

Prince William County Sustainability Commission

Resolution No. SC-2026-XX

RECOMMENDATION FOR A STANDARDIZED DATA CENTER PROFFER FRAMEWORK TO SUPPORT CLIMATE MITIGATION AND RESILIENCY GOALS

WHEREAS, the Prince William County Board of County Supervisors adopted climate mitigation and resiliency goals through Resolution No. 20-773; and

WHEREAS, data centers are the most rapidly growing industry in Prince William County and require substantial amounts of energy and water; and

WHEREAS, the scale and intensity of data center development present potential risks to the County's ability to meet its environmental sustainability, climate, and infrastructure goals; and

WHEREAS, the Prince William County Comprehensive Plan emphasizes environmental stewardship, protection of water resources, and sustainable land use planning ; and

WHEREAS, the Sustainability Commission has identified the need for consistent, measurable, and enforceable proffers to mitigate impacts associated with data center development; and

WHEREAS, establishing a standardized proffer framework would improve transparency, predictability, and alignment with County sustainability objectives;

NOW, THEREFORE, BE IT RESOLVED THAT the Prince William County Sustainability Commission recommends that the Board of County Supervisors:

1. Standardize Proffer Template

Adopt and consistently apply a standardized data center proffer template for all rezonings and special use applications.

2. Energy Supply

Encourage applicants to:

- Commit to achieving a minimum of 90 percent clean or renewable energy procurement by 2028, through direct procurement and/or renewable energy certificates; and
- Provide annual reporting of energy consumption, energy sources, and associated greenhouse gas emissions.

3. Water Resource Management

Encourage applicants to:

- Avoid the use of private wells to avoid impacting other nearby wells.
- **Con**duct regular sampling and testing of stormwater runoff, including salinity, chemical contaminants, and heavy metals;
- Submit and annually update a water quality monitoring plan;
- Provide a spill prevention and response plan prior to site plan approval, including secondary containment for hazardous materials;
- **Eva**luate and implement, where feasible, onsite wastewater treatment improvements; and
- Provide regular reporting of water use and discharge.

4. Green Building and Resource Efficiency

Encourage applicants to:

- Utilize best practices for energy efficiency and sustainable design;
- **Con**duct a lifecycle assessment of cooling systems to minimize water use and greenhouse gas emissions;
- Use sustainable building materials where feasible;
- Provide a buffer and landscaping management plan emphasizing native plantings and invasive species control; and
- Commit to recycling or reusing construction waste.

5. Air Quality

Encourage applicants to:

- Limit generator use to emergency situations only, defined as unplanned outages and not for routine operations or grid connection delays; and
- Evaluate lower-emission alternatives, including natural gas or emerging technologies.

6. Decommissioning



Encourage applicants to:

- Submit a decommissioning plan prior to rezoning approval, unless a reuse plan is provided;
- Remove all hazardous materials and equipment in accordance with applicable regulations;
- Deconstruct or repurpose facilities within a reasonable timeframe after cessation of operations;
- Complete full site remediation where demolition occurs;
- Remove below-ground infrastructure where feasible;
- Remove fencing and exterior lighting upon closure; and
- Provide financial assurance, such as escrow or bonding, sufficient to cover decommissioning costs prior to issuance of occupancy permits.

7. Monitoring and Enforcement

Encourage the County to:

- Establish a designated point of contact or technical expertise for data center energy and water performance;
- Require annual compliance reporting for all proffered conditions; and
- Develop clear enforcement mechanisms, including performance standards and corrective actions.

BE IT FURTHER RESOLVED THAT the Sustainability Commission requests that County staff evaluate integration of these recommendations into zoning practices and proffer negotiations and report back to the Commission on implementation progress.