



**HERITAGE HUNT**  
**HOMEOWNERS ASSOCIATION**

November 19, 2021

Dear Prince William County Board of Supervisors,

We are writing on behalf of the homeowners of the Heritage Hunt Active Adult community. We are a community of 1,863 residences with approximately 3,500 residents providing more than \$8 million per year in real estate taxes to Prince William County.

We have become aware that the County is considering a significant comprehensive plan amendment and subsequent rezoning of the area along Pageland Road adjacent to the Conway Robinson State Forest and between our Heritage Hunt Community and the Manassas National Battlefield Park. The stated purpose of this amendment and rezoning is to allow for industrial scale data center development in an area of the County that has been part of the County-designated Rural Crescent. We have also become aware that this area could eventually be expanded to 2,200 acres and extend from Rte. 29 north to Sudley Road.

We request that you respond in writing to our concerns below:

**Polluted run-off effects:** The covering of more than 2,000 acres of land with significant amounts of impermeable surfaces such as buildings, parking areas, walkways and roads will undoubtedly increase polluted run-off, the velocity of the run-off and decrease groundwater recharge. We need the County to conduct a professional and objective assessment of these effects for the entire proposed development. We recognize that such developments will be outfitted with water retention infrastructure, but these structures and conduits have established limitations especially in light of ever more intense storm events. We are particularly concerned with possible increased flooding in our community or the scouring of adjacent local streams so they have less flood absorption value. For health reasons we are also concerned about increasing sediment loads in area drinking water supplies which can also carry pathogens and have negative effects, especially on seniors.

**Chemical pollution effects:** Data centers require the significant use of coolant chemicals and treatments. These will require treatment before being discharged back into the County water supplies. Moreover, data centers must use significant quantities of cleaning chemicals. These will undoubtedly escape into the air and water. We need a professional and objective analysis of how these chemical applications might affect air quality and water quality (surface and ground) in the Heritage Hunt vicinity. We also have questions about the effects of this increase in chemical usage in our area will have on the source water/headwaters area of the Occoquan drinking supply system and need



an assessment of these effects. Will for example, drinking water require more treatment and increase utility costs?

**Noise impact:** Data centers require significant electrical infrastructure which is a proven noise generator. Certain members of the Heritage Hunt community, on the eastern side of our development could be exposed to noise pollution (a constant buzz) from the operations of the centers and their outside electrical support such as substations. We need the County to professionally and objectively assess the noise effects of any proposed development on adjacent homeowners and on the proximate area including Heritage Hunt.

**Ground water effects:** Data centers require major amounts of water for cooling. Our golf course business, with close to 30,000 rounds per year relies, in part, on water from the aquifer as the primary source. We need the County to conduct a professional and objective assessment of whether aquifer level drops during dry periods, will impact our ability to irrigate the course when it would be needed the most. This would cause serious damage to the course and adversely affect our golf business and quality of life leading to increased assessments to our residents.

**Eyesore and overall impact on property values:** Many residents of Heritage Hunt have views of the land that would be the location of data center development. It is true there are trees that can provide visual screening/buffering of some of the proposed building but, as is the case with deciduous woodlands, the data centers will be visible for much of the year. We are concerned that this will cause the property values of these homes to decline significantly, and this will cascade, via sales comparables, throughout the community. A mere 10% reduction in an average home value in our community could cost Heritage Hunt residents about \$100 million in property value loss. The contours of the land indicate to us that the proposed data center sites are on higher ground than our community. This will reduce tax revenue to the County as well. We ask that there be a professional and comprehensive viewshed assessment of potential effects on our community.

**Unique effects on a senior community:** The average age of Heritage Hunt residents is in the 70s, some are much older. This means higher vulnerabilities to chemical pollutants, noise, water pathogens, traffic problems, economic setbacks and more. We need that the County to assess (via public health experts) how the environmental and potential public health effects of a massive industrial data center complex next to our community might have on senior residents. Because a significant number of our residents live on fixed incomes, we likewise need evaluation of how the data center development initiative could adversely affect their economic status.

**Comprehensive assessment before the fact:** As is often the case with major development proposals they are broken up into subsections which are handled by



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approvers one at a time. We need to know the effects of the entire proposed industrial data center development be assessed for our community and other homeowners in the area so that the overall development can be looked at holistically rather than parcel-by-parcel.

We really need the County to refocus its efforts on infilling the Digital Overlay District Zone south of I-66 before considering any data center development adjacent to the Heritage Hunt senior community. Many of our residents chose our community in reliance on the County's previous assertions of maintaining the Rural Crescent area for rural and lower density development. We are not opposed to all development but there is a material difference between residential communities and large-scale industrial complexes. This proposed development will forever change the rural and pastoral quality of our area and have a direct and adverse effect on our residents' way of life.

Respectfully,

A handwritten signature in cursive script that reads "Kathleen Vergano".

Kathleen Vergano  
President, Heritage Hunt Homeowners Association

Cc: PWC Planning Commissioners