: Explained that “underutilized” areas refer to properties in the county that are currently not developed or in use, such as federally owned lands that may become available for private development in the future. Clarified that the discussion is not about targeting specific sites but rather considering any such unused properties countywide if they become available for development.
- Mr. Slaiman: Stated that in Prince George’s County there are over a dozen training centers for building trades and unions. Recommended leaning on the training centers to hire local residents. Added that a data center in the county would be a good opportunity to take advantage of the training centers and get the folks into the unions.
- Mr. Hunt: Responded that, if it pleases the task force, the comment “Utilizing existing training centers in Prince George’s County” would be added to page 84 of the report.
- Mr. Hunt: Added that Ms. Hartwell provided three documents which will be added to the appendices of the report. Each task force member will have a copy of the report before they leave.
- Co-Chair Burroughs: Stated that there is a document from Mr. Frome and Ms. Leonard that he would like added as well.
- Ms. Hartwell: Asked if the documents can be made available digitally.
- Mr. Hunt: Reviewed next steps:
 - The report will be posted on the Planning Department’s website.
 - There will be a link from the County’s website to the Planning Department’s website for public viewing by November 24.
- Ms. Hartwell: Asked if there is a section or place in the report that specifies legislative changes or recommendations that would be needed to implement.
- Mr. Hunt: Responded that the Council will be able to see the items that are going to be needed to make legislative changes. Added that the next step would with the Council in January.
- Ms. Marquina: Asked if all of the PowerPoint presentations from the meeting will be included in the appendices.
- Mr. Hunt: Confirmed that all of the presentations from the speakers will be included.
- Mr. Frome: Asked for clarification – whether data centers will only be permitted in industrial zones, and if so, how planned development zones and zoning map amendments would interact. Also asked if the criteria for zoning map amendments would interact.
- Mr. Hunt: Responded that the proposal recommends that qualified data centers should no longer be permitted by right in certain zones, but instead require a special exception,

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involving a public hearing process. In addition, the zoning map amendment for planned development is suggested as an alternative route, which differs from the standard amendment by focusing on coordinated public benefits, site design, and community engagement. This planned development process allows for more comprehensive review and input on data center proposals, ensuring alignment with county planning objectives and public interests.

- Mr. Todtz: Added that the report presents a variety of land use recommendations, offering the Council and community several regulatory options to address diverse opinions and priorities. Its primary aim is to help the county choose policies that effectively balance community needs with regulatory requirements for future development.
- Mr. Frome: Asked if any planned development application, meeting specific criteria, could request a zoning map amendment from the Council to permit a data center, confirming that this process essentially functions as a zoning map amendment within planned development zones.
- Mr. Hunt: Responded that it would be applicable. The IEPD Zone would allow for the qualified data center use.
- Mr. Frome: Added, as a comment, that a data center needs a fair amount of space for adequate setbacks and buffering. There are not a lot of industrial parcels out there that are of a size that might fit a data center.
- Ms. Hartwell: Stated that in the fourth community meeting, residents really pushed for an opportunity to have their voices heard, and they were given one minute to speak. Asked how that data was collected and reported.
- Ms. Boker: Responded that comments were recorded manually on sticky notes and then they applied their format. The comments from the open mic are also included. Clarified that the total number of comments from the meeting was 1,565. The earlier number stated was just the concerns. The total number was 1,565. That number will be in the appendix.
- Co-Chair Jones: Thanked task force members for helpful questions and feedback. Moved to approve report.
- Ms. Hartwell: Stated that she opposed.
- Ms. Lewis: Stated that the Office of the People's Council abstains.
- Ms. Carpenter: Abstained (via chat).
- Co-Chair Burroughs: Stated that there was one vote no, two abstentions, recorded everyone else present affirmative. Vote concluded.
- Of the 12 Task Force members present: 9 voted in favor; 2 abstained from voting and 1 voted in opposition to approving the Task Force report.
- Votes in favor included: Anthony Jones, Ed Burroughs, Wala Blegay, Don Slaiman, Tom Natelli, Mary Giles, Mark Scarano, Monica Marquina and Brad Fromme
- Abstention votes included: Crystal Carpenter and Alexis Lewis
- Votes in opposition included: Staci Hartwell
- Mr. Slaiman: Stated that he voted aye but wanted to make a comment. Mentioned the rapid growth and economic significance of the digital infrastructure industry, particularly data centers and AI facilities, which now contribute significantly to the U.S. GDP. Expressed concern that moving to a special use permit process for data centers will slow approvals and potentially deter new projects due to increased competition and power availability challenges. Added that data center construction and maintenance offer highly skilled, well-paying jobs, with long-term retrofitting and maintenance needs providing ongoing employment opportunities. Acknowledged community concerns and supports the county's approach,

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emphasizing the intention to engage union members as active community participants in the ongoing decision-making process.

- CM Blegay: Expressed concern that a lengthy approval process for data centers might deter companies but insisted that protecting residents' interests should take priority over industry pressure. Added that despite claims about job creation, a recent survey in her district showed 73% of respondents oppose data centers, with many residents already holding stable federal jobs. Argued that data centers do not significantly contribute to local employment, especially compared to other construction opportunities, and stressed the importance of giving the community a voice in decision-making. Believing a transparent process that keeps residents informed is essential, even if it means slower development.
- Ms. Hartwell: Stated that, to Mr. Slaiman's point, when talking about the historic impact of industrialization, must keep in mind the impact to underserved and overburdened communities where, in particular, black, and brown communities have suffered and we cannot continue a pattern of burdening black and brown communities for the sake of advancement.
- Mr. Slaiman: Responded that the revenue going in Prince William County, the east side of the county where the non-majority, non-white, where the workers are, are benefiting from the revenue and the jobs. The west side of the county, where the affluent (unintelligible) folks are, are the ones complaining.
- Ms. Hartwell: Responded that the community has spoken about their feelings about those benefits.
- Mr. Natelli: Stated that a recent report highlighted that Frederick County stands to gain significant tax revenue from ongoing data center development at Quantum Maryland, potentially exceeding \$215 million annually once completed. Added that realizing such benefits requires identifying appropriate sites and streamlining approval processes, which remains a challenge for Prince George's County. Emphasized that without community support and efficient procedures, these economic advantages may be unattainable.
- Ms. Hartwell: Stated that she hears the need or appeal of this money, but not all money is good money, and perhaps Prince George's County can find other ways that the County can generate funds.
- Co-Chair Jones: Thanked everyone for their time and effort to making the Task Force a success.
- Meeting adjourned.

ACKNOWLEDGMENTS

Lakisha Hull, AICP, LEED AP BD+C Planning Director
James Hunt, MPA Deputy Director of Operations
Gwen McCall-Winston Deputy Director of Administration

Core Project Team

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Heather Urwiller Special Projects Management Coordinator
* Jaden Ali Intern II

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STUDY PREPARED BY

**PRINCE GEORGE'S COUNTY QUALIFIED DATA CENTER TASK FORCE
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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