

From: Randy H. [REDACTED]
To: CZA, Program (MailBox Resources)
Subject: Project Washington Hyperscale Data Center
Date: Friday, January 9, 2026 5:43:14 PM

Dear Secretary Patterson:

My name is Randy H. [REDACTED]. I am a resident of [REDACTED] and am writing to express my personal concerns and those of my family regarding the environmental impact of the proposed Project Washington data center. The proposal involves heavy industry beyond that allowed by the Delaware Coastal Zone Act, (CZA) and the permit should be denied.

According to the first section of the CZA, it is the public policy of the State to control the location, extent, and type of industrial development in Delaware's coastal areas. As I am sure you are aware, the CZA prioritizes protecting coastal resources over the interests of industrial development by completely prohibiting certain uses, such as new heavy industry, because of the environmental threats they pose. The data center more than meets the definition of heavy industry.

The proposed data center is enormous and will cause excessive environmental pollution and harm to the State's waterways and to residents living near the data center. The data center, a new hyperscale campus with massive energy demand, hundreds of industrial generators, diesel fuel tanks, substations, and switchyards, is the exact type of heavy industrial complex that the CZA was enacted to prevent in the Coastal Zone. The data center will occupy 579 acres and be one of the largest industrial developments in the Delaware coastal corridor. The CZA defines prohibited heavy industry, in part, by reference to uses exceeding 20 acres that have industrial characteristics, such as tanks. The data center is nearly 29 times the size of a prohibited industrial site, and the number of tanks makes it a prohibited use both as heavy industry and as a tank farm. The data center application also fails to address the environmental impacts on residents and workers who live and work near this massive proposed use.

Heavy industry under the CZA also includes industries that could pollute if equipment malfunctions or human error occurs. The data center will have 516 emergency generators, each with a 5,020-gallon diesel fuel tank. The data center will have 516 emergency generators, each with a 5,020-gallon diesel fuel tank. The data center application fails to provide a cumulative analysis for the simultaneous startup of the many generator units, nor does it include a regional air impacts assessment. The application also does not assess the risk of a leak or spill of 2,590,320 gallons of diesel fuel in the Coastal Zone due to equipment malfunction or human error, as required by the CZA. The potential for air pollution in the ordinary course and an environmental disaster if there is a diesel fuel spill cannot be overstated.

The data center will also impact water availability and wastewater treatment in the area. According to the application, the Data Center

will discharge 2,737,500 gallons per year to a wastewater treatment facility. Despite cooling systems being vital to data center operations, the application only notes that advanced cooling options are still being explored. Given the data center's size, the proposed water usage in the application appears very low and likely underestimates cooling needs at full build-out. The application also fails to account for impacts on the water supply during drought conditions or periods of competing regional demands.

The data center site contains wetlands and sensitive species on or adjacent to the property. The size and nature of the data center will adversely affect nearby wetlands and sensitive species through air and noise pollution, altered hydrology, increased stormwater runoff, and sedimentation during construction. The prohibitions in the CZA are meant to protect the fragile ecosystems within Delaware's coastal corridor. This industrial use data center threatens multiple aspects of the coastal area and the application just sweeps over these uses and does not, and cannot, provide adequate remediation of the adverse environmental impacts that are almost certain to occur to the coastal region.

Please consider the negative effects of the data center in so many ways. We are relying on you to do the right thing and deny the permit. Delaware cannot afford this environmental threat to our coastal areas. Thank you for considering my comments.

Sincerely,

Randy H [REDACTED]
[REDACTED]