

**From:** NOEL W [REDACTED]  
**To:** CZA\_Program (MailBox Resources)  
**Subject:** Starwood Digital Ventures Data Center Proposal Delaware City, DE  
**Date:** Monday, January 12, 2026 10:54:20 AM

DNREC,

Thank you for encouraging public input concerning the proposed Data Center near Delaware City. This project deserves serious scrutiny and thorough deliberation. I hope I can add to the discussion.

To be up front, my property

With respect to the impacts this huge project will have on my property involves all the concerns that the public have already voiced. Noise, pollution, shortages and cost of electricity and water, and negatives we can't even imagine. I am particularly concerned about the continual flooding that is bound to occur along Red Lion Creek during heavy storms. There is going to be runoff, regardless of stormwater management code. My property will be the loser, please tell me what my recourse will be.

Data centers have suddenly become the thing. Enterprise data centers have already been in place for those businesses that had the foresight to look after themselves. But now the colocation data centers are popping up. These are monster projects, being built and managed by private equity enterprises that are in a race to build them before this opportunity runs out like the large warehouse era has. Technology advances could make such data centers obsolete in short order. Grab the money and then on to the next opportunity. Who really cares about the impact to the local population? Without installing new technology like SMR's, there is not, and will not be, enough electricity to serve all the data centers being proposed around the country. Who will get priority?

In 1971 the CZA was passed to prohibit further heavy industrial development in the Coastal Zone. At that time data centers were not even conceived of. Make no mistake, Project Washington is huge, a 6 million square foot complex, it will cover 500 acres of good farmland. Removing farmland will not add to the leadership in resiliency and sustainability, which is such a large part of the 2025 Delaware Climate Action Plan. Exactly what resources the data center will utilize, and what equipment it will require to be fully functional is not yet set in stone. But it will be considerable. Realize also that additional data center projects may be planned in the Coastal Zone right behind Project Washington.

Starwood Capital Group, parent of Starwood Digital Ventures, says Project Washington could be a \$10 billion investment. This pot of gold, placed in front of NCCO politicians, has left permanent dollar signs in their eyes. It seems to have fallen into their laps as the answer to increasing the industrial base, more jobs, increased property taxes, and has elicited just plain nirvana. Forget impacts on the environment, long term negative effects on utility costs, health concerns, and the use/waste of natural resources. They just see money. It's too bad that so many decisions always come down to the dollars. Who can see past this shortsightedness? I hope DNREC is up to the task.

Sincerely,

J. N. W██████████