

DATA CENTER COALITION FOCUS GROUP INPUT – MAY 8, 2020

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
5/8/2020	Data Center Coalition	Helpful that Loudoun County has identified data center as a defined use. Not all jurisdictions do this.
5/8/2020	Data Center Coalition	Rules that are unevenly applied or excessively complicated cause confusion and delay, which create costs. It's not about diminishing quality, but about having clarity so that costs are held down. Simple, clear, equitably applied standards lead to efficiency and speed and that drives down costs of development
5/9/2020	Data Center Coalition	Prescriptively aesthetic - the requirement to follow x of x design elements removes flexibility when trying to design a building.
5/8/2020	Data Center Coalition	Design standard is written in a way that is pushing data centers to look similar. People are not happy that data centers look similar.
5/8/2020	Data Center Coalition	As land prices increase and competition for land is increasing, the ability to keep construction costs low is a big objective. Lot and building standards drive costs up compared to other regions. This could be a disincentive. Have had some success with flexibility with screening and curtain walls internal to site, but continued concern about requirements along roadways.
5/8/2020	Data Center Coalition	Approximately 2/3 of parking sits empty almost all of the time. This area could be used for greenscape or trees.
5/8/2020	Data Center Coalition	Parking requirement is too high, especially for subsequent buildings on a site and campus uses.
5/8/2020	Data Center Coalition	If several users share the front of house, then the same ratio of parking is not necessary for the additional buildings. The parking could be shared. For instance, 3 buildings may share the same security and maintenance staff; therefore, parking would not need to be increased by 1 space for each additional employee.
5/8/2020	Data Center Coalition	Security requirements result in a gated campus. Parking will not overflow outside of the campus (which is a reason for a parking requirement). It may be appropriate to give each data center the prerogative to decide how many parking spaces are needed.
5/8/2020	Data Center Coalition	Many staff people work remotely and are not on site, which reduces need for spaces.

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5/8/2020	Data Center Coalition	Commercial lease agreements stipulate space agreements, including parking spaces. The ZO is not as critical to determining requirement because individual developments make their own decisions on necessary parking anyway.
5/8/2020	Data Center Coalition	Intent of parking has gone from ensuring enough parking to limiting excessive parking. ZO should be agnostic and let user create own standard/determine necessary parking.
5/8/2020	Data Center Coalition	Like that owner manages screening within campus.
5/8/2020	Data Center Coalition	Although it adds costs, the screening and landscaping is good. It keeps public from seeing equipment and improves public perception of data center buildings. Doing things to help the look, feel, and diversity of buildings that make them more aesthetically pleasing will be beneficial to everyone.
5/8/2020	Data Center Coalition	Policy works well today. May want to see more uniformity about how landscaping is applied on site boundaries.
5/8/2020	Data Center Coalition	Attractive site (landscaping) also gives people feeling that they would want to work at a place and be a part of it.
5/8/2020	Data Center Coalition	Large berms are unattractive and counterproductive to making aesthetically pleasing site. Maintain ability to create something that looks nice instead of requiring a berm. It is ok to see data centers; they are designed well. Avoid tendency to want berms.
5/8/2020	Data Center Coalition	Air circulation is important. Impeding it around intakes, chillers, and generators can affect systems/create increased use of power. So, screening can be a bad thing if too much required.
5/8/2020	Data Center Coalition	Landscaping requirements can preclude/conflict with the layout of underground utilities, especially on tight sites.
5/8/2020	Data Center Coalition	Issue with landscaping being required between 2 buildings. Is it necessary to be screened from yourself? Important to screen public views, but should be more flexible internal to the site.
5/8/2020	Data Center Coalition	Procedural issue with other departments regarding inspection and closing bonds on planted buffers, especially the timeliness of the inspections.
5/8/2020	Data Center Coalition	When screening is required to be solid, but it should allow airflow, you would need a modification. This modification is difficult to achieve.
5/8/2020	Data Center Coalition	Modification criteria are difficult to achieve, but other criteria or more flexible criteria may be helpful/better. There may be other ways to mitigate e.g., provide additional landscaping rather than a screen wall, but this mitigation does not meet modification criteria.
5/8/2020	Data Center Coalition	Would like more flexibility on screening requirements for elements that aren't necessarily visible to the public/internal to the site. Ensure that screening requirement is applied equitably.

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5/8/2020	Data Center Coalition	Like kick off meetings (pre-app), fast track, assistance from economic development and DPZ staff.
5/8/2020	Data Center Coalition	SPAM - recently ability to amend a site plan became more restrictive than it used to be/more changes are requiring a full site plan, rather than an amendment. This has increased review time.
5/8/2020	Data Center Coalition	Usually, site plans need a SPAM. Minor tweaks are ending up needing a new site plan, rather than an amendment. Small changes are requiring full site plan.
5/8/2020	Data Center Coalition	Small ZCPA changes are requiring full legislative review process.
5/8/2020	Data Center Coalition	Too long between pre-app, submission, review, 2 public hearings. Legislative application is a long process. The length of the application process should depend on the intensity of the application/proposal. Applications for less intense uses should not take as long as applications for more intense uses.
5/8/2020	Data Center Coalition	Sign ratio for large buildings does not really work. It creates very small signs on very large buildings. And, it takes a long time for the sign modification process.
5/8/2020	Data Center Coalition	Like specific standards for data centers.
5/8/2020	Data Center Coalition	Standards result in data centers that all look similar. Not flexible, stifle creativity.