

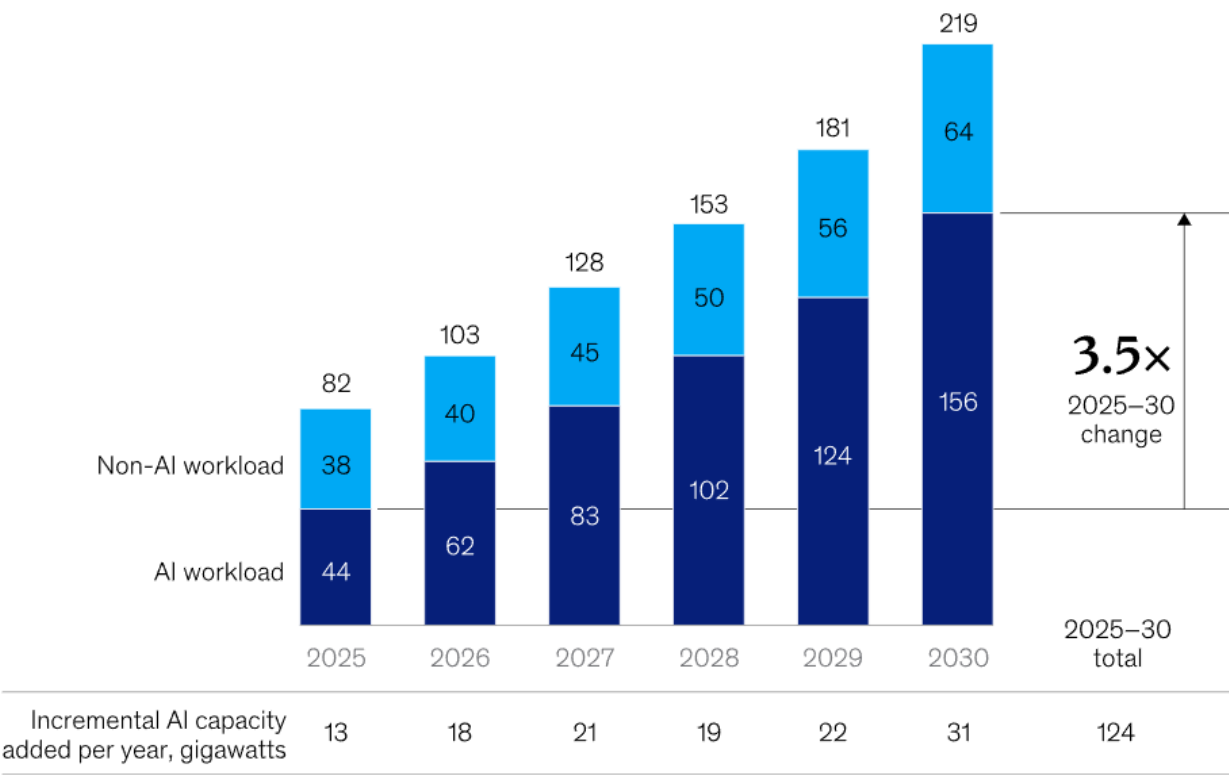
National Trends Impacting Data Center Development (and Virginia update)

Christopher D. Lloyd, SVP and Director, Infrastructure and Economic
Development

March 19, 2026

Both AI and non-AI workloads will be key drivers of global data center capacity demand growth through 2030.

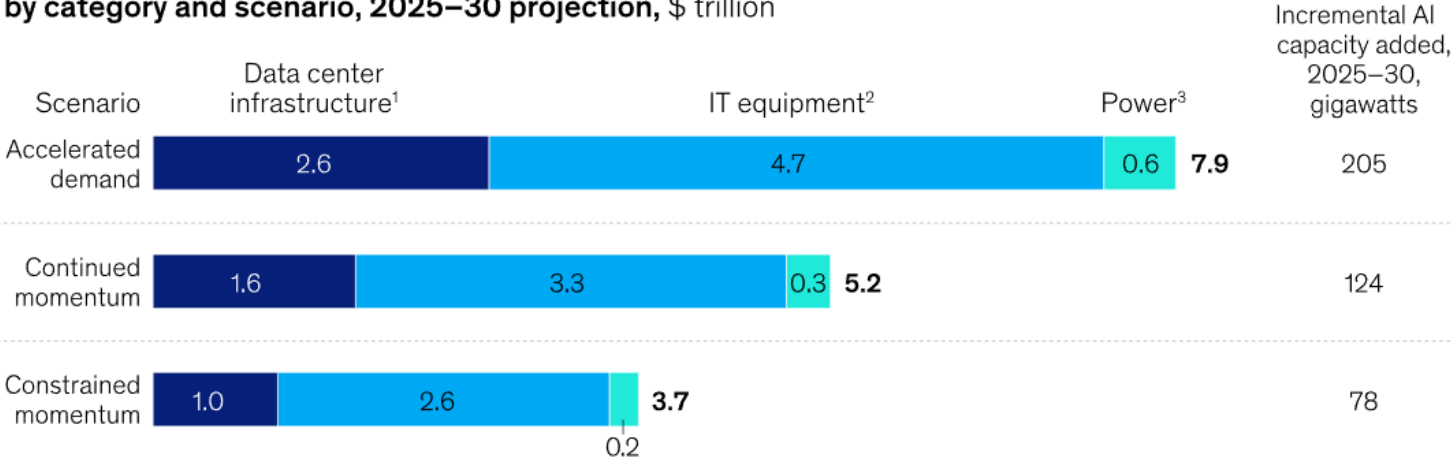
Estimated global data center capacity demand, ‘continued momentum’ scenario, gigawatts



Note: Figures may not sum to totals, because of rounding.
Source: McKinsey Data Center Demand Model; Gartner reports; IDC reports; Nvidia capital markets reports

Capital investments to support AI-related data center capacity demand could range from about \$3 trillion to \$8 trillion by 2030.

Global data center total capital expenditures driven by AI, by category and scenario, 2025–30 projection, \$ trillion



Note: Figures may not sum to totals, because of rounding.

¹Excludes IT services and software (eg, operating system, data center infrastructure management), since they require relatively low capex compared with other components.

²Includes server, storage, and network infrastructure. IT capex also accounts for replacing AI accelerators every 4 years.

³Assumes \$2.2 billion–\$3.2 billion/gigawatt (including power generation and transmission cost) to account for a range of power generation scenarios (eg, fully powered by gas, a combination of gas power and storage, and solar) and regional cost differences. Distribution cost is neglected, as most AI centers are expected to be >50 megawatt scale and connected to a transmission grid.

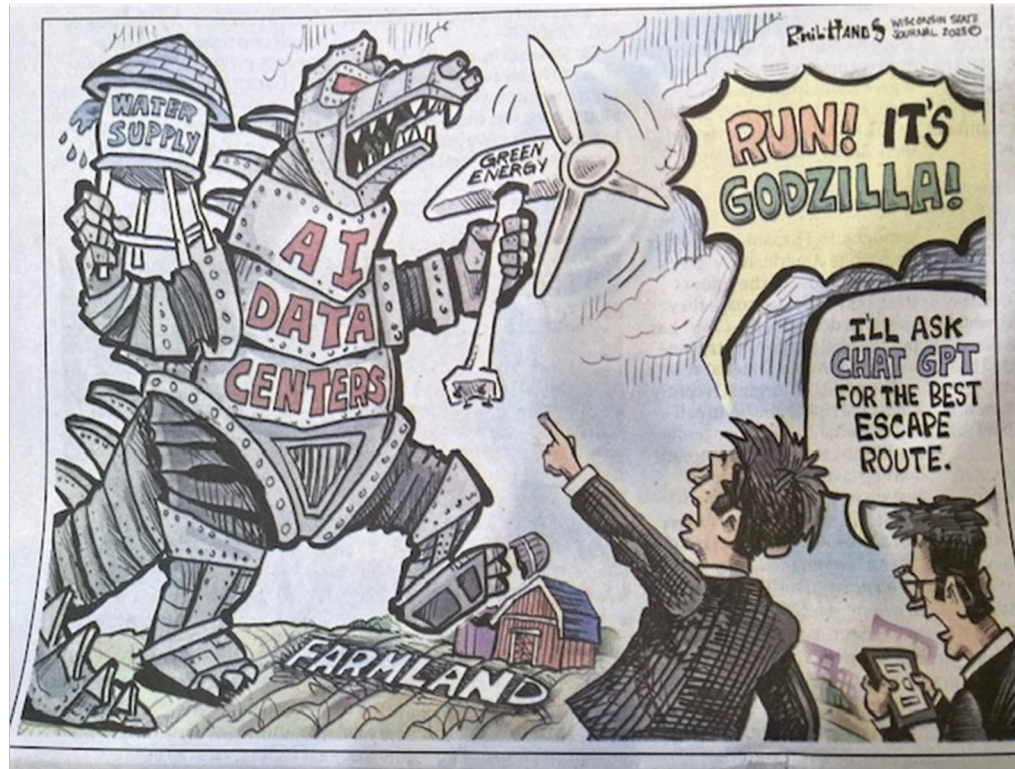
Source: McKinsey Data Center Capex TAM Model; McKinsey Data Center Demand Model

What's Driving Data Center Growth?



What's Driving Data Center Growth?

- Each home in the U.S. has an average of **16 connected devices**
- **Every day**, Netflix users stream **203,840,000 hours of content**
- **98% of Americans have a smart phone**
- Google Maps/Waze use is, on average, **269 minutes per month per user**
- **Google Maps receives updates at a remarkable rate of 200 contributions per second**, amounting to **200 million pieces of data from users every day**, ensuring constant currentness
- Banking is now digital, with around **77-85% of U.S. adults banking online** at least partially, primarily via mobile apps (around 55%) or web browsers
- Travel bookings are now made online, with estimates ranging from **around 70% to 74% of total bookings in 2024/2025**



COLUMBUS

Report links data center to rare cancers, raising questions about central Ohioans' safety

by: [Katie Millard](#)

Posted: Dec 13, 2025 / 06:30 AM EST

Updated: Dec 14, 2025 / 10:50 AM EST

Click

The Washington Post
Democracy Dies in Darkness

The data center rebellion is here, and it's reshaping the political landscape

As the buildout of AI infrastructure alarms communities, it is fast emerging as a potent electoral issue across the political divide.

January 6, 2026

“We know Trump wants data centers and Kevin Stitt wants data centers, but these things don’t affect these people,” said Brian Ingram, a Trump voter living in the shadow of the planned project. “You know, this affects us.”

Ingram was standing before a homemade sign he planted on his front lawn that said, “Jesus Was Born on Ag Land.”





Chair of the Environmental Justice Collaborative Elizabeth Gore speaks out against the Metrobloks data center proposal at a press conference on Nov. 17, 2025 in Martindale Brightwood. (Photo provided/Protect Martindale Brightwood Coalition)

PRESIDENT DONALD J. TRUMP

The WHITE HOUSE



⌵ PRESIDENTIAL ACTIONS

ACCELERATING FEDERAL PERMITTING OF DATA CENTER INFRASTRUCTURE

Executive Orders

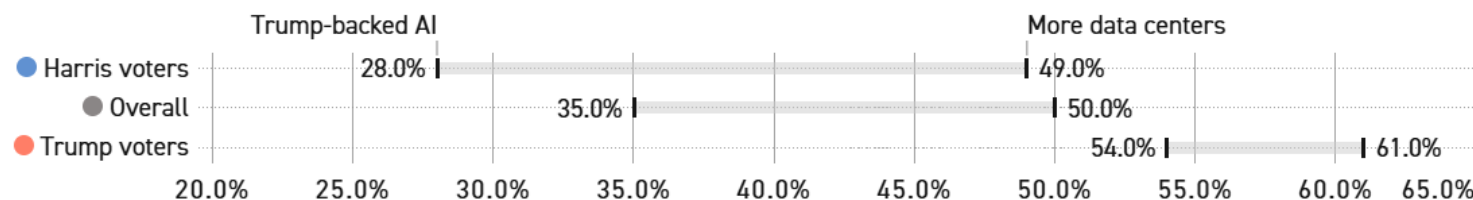
July 23, 2025



THE DONALD TRUMP EFFECT

New data center plans draw less support if Trump is mentioned

Share of adults, split by their 2024 vote and those who are undecided in their midterm vote, who support a plan to **build more data centers in the U.S.** and those who support a plan **backed by Trump to advance AI models by building more data centers in the U.S.**



The poll surveyed 2,093 U.S. adults from Jan. 16 to 19, and has an overall margin of error of ± 2 percentage points. Smaller subgroups have higher margins of error.

Source: The POLITICO Poll with Public First

Anna Wiederkehr/POLITICO



A public forum was held at the Tucson Convention Center in August to discuss "Project Blue," a massive data center installation. (Wild Horizons/Universal Images Group/Getty Images)



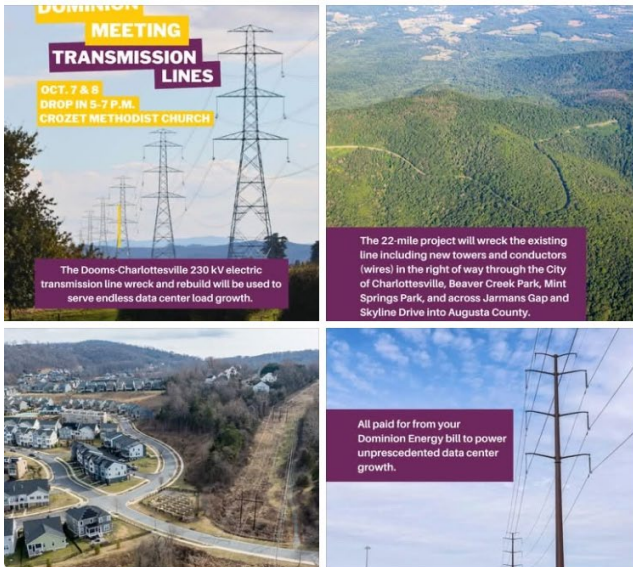
Piedmont Environmen... · Follow

1d ·

Dominion Energy is hosting a meeting Tuesday and Wednesday, Oct. 7 & 8 in Crozet, Va about their proposed "wreck and rebuild" 230kV transmission line project from Charlottesville to Augusta County.

Dominions says they're needed to "meet the growing energy needs." We know that proposals to increase the size and capacity of lines like these are tied to data center load growth.

Learn more and come to ask questions about the project at dominionenergy.com/doomscharlottesville.



The **energy bills** are

TOO

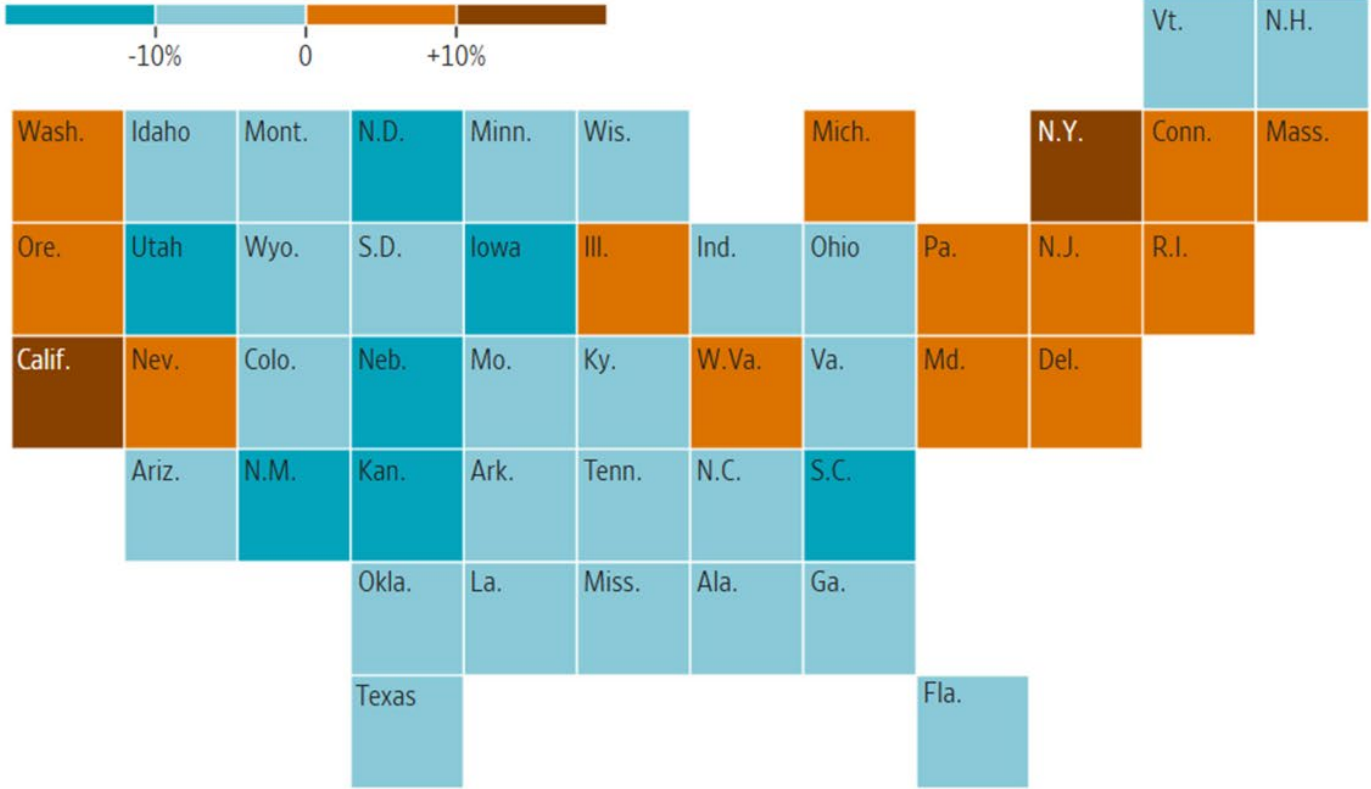
DAMN

HIGH

October 2025

A Virginia Town Hall Tour

**Inflation-adjusted change in electricity prices
from 2019 to 2024 for all customer types**

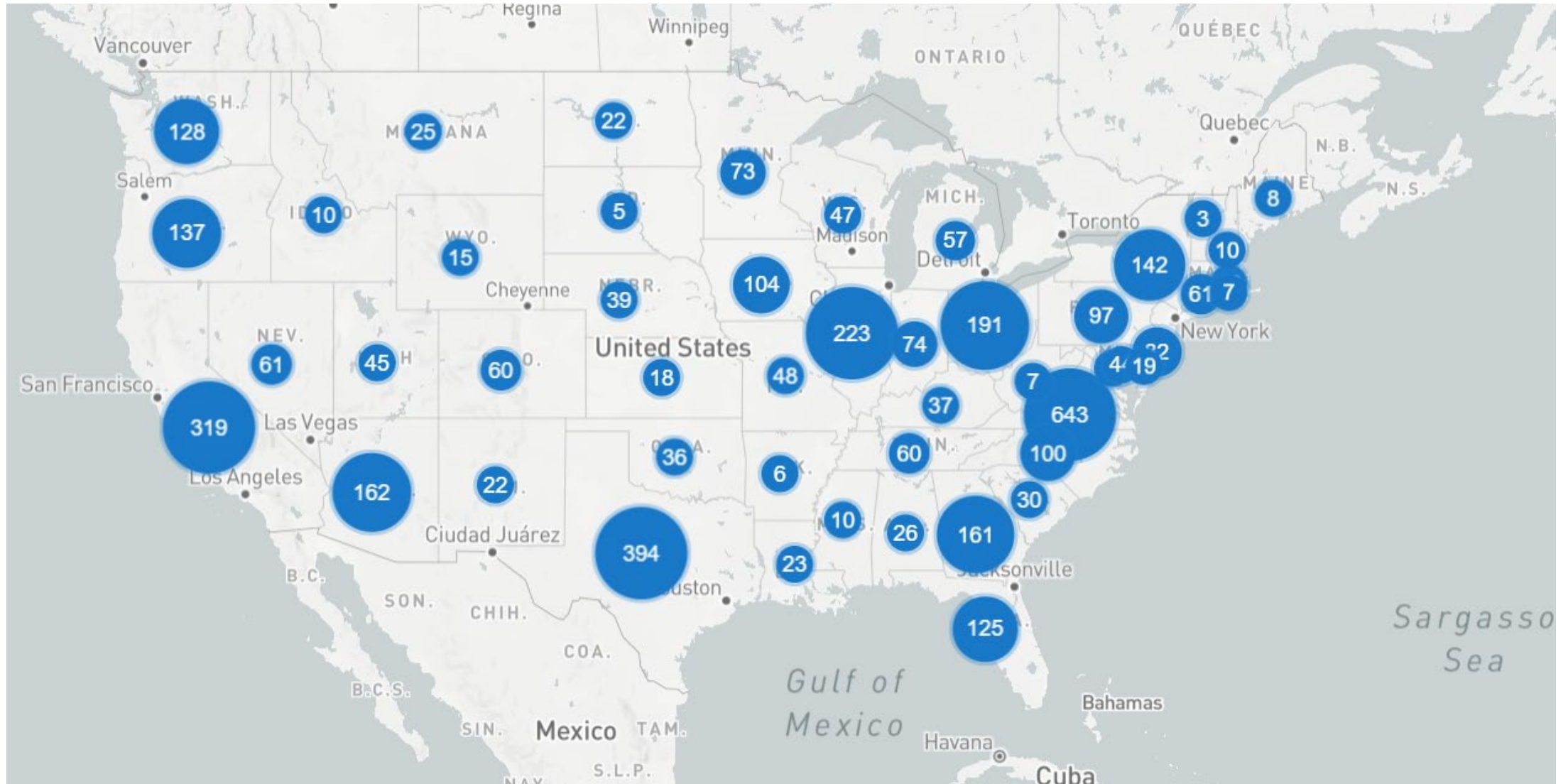


Senate Majority Leader Scott Surovell, D-Fairfax, who chairs the Commission on Electric Utility Regulation, said the State Corporation Commission had estimated in a letter on Feb. 13 that data centers accounted for 80 cents on the monthly bill for the latest rate increase approved for Dominion Energy Virginia, the state's largest public utility.

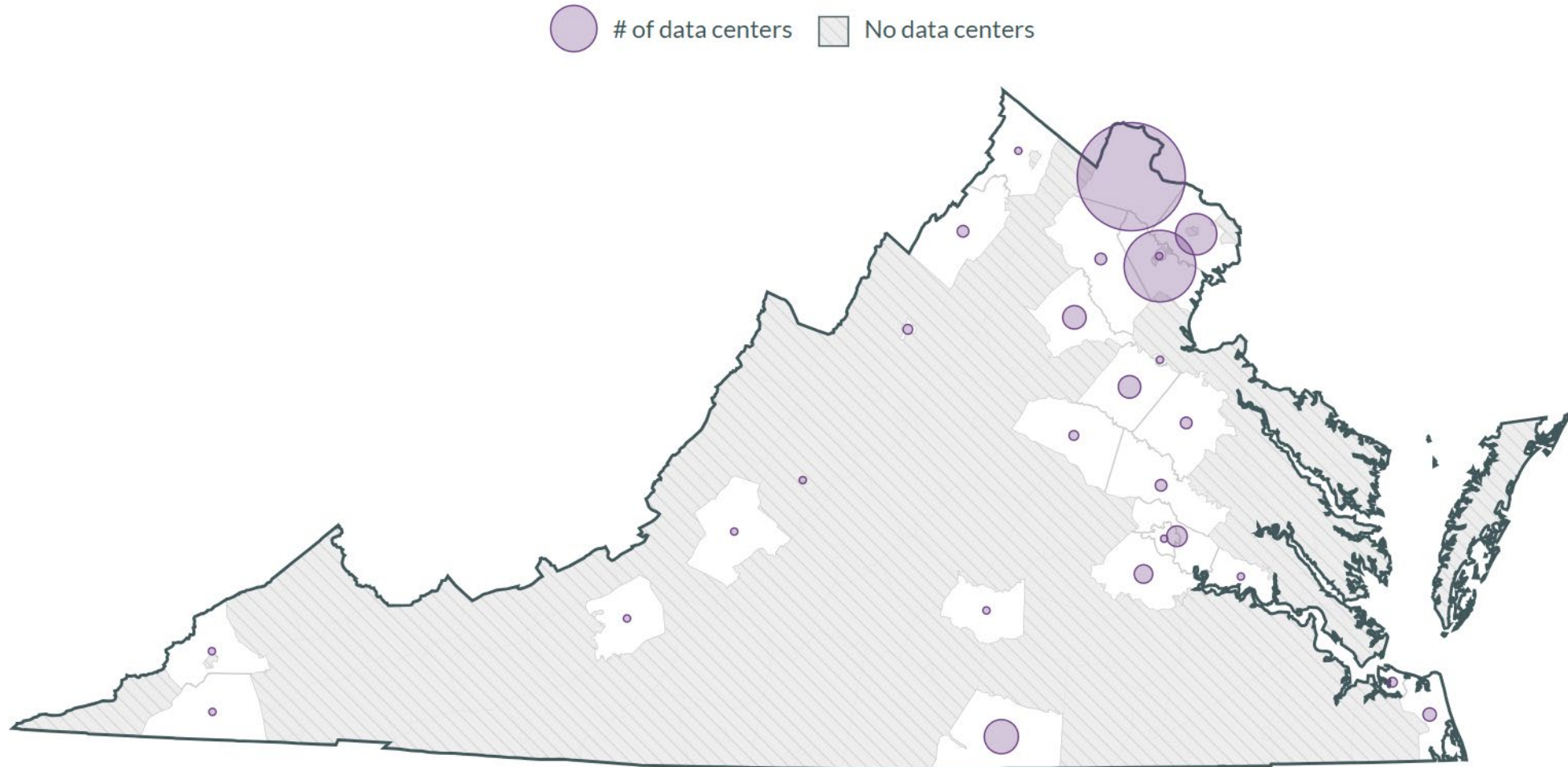
When Virginia left RGGI, Dominion stopped charging that rider, saving "typical" residential customers (those using 1,000 kilowatt hours per month) an estimated \$4.43 each month. While it was being charged, that covered ongoing costs to participate in the program, as well as some earlier deferred costs — Dominion temporarily stopped charging the rider while Virginia was still a member.

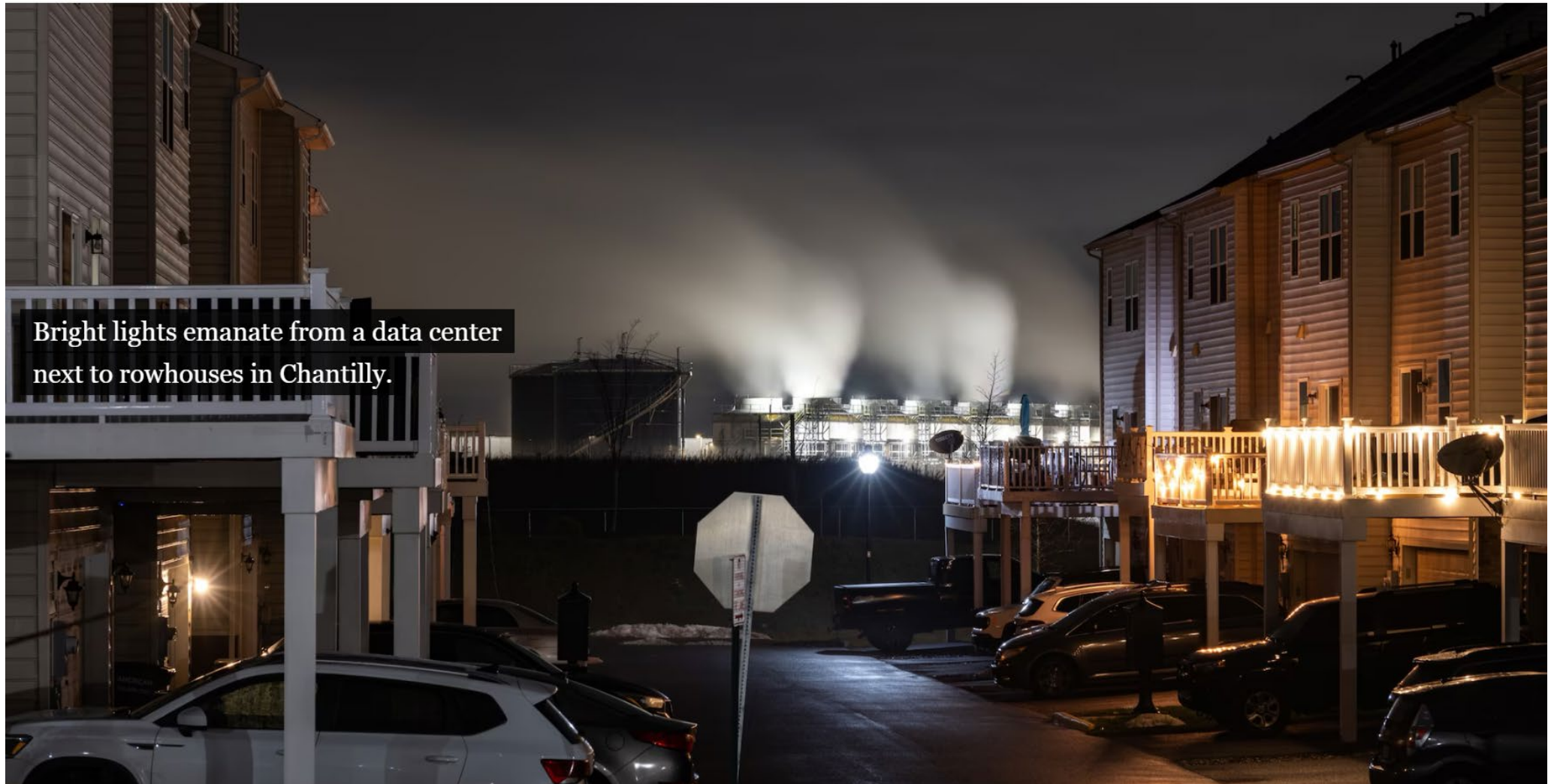
Water Consumption/Year in the US

- Agriculture – 118 billion gallons/day for irrigation (USGS)
- Beef – 21.2 trillion gallons (University of Nebraska)
- Golf Courses – 547 billion gallons (USGA)
- Data centers – 17 billion gallons
- Soft drinks – 11.9 billion gallons



Virginia Data Center Map





Bright lights emanate from a data center next to rowhouses in Chantilly.



Wandering through one strip of overgrown land between an old brickyard and a new data center, I stumbled across the gravestone of a soldier who fought in the War of 1812. The historic Tippet's Hill Cemetery in Sterling, pictured here, was similarly surrounded by data centers. As I explored the grave markers of enslaved people there, some dating back to the 1700s, most sight lines featured the looming buildings.



Property Tax Rates of Virginia Localities

Henrico \$0.83/\$100 (was \$0.87 in 2020)

Loudoun \$0.805/\$100 (was \$1.145/\$100 in 2016)

Prince William \$0.978/\$100 (was \$1.125 in 2022)

Chesterfield \$0.89/\$100

How Data Center Revenue is Being Used in Virginia

- Loudoun County - \$895 million in 2025 that has lowered property tax rates and fueled significant school construction
- Henrico County - \$60 million commitment to creating an Affordable Housing Trust Fund
- Prince William County - \$280 million in 2025 that has lowered both real and personal property tax rates
- Louisa and Culpeper Counties are discussing elimination of the car tax

2026 General Assembly – New Data Center Laws

- SB 253/HB 1393 – Cost shifting of energy import costs from residential customers to data centers
- HB 496/SB 553 – requires water utilities to disclose in their DEQ reports the amount of water consumed by data centers (both potable and reclaimed)
- HB 1487/SB 827 – expands underground lines pilot program and allows fees to cover costs (up to 99 cents/month/customer)
- HB 153/SB 94 – Requires site assessment of data center sites to review sound profiles along with impacts on water, parks, historical properties
- HB 507 – denies air permit for backup generators which are NOT Tier 4
- HB 323 – asks DEQ to study use of waste heat from data centers

2026 General Assembly – Data Center SUT Exemption

- Virginia adopted the first sales and use tax exemption for data center equipment in 2010
- Nearly 40 states now have a similar exemption (or a path to providing one)
- Current Virginia exemption sunsets in 2035
- Estimated “cost” now exceeds \$1 billion
- Economic benefits – both wages and state/local revenue is over \$8 billion/yr
- Initial bills considered full repeal, to limitation to rural Virginia, to putting new sustainability provisions on its use
- Senate proposed full repeal effective January 1, 2027 (with no grandfather provision)



Data Center Comprehensive Plan Amendment

Adopted June 10, 2025

Goals, objectives and development guidelines for data centers throughout the county are hereby established and adopted as part of the 2026 Comprehensive Plan. These guidelines should be used in the evaluation of data center proposals.

Data Center Development Goals, Objectives and Guidelines

Goals

Data center development in Henrico will have:

- Goal 1:** *A focus on respecting existing residential development.*
- Goal 2:** *Adequate utilities provided prior to or in conjunction with new development.*
- Goal 3:** *Shared access for uses developed in a coordinated plan spanning large parcels to maximize areas for screening along roadways and adjacent to existing development.*
- Goal 4:** *Coordinated provision of pedestrian and bicycle facilities to serve new industrial development while connecting to surrounding areas and a countywide network.*

Objectives

The following objectives will guide the county in review of data center development proposals throughout the county.

The county will:

1. Encourage large site planned industrial development which provides shared access to existing and future transportation networks. This includes enhanced pedestrian and other non-vehicular connections across collector roads, both major and minor, and connecting with the surrounding neighborhoods.
2. Examine the potential for the interpretation of cultural resources in addition to their preservation.
3. Enhance buffering along major roadways and along shared borders with existing residential development. Buffers could consist of both vegetative materials and earthen berms where appropriate.
4. Discourage major development near environmentally sensitive areas. This would include increased buffers to enhance the separation of both buildings and accessory uses from potential impacts.





Newport News City Hall, as seen on Dec. 18, 2023. Photo by Josh Janney

Newport News targets 12 sites for development

City hopes projects will revitalize city, boost economy

Josh Janney // October 2, 2025 // 3 Minute Read



Strategies for Success

- Educate, educate, educate
- Polling of community to test sentiment, messages
- Thoughtfully plan where you want development to occur (or not occur)
- Examine regulatory, permitting, tax policies that impact data center development
- Identify uses of revenue to be generated by data centers
- Proactively identify and secure utility ROW
- Assess compatibility with noise ordinances, sustainability goals

Questions or Comments?