

From: "Brandie Schaeffer" <bschaeffer@warrentonva.gov>
Sent: Wed, 14 Jul 2021 17:50:11 +0000
To: "Brett Hamby" <bhamby@warrentonva.gov>
Cc: "Rob Walton" <rwalton@warrentonva.gov>
Subject: Data Center Questions

1. Are you just looking at one or multiple sites?
 - a. Timeline?

One site now, Initial Data Center is soon, further would be 8-10 years in our planning.

2. Facility Size? One building or multi, how many stories?

180K estimate, one building @55' tall.

3. Have you evaluated the utility impacts?
 - a. Water

Projected four homes of usage.

- b. Electric

Different than others, little to none. Amazon does not need anything for the initial phase, but maybe in the future. Have left space on the site to accommodate further power projections.

4. This looks to be a rather small data center in the scheme of normal projects.

- a. Traffic Impacts

Traffic projections is below 50 trips.

5. Revenue projections are estimates, but where are we now on those?

5 million over 10 years

Annual revenue around 940,000 for the Town alone

Annual revenue for the County is at 2.5 million.

6. What is the schedule on construction and build, then instillation?

Target date of full construction is August 2023 to early 2024.

7. What is the staff direction on schedule and need?

Staff has pushed for concurrent applications.

Had one public hearing on text amendment and goes back on Tuesday.

From: "Renard Carlos" <rcarlos@warrentonva.gov>
Sent: Wed, 14 Jul 2021 21:19:21 +0000
To: "Brandie Schaeffer" <BSchaeffer@warrentonva.gov>
Cc: "Rob Walton" <rwalton@warrentonva.gov>
Subject: Re: Data Center Questions

Thank you Brandie and Rob for a great meeting today to to review a high-level overview of the project.

Sent from my iPhone

On Jul 14, 2021, at 4:40 PM, Brandie Schaeffer <BSchaeffer@warrentonva.gov> wrote:

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a. Water
Projected four homes of usage.
b. Electric
Different than others, little to none. Amazon does not need anything for the initial phase, but maybe in the future. Have left space on the site to accommodate further power projections.

4. Traffic Impacts
Traffic projections is below 50 trips.

5. Employee Numbers
Estimated at 50.

6. Educational Requirements?
*Engineering in certain positions
Community College Technical programs exist, and this is important on community needs. Amazon can work to extend workforce training options.*

7. Community Engagement, further investing the in the community?
*A partnership with Amazon would be good to create an overall positive impact.
Yes, love to discuss these options on community needs and collaboration. The role of the small-town options for engagements.*

****Brandie to follow up on options later in the process.**

From: "Brandie Schaeffer" <bschaeffer@warrentonva.gov>
Sent: Thu, 15 Jul 2021 14:53:40 +0000
To: "Kevin Carter" <kcarter@warrentonva.gov>
Cc: "Rob Walton" <rwalton@warrentonva.gov>
Subject: Data Center Meeting

Introduction of Amazon, and goal of the meeting. The starting point is the zoning text amendment. Amazon has different designs based on both client and geography. This site is more specific user driven needs that are leading to a smaller design. Very familiar with data centers being in Loudoun, hearing comments on the design is helpful. Facility Size? One building or multi, how many stories?

180K estimate, one building @55' tall.

180K estimate, one building @55' tall.

200' buffer around the site, 9' with a K rating meaning not scalable and anchored.

Traffic Impacts

Traffic projections is below 50 trips. Did look at other use types for office (200) and retail (600).

Citizens will focus in on daily impacts, specifically the appearance of the building.

This will be important to consider in your design.

Yes it is important to us when it comes protection to the site and ensuring it fits into a small town.

End user is you or someone else?

Government user, with security standards.

Government users can change overall tax impacts, as things proceed have you considered any payment in lieu of similar to how Universities approach building?

Amazon intends to own and operate, but will continue to examine this in greater detail so we have a clear understanding of that based on the numbers developed by Eric Maybauch and Rob.

Schedule on construction and build, then installation.

Target date of full construction is August 2023 to early 2024.

Utility impacts?

Water

Projected four homes of usage.

Electric

Amazon does not need anything for the initial phase, but maybe in the future. Have left space on the site to accommodate further power projections to include a substation. The substation will service regional needs not just Amazon so we are waiting on Dominion on this answer.

Employee Numbers

Estimated at 38.

Pay Scales are higher, or is there a mix?

Some higher paying engineer jobs as well as the technicians and service groups. It is a variety of pay scales.

Lifetime building, not just the long term use but possible impacts on change of use.

Example might be data center conversion to a fulfillment center and the traffic impacts.

Staff answered details on the role of the change of use and site plan can require improvements and we can deny access permits for safety reasons.

Other Sites Evaluated?

Yes, we are looking at the other site in town but this is the only viable site right now but we are continuing to look. The Fiber locations are an issue driving location options.

Other citizens concerns in small towns, what are the other conflict points so we can work to anticipate the concerns and work on messaging?

Amazon likes to work as a partner in delivering positive messaging.

Scale: can vary, and this comes up a lot.

Noise: can have different impacts based on locations.

Air Emissions: these are regulated and we fall within those standards.

Lighting: not looking to highlight our location, but Amazon follows local regulations.

Environmental Concerns: the technology here is a cooling process not water, permits for other environmental areas.
Site Specific Concerns: this is less than 20% so this is low density.

How has your experience been with the town staff and is there anything more we can do from our business approach?

Staff has been helpful and we apologize for the disclosure at the wrong time and appreciate you working with us on this process.

Next Steps with Council?

This will potentially be before Council in August.

Sent from my iPad

From: "Brandie Schaeffer" <bschaeffer@warrentonva.gov>
Sent: Fri, 16 Jul 2021 03:05:46 +0000
To: "William Semple" <wsemple@warrentonva.gov>
Cc: "Rob Walton" <rwalton@warrentonva.gov>
Subject: Re: Data Center Meeting

They stated that it is not needed in their initial phasing but will be in the future. Dominion is said to be examine enhanced need and would prefer a larger substation at this location to power both the data center and possible future needs as well as redundancy and long term need.

Sent from Brandie's iPhone
703-300-0107

On Jul 15, 2021, at 8:51 PM, William Semple
<wsemple@warrentonva.gov> wrote:

Thanks. But isn't the Amazon project contingent on part on the Dominion substation? Where else would Amazon get power? I've read that the very large data centers can use enough electricity to power 80,000 homes. This isn't one of them, of course. Substations come with power towers! Deja vue?

Sent from my iPhone

On Jul 15, 2021, at 7:57 PM, Brandie Schaeffer
<BSchaeffer@warrentonva.gov> wrote:

They did let me peak at the pre/early/draft/ due-diligence phase site plan. It was larger than I personally anticipated but is in proportion with the site is what I gathered. I was not thrilled with the location and placement but there appears to be some site constraints. I did share " pre/early/draft/ due-diligence phase" feedback on the layout.

Dominion did reach out two weeks ago to schedule a meeting on "redundancy" issues and options for hardening the grid. They are also seeking an easement in another part of town.

The substation would require a separate SUP. The two could run concurrently, but you would not be abdicating substation review and feedback when considering the