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July 21, 2026
Loudoun County Planning Commission
1 Harrison St. SE
Leesburg, VA 20175

To the Loudoun County Planning Commission:

I am writing on behalf of Loudoun Wildlife Conservancy regarding Item 05 on the agenda for the July 23, 2026 Planning Commission Public Hearing: Spring Valley Technology Park. Loudoun Wildlife concurs with county staff's recommendation of denial for this application.

Industrial uses are not appropriate for this parcel. The place type designation and current zoning policy area stipulate that open space should make up a majority of the land in this area. We've already seen the effects of continued approvals for data center rezonings, and eliminating an additional 325 acres in one fell swoop would be a detrimental blow to the integrity of the Transition Policy Area as a whole.

In addition to the very real concerns outlined by staff regarding overall noncompliance of this application with county policy, the environmental risks posed are significant. As repeatedly stated in the staff packet, the impact of this degree of increase in impervious surfaces would be drastic. The proximity of the parcel to Goose Creek must not be understated. Loudoun's streams are already impaired, and even with buffers and setbacks, water quality will be further degraded from increased sedimentation, stormwater runoff with pollutants, and heightened temperatures due to the transition from forests and wetlands that allows for groundwater recharge to impervious surfaces.

The razing of such a large swath of mature forest habitat will have a significant and decidedly negative effect on wildlife in the area. In addition to the site being comprised of prime habitat for certain state-threatened species listed in the staff report, there is also potential for the presence of two Species of Greatest Conservation Need (according to the Virginia Wildlife Action Plan) near the site: the Jefferson Salamander and the Eastern Box Turtle. The site's positioning between two major natural habitat areas, Banshee Reeks Nature Reserve and Beaverdam Reservoir, indicate that the parcel is highly utilized habitat as well. The applicant's commitment to pollinator meadows and minimal reforestation is in no way an acceptable trade-off for the loss of existing critical habitat.

There are a plethora of issues with this application, as are well documented by county staff who are experts in their respective areas. The allure of onsite power generation cannot overshadow the fact that this is a data center. Its massive footprint constitutes a loss of habitat and carbon sequestration that it has no hope of countering, even with low-to-zero emissions generation. Amendments to county policy — as well as



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sentiments of the Board of Supervisors and Loudoun residents — have shown that this industrial use has no place in the Transition Policy Area. Rezoning that continues to diminish this critical buffer is a disservice to Loudoun as a whole. We ask that you follow staff's suggestion to recommend denial of this application.

Sincerely,

Trinity Mills

Conservation Advocacy Coordinator

Loudoun Wildlife Conservancy