

Town Hall on Amazon Datacenter and Dominion Transmission Lines

Protect ~~F~~ Fauquier



CITIZENS FOR
FAUQUIER COUNTY

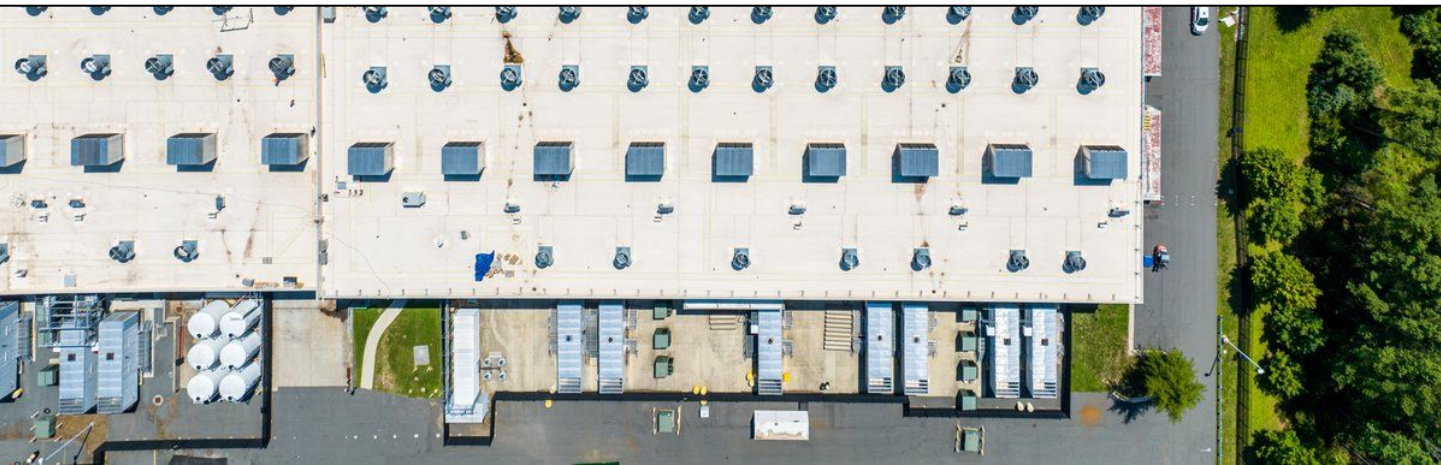
PROTECTING FAUQUIER'S FUTURE™



Piedmont
Environmental
Council



Please hold all questions until the end of the presentation



Amazon's Data Center Requires Town Water and Sewer Use and Connections, an Electrical Substation On-Site, and a New 230-kv Transmission Line

- The energy demands of Amazon's data center are driving the need for the Blackwell Road substation and Dominion's new 230-kv transmission line, traversing for miles on undetermined routes throughout the County and Town from an undetermined substation, either Warrenton or Wheeler, to the Blackwell Road substation, to service the Data Center.
- The transmission line route requires SCC determination and approval, and the substation requires SUP approval from the Town of Warrenton. Applications for both are expected this Fall.
- If **Town Council DENIES** Amazon's **SUP**, Dominion says their **Substation** and **Power Towers** are **STOPPED!**

AMAZON HAS FILED A **SPECIAL USE PERMIT**(SUP) APPLICATION WITH THE TOWN OF WARRENTON FOR A DATA CENTER (SUP 2022-03)

- What is a SUP?
 - A permitting process required for uses or structures that have potential harmful impacts upon the health, safety and welfare of the public.
- How is a SUP determined?
 - An applicant provides all the information, data and studies needed to allow the Planning Commission and Town Council to reach conclusive evaluations, and the criteria requiring evaluation are specified in the Town's ordinances.
- How are accepted SUP applications acted upon?
 - Town Council holds a public hearing and determines whether the application complies with the special use provisions in the particular district and the Comprehensive Plan, including verification that the use is specifically authorized within the district, and whether it should be approved or denied.

Staff's Findings and Recommendations to PC

The Town only raised 4 of the 32 SUP Evaluation Criteria for the PC to Consider in this complex, technically sophisticated SUP Application. Below are the 2 slides presented to the PC by Staff during the PC July 26 work session.

Request

Amazon Data Center

- GPIN 6984-69-2419
- **Applicant:** Amazon Data Services, Inc.
- **Property Owner:** Amazon Data Services, Inc.
- **Zoning:** I - Industrial
- **Comprehensive Plan:** New Town District
- SUP for a 220,000 sq ft data center on 33.62 or 41.793 acres

Proposed Location

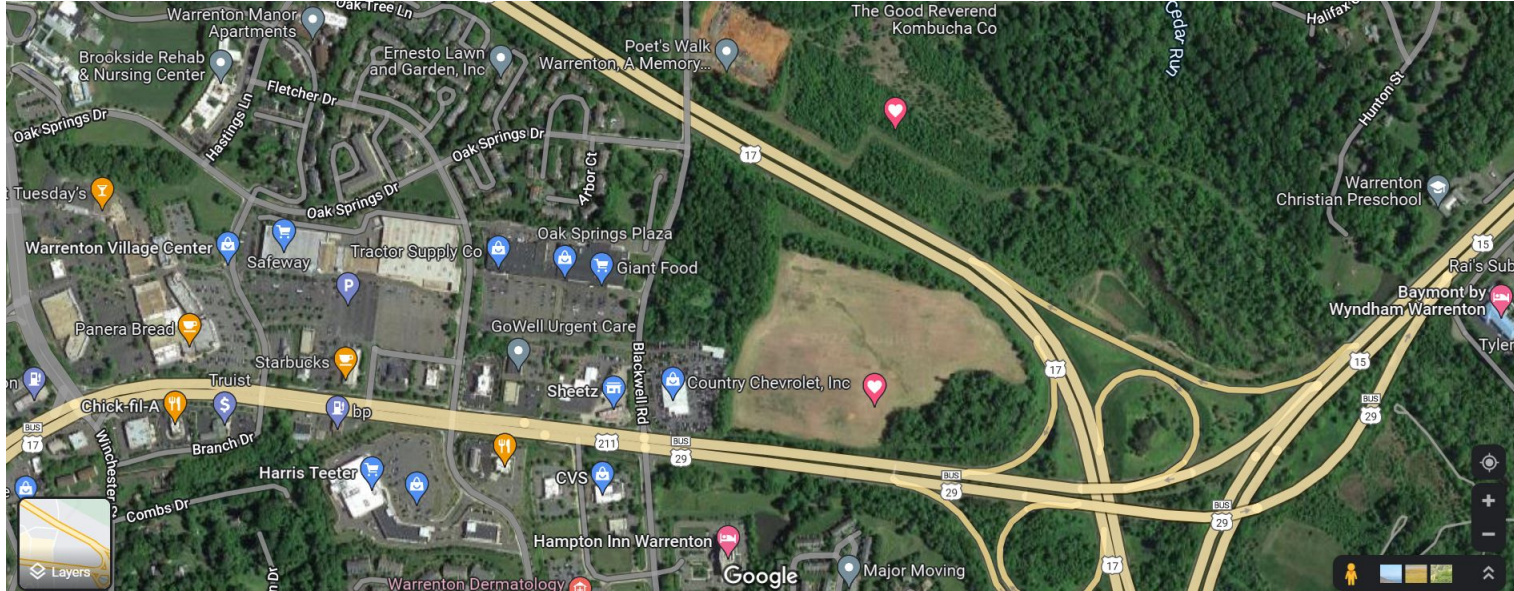


Considerations

- Elevations and Landscaping
- Transportation Access and Infrastructure
- Environmental and Stormwater
- Noise
- By Right Industrial Uses
- Conditions of Approval



Location, Location, Location



The Data Center and Substation are on the elevated, most prominent parcel at the Gateway to historic Warrenton, the County's main commercial, medical and professional hub, and approximately 4,000 residences.

Amazon's Gateway Parcel



Amazon's Property consists of 41.705 Acres bounded by business Lee Highway, a Gateway Road, to the south; Blackwell Road, a Signature Street, to the east; Oak Springs Drive to the north; and U.S. Business 17 to the east.

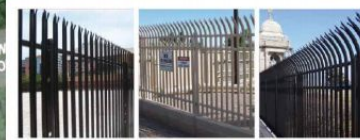
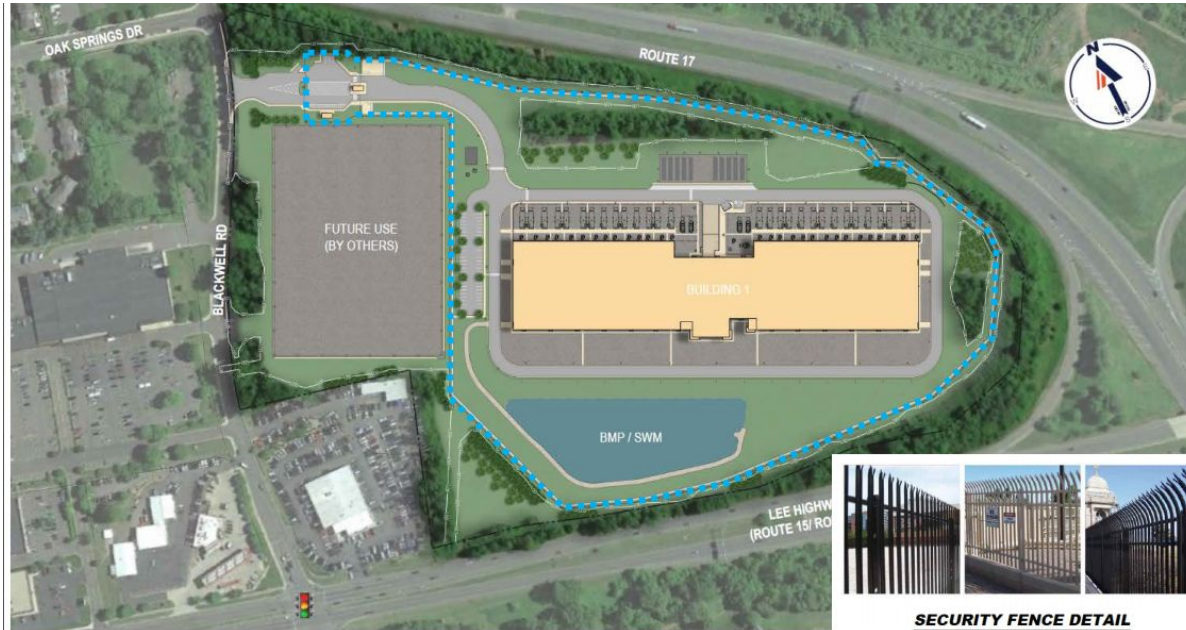
Of the 41.705 acres:

33.62 acres is used for the Data Center complex included in Amazon's SUP application (outlined in blue);

8.17 acres is used for the on-site Electrical Substation, located along Blackwell Road, directly behind Country Chevrolet.

Location of transmission line connection is unknown, depends on route and off-site substation approved by SCC.

AMAZON/DOMINION COMPOUND DETAILS



SECURITY FENCE DETAIL

NOT TO SCALE

NOTE: SECURITY FENCE TO BE MAXIMUM OF 8' IN HEIGHT.

- Data Center building is 220,000 sq. ft., encompassing 5 acres
- Height of Building: 49 feet (37 ft building + 12 ft Air Chillers on rooftop)
- 8 foot security fencing surrounds
- 24/7 Security Lights on Data Center
- 56 parking spots
- Stormwater Management pond
- Restricted Access off of Blackwell Road through security Guard Gate
- Outdoor Diesel Generators, and Back-Up Generators
- 500,000 Gallons of Diesel Fuel, Stored in 10, 50,000 Gallon Tanks
- Dominion's Electrical Substation and Transmission Line Connection

What is a Data Center?

Simply put, it's "the Cloud". A data center is a physical facility that companies and organizations use to house their data and applications. Its key components include routers, servers, switches, firewalls, storage systems, and application delivery controllers.



Data Center Interior Equipment
Photo Credit: Data Center Dynamics



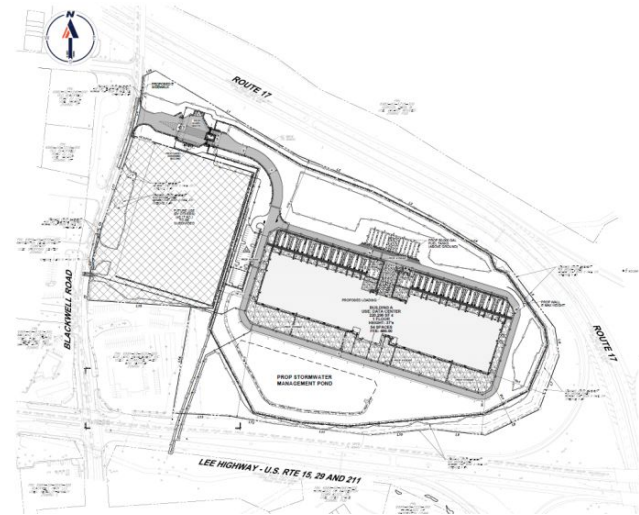
Data Center in Loudoun County
Photo Credit: Hugh Kenny

Amazon alone has spent **35 billion dollars** in the expansion of its data centers in Virginia in the last 10 years, and Amazon is only one of the many cloud computing companies vying for Virginia's land.

Key Considerations of Amazon's SUP Application.

The Data Center Use:

- Must comply with the Comprehensive Plan and SUP Ordinances;
- Must be compatible with other uses in the neighborhood and adjacent parcels;
- Must be able to be served adequately by needed utilities, (Town Water, Sewage, Stormwater and Electrical utilities), and not adversely impact the Town's utility facilities and systems. Impact Analysis Studies are required with every SUP.
- Must determine potential impact of any noise from the site on adjoining properties and neighborhoods. A Noise Impact and Abatement Study is required with every SUP.
- Must be screened, along with all outdoor mechanical equipment, including rooftop air chillers, from visibility from adjoining properties, right-of-ways, and across the street from a residential district.

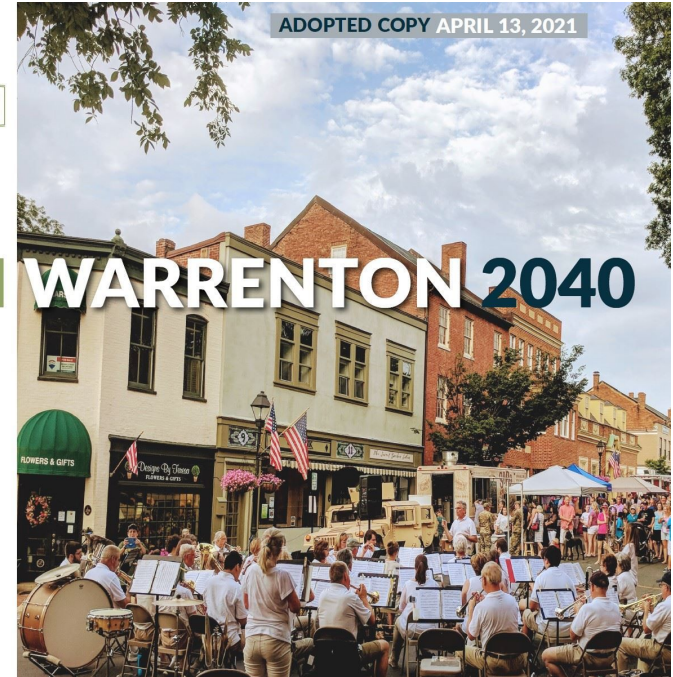


Must Comply with the Comprehensive Plan

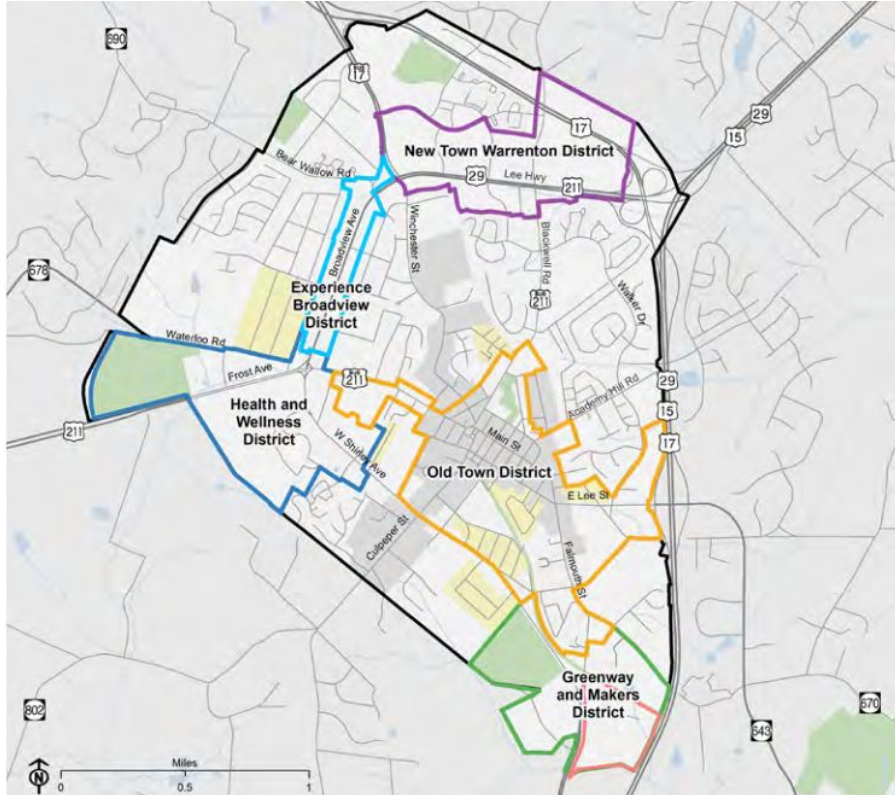
- What is a Comprehensive Plan?
 - A holistic, aspirational vision to guide future decisions of the Town of Warrenton.” Plan, p. 5.
- What is PLAN WARRENTON 2040?
 - The Vision for Warrenton reached after three years of citizen input including over 16,000 individual engagements, 3,313 hours of public comment and response, 13 public meetings, and over 12,288 social media posts. Plan, p. 9.
- The citizen input included our youth through a Student Postcard Project, surveying over 1,000 students on their values. The students listed: Community Gathering Spots, Walkability, Accessibility, Age Friendly, and Sense of Place, similar values of the adults surveyed. Plan, p. 9.



PLAN WARRENTON 2040



AMAZON'S Gateway Compound is in the New Town Warrenton Character District



Amazon's 41.7 acre land is located at the Gateway to Warrenton in the **New Town Warrenton Character District** under Plan Warrenton 2040.

Although zoned industrial and taxed as agricultural (pre-Amazon), Amazon's property is planned for **mixed use**.

Light industrial is planned east of Walker Drive, and not at this elevated, prominent location at the Gateway to Warrenton.

New Town Character District = Work, Live, Play



Under Plan Warrenton 2040, future development on Amazon's Gateway property is intended for friendly, walkable streets with bicycle paths, and plazas and gathering places for residents to meet and be neighborly, creating a work, live, and play environment, and a **feeling of belonging** among residents. The development is intended to **revitalize** the existing shopping areas and residential neighborhoods, while **always preserving Warrenton's "unique small-town character."** Plan, pages 14, 55, 62.

Guard Gate Prohibiting Entry = Feeling of Belonging?



Only the 20 employees a shift will be granted access beyond the Blackwell Road Guard Gate and security fencing.

- The Town's vision for this prominent Gateway parcel was adopted on April 13, 2021 with the comprehensive plan
- The same day, the former Town Manager initiated a zoning ordinance text amendment, which was needed for data center uses to even be considered within Town limits.
- While Amazon was in its due diligence phase of purchasing the property, Town Staff coordinated with Amazon's attorneys on the ordinance language.
- The amendment was adopted August 10, 2021, and Amazon closed on the land purchase on September 21, 2021.
- However, the Town's **vision for this property remains the same, and does not include data centers, guard gates, security fencing and electrical substations.**

Amazon's Data Center Compound is Not Compatible with the Comprehensive Plan, or the Neighborhood



Located just 400 feet from the nearest residence, 1,000 feet from Warrenton's commercial strip district, and on this elevated, prominent lot at the Gateway location, the Compound will be seen, heard, and its impacts felt by not just the immediate neighbors, commercial and residential, but by all who live, work, dine, play, and visit Warrenton. This use is likely to adversely affect the existing businesses' livelihood and residents' quality of life, not **preserve and revitalize** it, as is called for under the Plan.

Imagine this 50 feet higher, and Warrenton's electrical substation off of Old Auburn Road is likely representative of the view of Blackwell Road from all vantage points at this Gateway location, many of which are elevated as well.

Unlike the bright red CubeSmart debacle, no gray paint will help blend this data center, electrical substation and the steel power towers with Warrenton's small-town character.

Amazon's Power Demands? Potential Range Would Power a Second, Third or Fourth Warrenton

Dominion is bringing between **30-90 megawatts (MW)*** of power to service Amazon's Blackwell Road Data Center.

30-90 MW of power is the equivalent of powering **6,000-18,000 homes** (1 MW = power for 200 homes), which is more, and potentially up to 4 times more, the number of homes currently estimated in the Town of Warrenton!

*This range was provided in a stakeholder meeting, and both Amazon and Dominion have refused to provide the load letter or Amazon's specific power needs, which **prohibits an evaluation** of Amazon's impact on the Town and County's electrical infrastructure, leaving everyone but Dominion and Amazon **in the dark** as to the capacity to continue to serve the needs of everyone but Amazon, and to accommodate for other, future economic development needs.

Warrenton Has No Water for Data Center Use

Warrenton's Town Engineer, in the Department of Public Works and Utilities Comments, states: **"The Town does not have excess water capacity to support industry and data centers for non-potable water uses."** Comments, dated June 2, 2022.

Amazon reveals in its Resubmission filed on July 20, 2022 that it needs water for "domestic use" of the 220,000 sq. ft. building, humidification, landscaping, fire water storage tanks and electric power requirements, yet fails to provide any estimation of water usage demand or impact analysis on the Town's water supply.

For the rooftop air chillers, the zoning ordinance restricts water use to recycled water. Amazon fails to provide information on the source or demand of the recycled water.

During the Planning Commission's work session on 7/26/22, Amazon's attorney verbally represented that Amazon's water usage will be 1500 gallons a day, or the equivalent of 4 homes. If this information is based on objective data or a study, it has not been shared with the Town in the past 4 months.

Accepting an Applicant's assurances and interpretations and not requiring or reviewing the actual objective information, data and studies - which are required with every SUP Application - sets a very poor precedent for future land use applications, and a very low bar for likely future data center applications.

Noise Travels, What's the Impact on Warrenton's Valued Quietude?

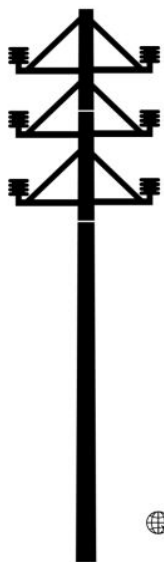


With multiple outdoor diesel commercial generators, back-up generators, rooftop air chillers, and **potential blasting for removal of weathered or intact rock**, noise is a significant consideration requiring evaluation by the Planning Commission and Town Council.

The generators are tested twice a month, and the air chillers run 24/7. How loud, how far, how long? These are key considerations requiring evaluation.

At the PC Work Session, Amazon's attorney stated the noise impact numbers are known based on performed studies, but he didn't have the numbers handy to present to the PC. In its Application, Amazon claims the generators produce "the sound of the human conversation" (Statement of Justification, page 3). In its Resubmission, under Noise, Amazon claims data centers "are a relatively quiet use", and under generator noise impacts specifically, that noise studies indicate the Town's Noise Ordinance requirements can be met. (Resubmission, pages 3, 6).

Accepting an Applicant's assurances and interpretations instead of requiring and reviewing the objective information, data and studies needed to properly evaluate the noise impacts on the neighborhood is not promoting the health, safety, and general welfare of the public, the very purpose of the Town's ordinances, and sets a very poor precedent for future land use applications, and a low bar for likely future data center applications.



STOP Amazon STOP The Towers

 CitizensForFauquier.org PECVA.org ProtectFauquier.com

Town **Planning Commission public hearings** are **3rd Tuesdays at 7:00 pm**: August 16, September 20, October 18.

Town Council public hearings are **2nd Tuesdays at 6:30 pm**, with work sessions at 9:00 am: August 9, September 13, October 11, November 9, December 13, 2022. At each hearing, there will be Citizens' Time, an opportunity for citizens to speak.

We believe Amazon's Data Center is the **wrong use**, in the **wrong place**, and that the Planning Commission and Town Council should **DENY** the Application. If you agree, or have concerns about the Application, please get involved, and let your voices be heard, your opinions be known. **THIS IS NOT A DONE DEAL.**

The next scheduled work session on the SUP is the Planning Commission's on August 23, 2022.

NEW EDITION: Supervisor Granger is dropping an initiation of a **Boundary Line Adjustment Agreement** between the Town and County for **1744 acres to the Town** at his last public hearing tomorrow night as Center District Supervisor, before he retires to avoid an appearance of impropriety as **"The board is going to have a lot of conversations over the next 18 months about the data center industry."** (Chris Granger to step down from board of supervisors, By Coy Ferrell, Aug. 5, 2022). Fauquier County BOS public hearing is tomorrow night, Thursday, August 11.

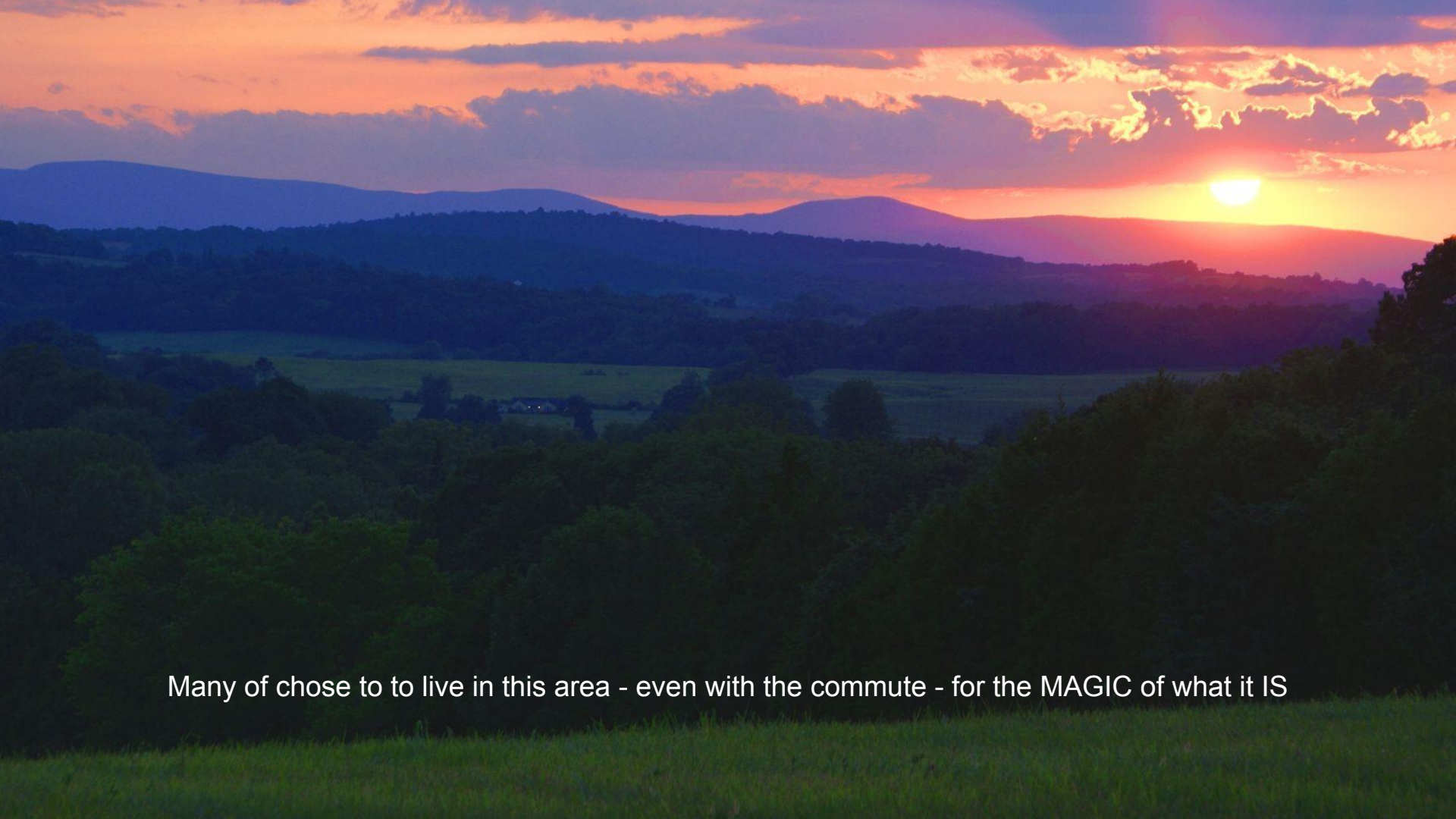
Please take our hand-out, it lists actions that may be taken, our contact information, and Town Council members contact information.

What are the Impacts of Power Towers on Warrenton's Surrounding Countryside?

- Transmission Lines Will Destroy Our Rural Landscape
- Transmission Lines Will Decrease Property Values
- The SCC Will Choose the Transmission Line Path and Can Not Require Burying

... all at Our Cost for Amazon's Benefit





Many of chose to to live in this area - even with the commute - for the MAGIC of what it IS

Protect Fauquier is not fighting for

“Not In MY Backyard”

we're fighting for...

Not In ANY of OUR Backyards!

Transmission Lines Will Destroy Rural Landscape

To & From Town



Rt 29 North

Scaled Mock-Up of What Proposed Lines May Look Like

Destruction of Rural Landscape To & From Town

Data Center
Location



Rt 29 South

Scaled Mock-Up of What Proposed Lines May Look Like

Miles of Huge Industrial Towers



Photos of Existing Lines in PWC off Vint Hill Road



Transmission Lines Decrease Property Values & Enjoyment of Property

From the [National Association of Realtors](#):

Power Lines “have been proven to lower property value by as much as 40%”

At least 8 town neighborhoods would see the currently proposed power towers & lines, and 3 of those would see both routes.

8 Town of Warrenton Neighborhoods Impacted

Breezewood

Edgemont

Highlands

North Rock

Oak Springs

Reserve at Moorhead

Ridges of Warrenton

Villas at the Ridges



Photo taken from 110' in approximate location of proposed power line

Many County Neighborhoods & Rural Homes Impacted



Photo taken from 110' in approximate location of proposed power line

Given Alternatives,
Would You Choose This?



Photo of Existing Line in PWC off Vint Hill Road

SCC (in Richmond) Has Final Say of Where Lines Go

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- The SCC almost never approves underground lines
- We need legal representation to have any voice in the SCC hearings

Lines Will NOT likely be Underground

(not without a massive, long, expensive fight)

The Town Can NOT Require It
as a condition of SUP approval.

It All Comes at OUR Cost for Amazon's Benefit

- **Distribution Lines vs. Transmission Lines**
(and user cost vs ratepayer cost)



It All Comes at OUR Cost for Amazon's Benefit

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- **Paid for by rate increases to ALL Virginia ratepayers** (of Dominion, NOVEC, etc)

... all for \$1.45 TRILLION dollar

Amazon's Benefit

PS: Amazon also gets tax breaks out of this deal and,
since it all comes at our cost,
they have zero incentive to innovate



Don't Be Fooled by Promises of a Golden Goose!

The “promise” of Data Centers is the belief that increased tax revenue will bring millions in limitless tax revenues worth the costs, but prior localities are changing their tune...

- [Loudoun Faces \\$60,000,000 Data Center Tax Shortfall](#)
- [\[Prince William\] County finance department: Data centers' tax revenue would fall short of projections](#)
- [Unsustainable, Resource-Hungry and Loud: Why Chandler AZ Wants to Ban More Data Centers](#)
- [Loudoun County, Virginia, Proposes Major Changes to Data Center Development](#)

The best way to **STOP Amazon &
STOP the Power Towers** is to

Urge the Warrenton Town Council to
DENY the SUP

It is the **WRONG PLACE & WRONG USE** for our town!

Big picture...



Load - Data Center market is forecast to grow and is driving most of the increase in energy demand in Virginia

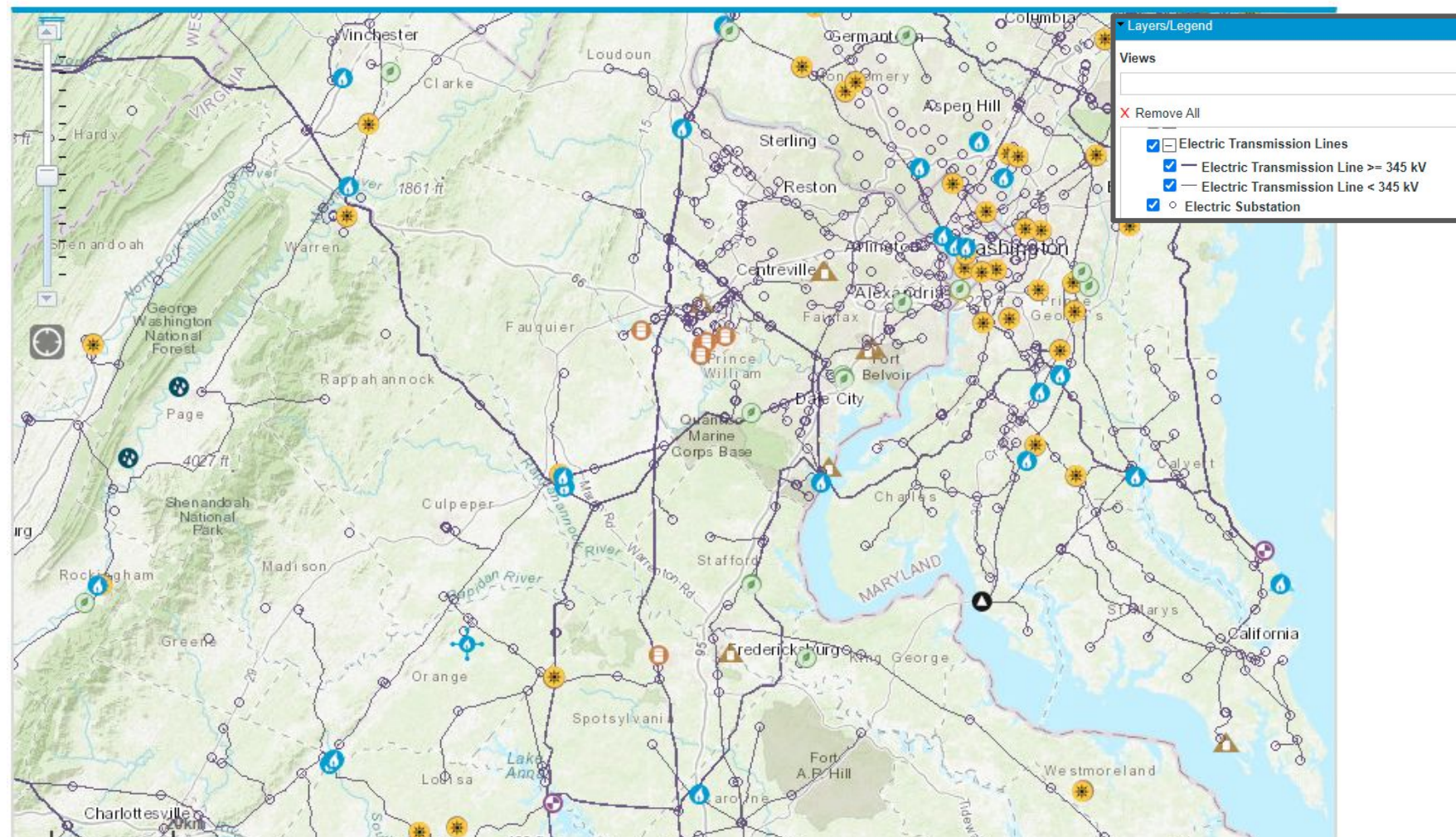
- 1 MW \approx 250 homes peak use
- Data centers = 30-90 MW
- 30 MW data center \approx 2x the # of homes in Warrenton



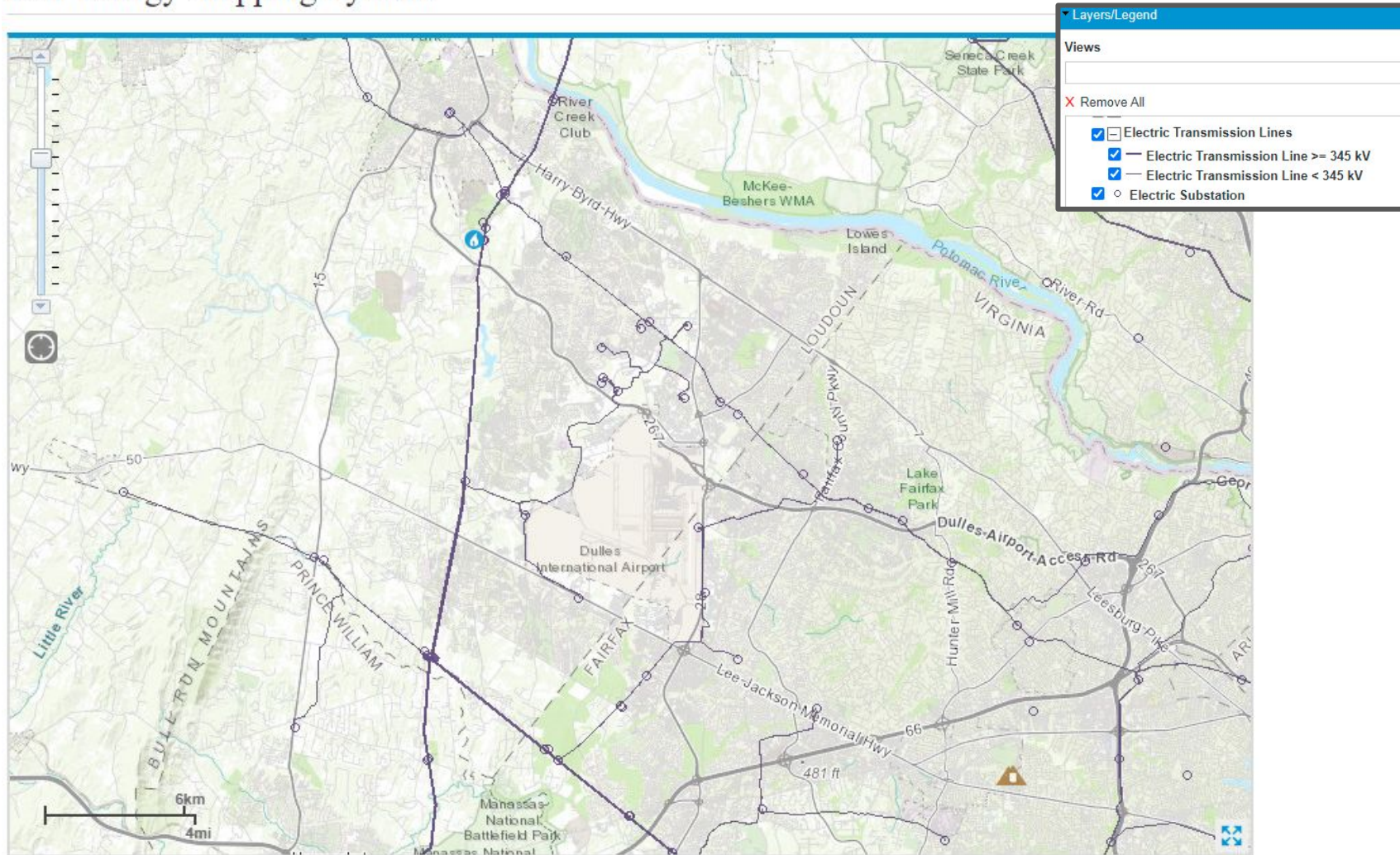
Transmission - Delivering 30 MW+ of power to requires transmission lines new substations to each cluster of data centers



Generation - Additional energy usage requires new generation sources



U.S. Energy Mapping System



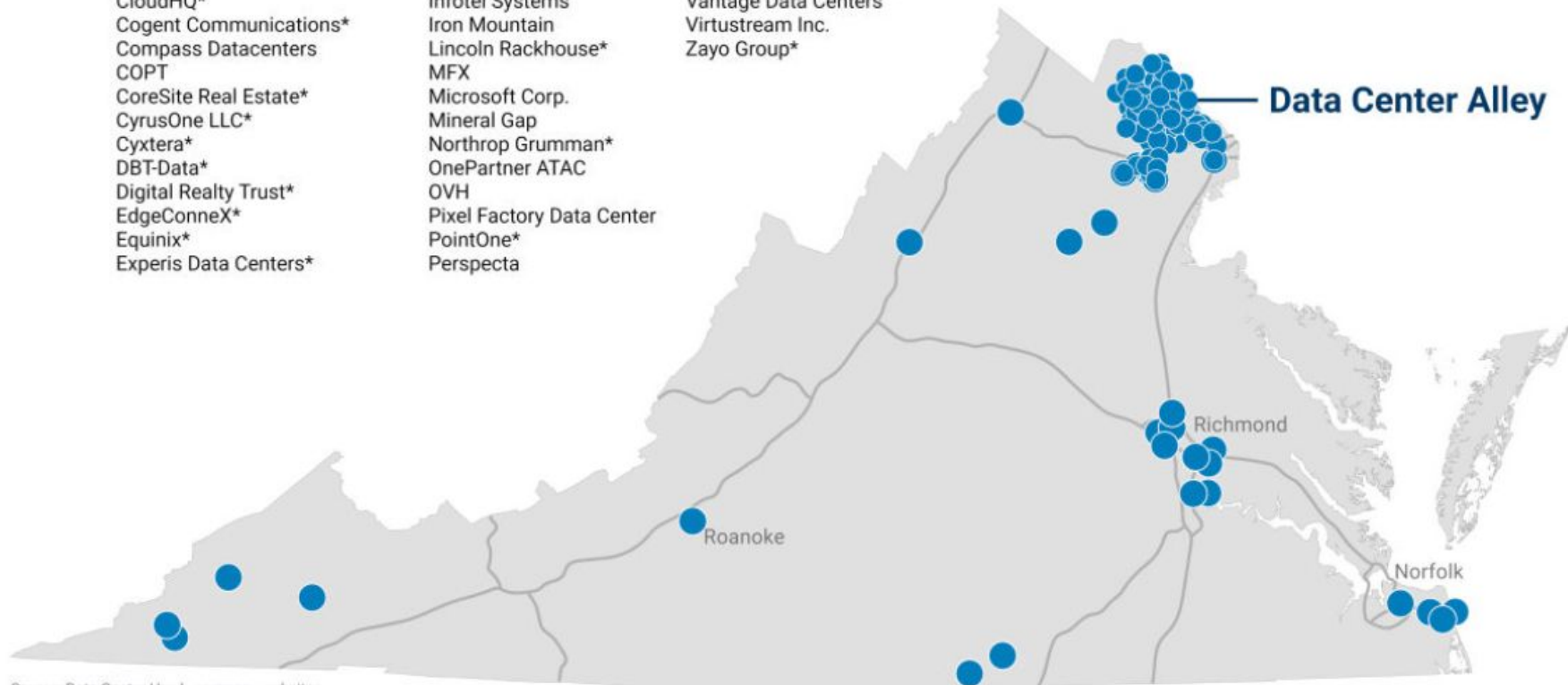
Major Data Centers in Virginia

*Multiple VA locations

ACA International
Amazon Web Services*
ATI
Atlantic Metro Communications
Bank of America*
Capital One
CloudHQ*
Cogent Communications*
Compass Datacenters
COPT
CoreSite Real Estate*
CyrusOne LLC*
Cyxtera*
DBT-Data*
Digital Realty Trust*
EdgeConneX*
Equinix*
Experis Data Centers*

Facebook
Flexential
Globalinx Data Centers
Google*
H5 Data Centers
HopOne Internet Corp.*
Infotel Systems
Iron Mountain
Lincoln Rackhouse*
MFX
Microsoft Corp.
Mineral Gap
Northrop Grumman*
OnePartner ATAC
OVH
Pixel Factory Data Center
PointOne*
Perspecta

Quality Technology Services (QTS)*
RagingWire*
Sabey Data Centers
SAIC and VITA
Stack Infrastructure
TND SYS (Native Cloud)
Vantage Data Centers
Virtustream Inc.
Zayo Group*



Source: Data Center Hawk, company websites

● Publicly Disclosed Data Center Location

Potential Transmission Interconnection for Proposed Amazon Data Center

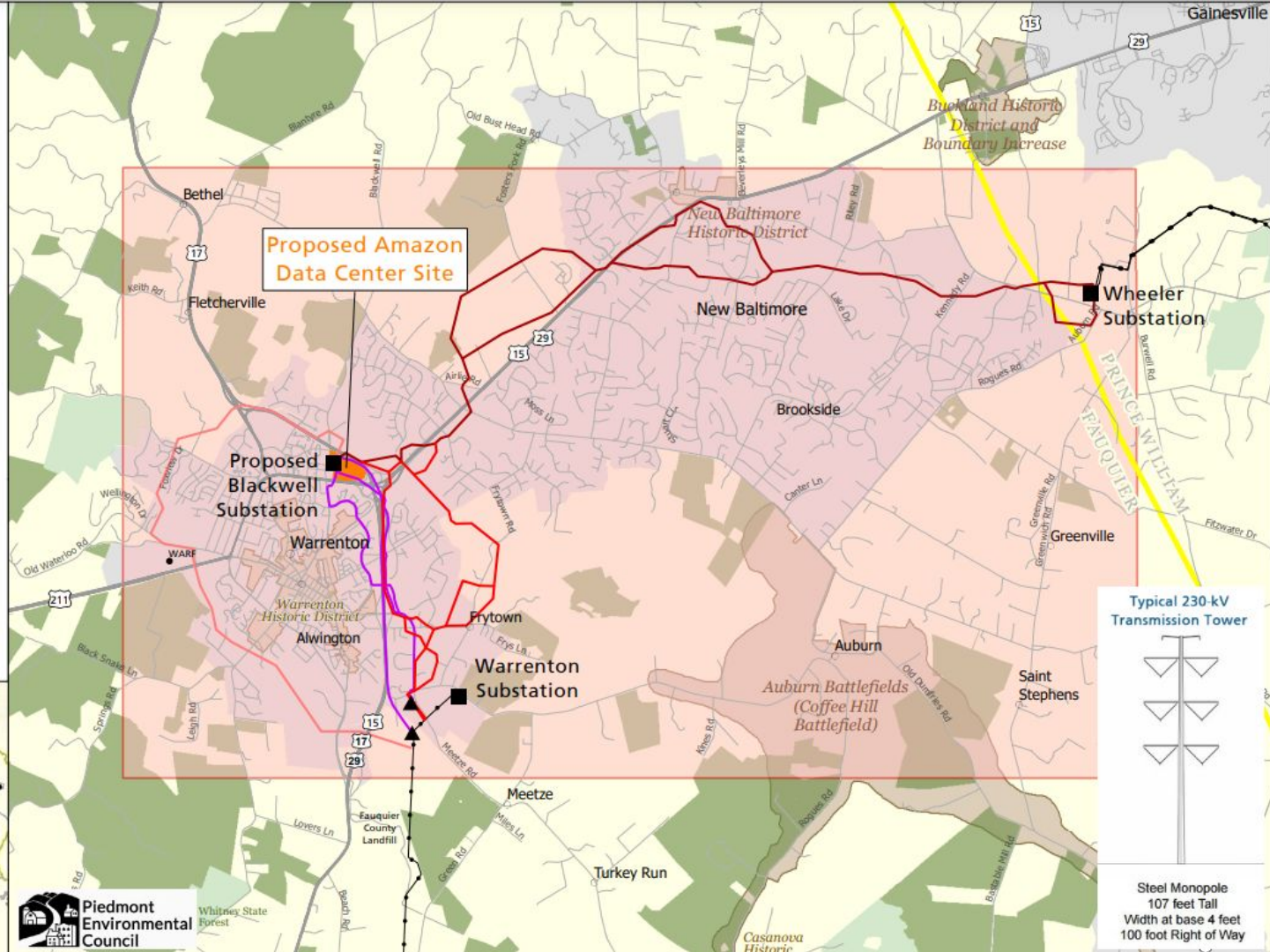
- Potential Amazon Data Center Site
- Electric Substations
- ▲ Underground Transition Stations
- Existing Transmission Lines
- Dominion Study Area
- Conservation Easements
- Publicly Owned Land
- Developed Area

Proposed 230-kV Transmission Line Routes

- Option 1 Potential Routes, Overhead
- Option 1 Potential Routes, Underground
- Option 1 Route Rejected, Overhead
- Option 2 Potential Routes, Overhead

0 0.5 1 Miles

Area of Detail



Typical 230-kV Transmission Tower



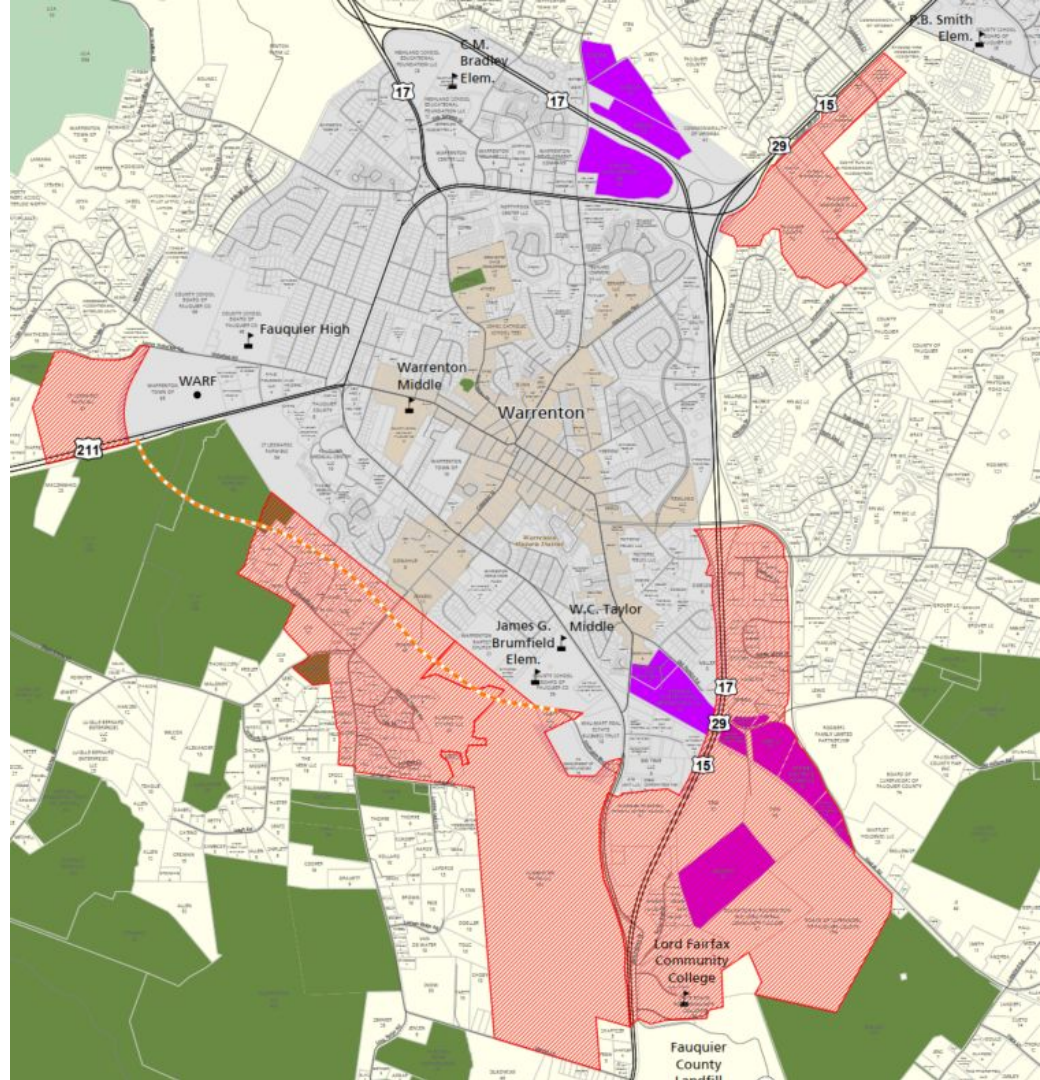
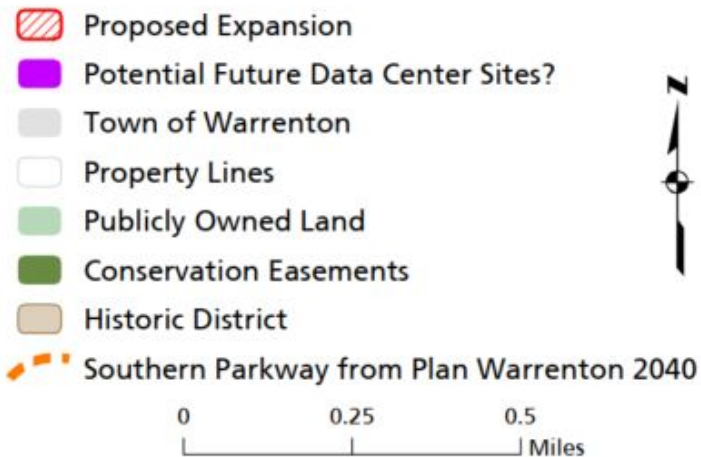
Steel Monopole
107 feet Tall
Width at base 4 feet
100 foot Right of Way



Piedmont
Environmental
Council

Whitney State Forest

Is this the beginning of a cluster here in Warrenton?



Key points

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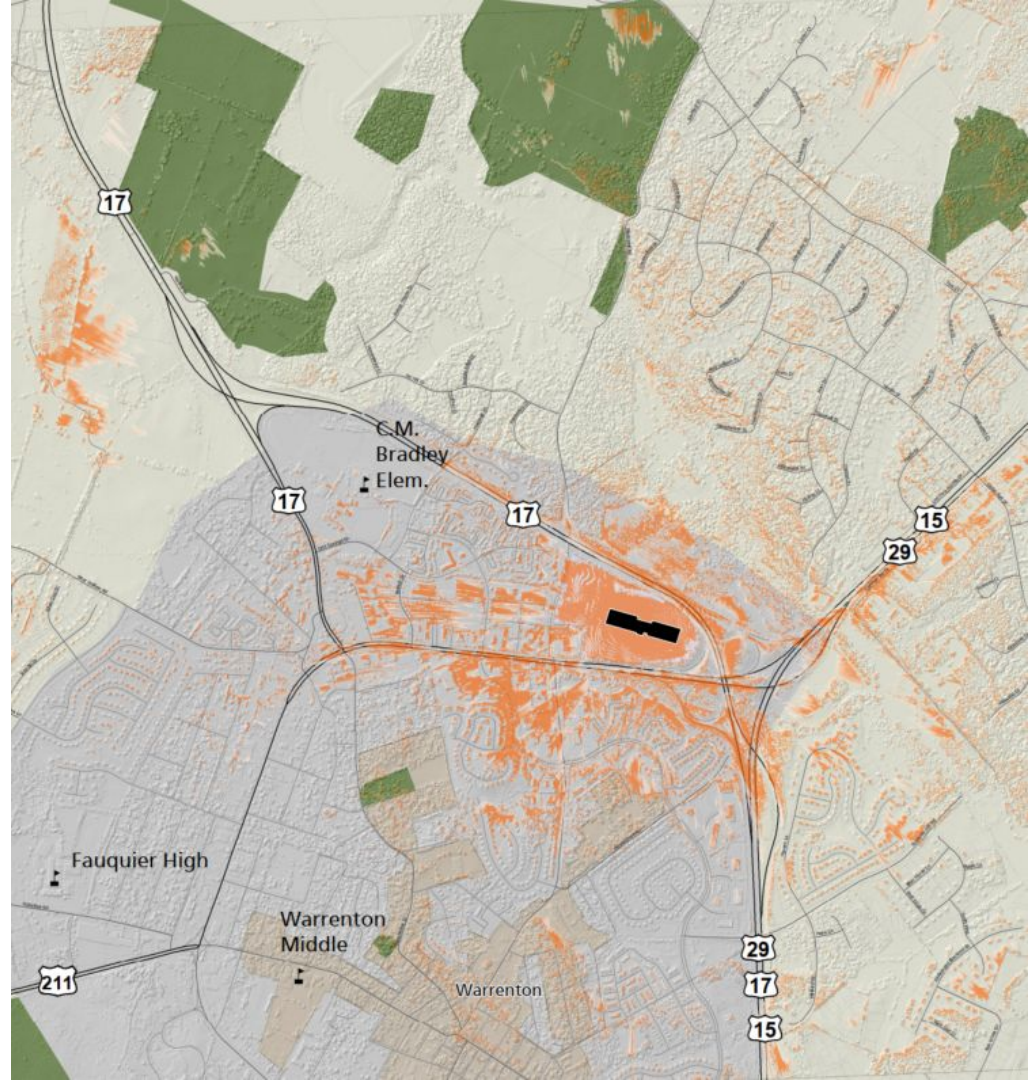
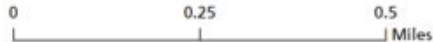
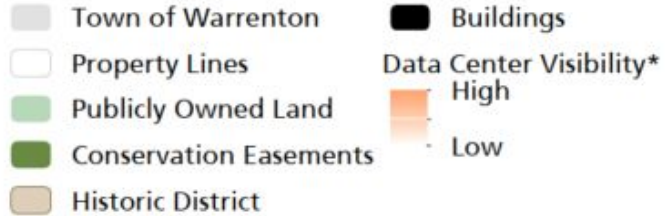
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Visibility of Proposed Amazon Data Center



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- It's extremely unlikely that we could get the transmission lines placed underground due to the high cost and severe environmental impacts of burying lines including tree clearing, disturbance of wells, wetlands, and streams.
- If you build it, they will come. For two reason: 1) new infrastructure capacity available and 2) precedent set by Town and County

Is there anything you can do?

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Yes!

Actions to Take - Be Respectful!

- Sign our petition: bit.ly/StopDominionPetition
- Call, email and/or ask to meet with Town Council members
- Inform to your neighbors
- Attend Town meetings
- Wear our red t-shirt to spread awareness
- Make a donation to help with signs, t-shirts, FOIAs, printing and legal representation
- Write a letter to the local papers

It's a long road ahead, we will need endurance...

Upcoming Dates:

County Initiation of the Boundary Line Adjustment:

- Tomorrow, August 11 6:30pm at 10 Hotel Street, Warrenton

Town Planning Commission Work Session:

- Tuesday, August 23 7pm at 21 Main Street, Warrenton

What to watch for:

- County Public Hearing on Boundary Line Adjustment
- Town Planning Commission Public Hearing
- Dominion's SCC Filing

The tide is turning on data center developers seeking to locate in inappropriate areas where new transmission lines are required...

Loudoun County proposes new zoning rules for data centers

The biggest data center hub in the world has a few places it would rather not build them

July 21, 2022 By: Peter Judge  Comment

Switching off Route 7

The TLUC's response is a set of proposals that would stop data center development in some areas where previously it had been allowed "by-right". The main focus here is keeping data centers off Route 7, where there is no more power infrastructure to support them. Route 28, meanwhile, still has capacity for more building, the Committee believes.

Fauquier doesn't have to accept new transmission lines and substations in highly impactful areas to have data centers and data centers aren't the only type of economic development!

Questions?