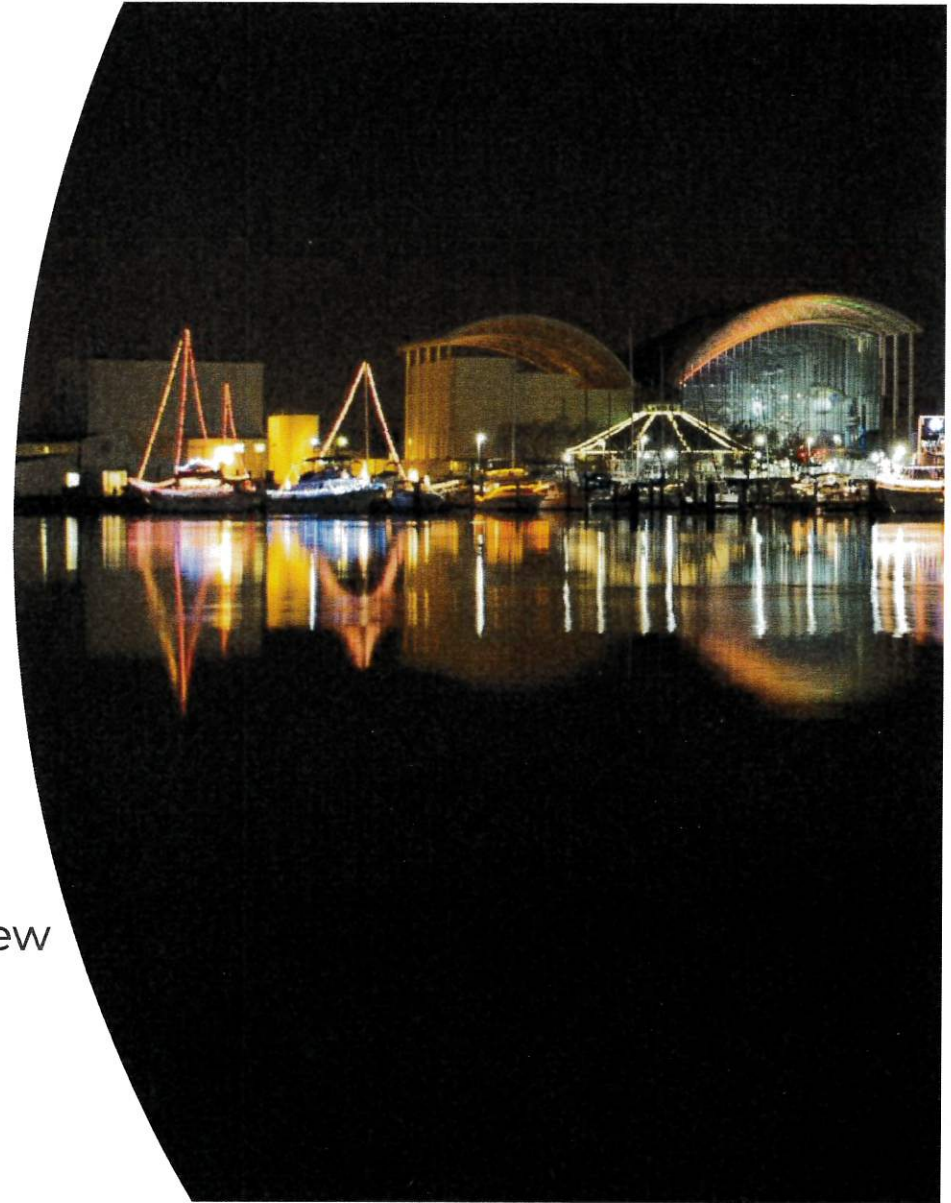




City of Hampton Digital Infrastructure & Data Centers

City Council Briefing | Informational Overview

July 8, 2026



What this project is – and isn't



WILL:

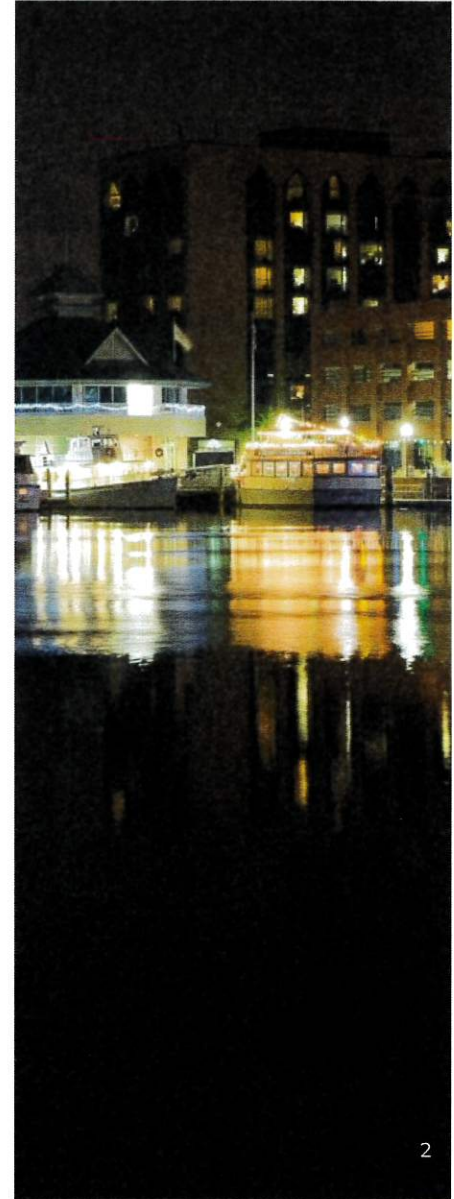
Provide an informational analysis of digital infrastructure and data center policy and development considerations to inform Council.



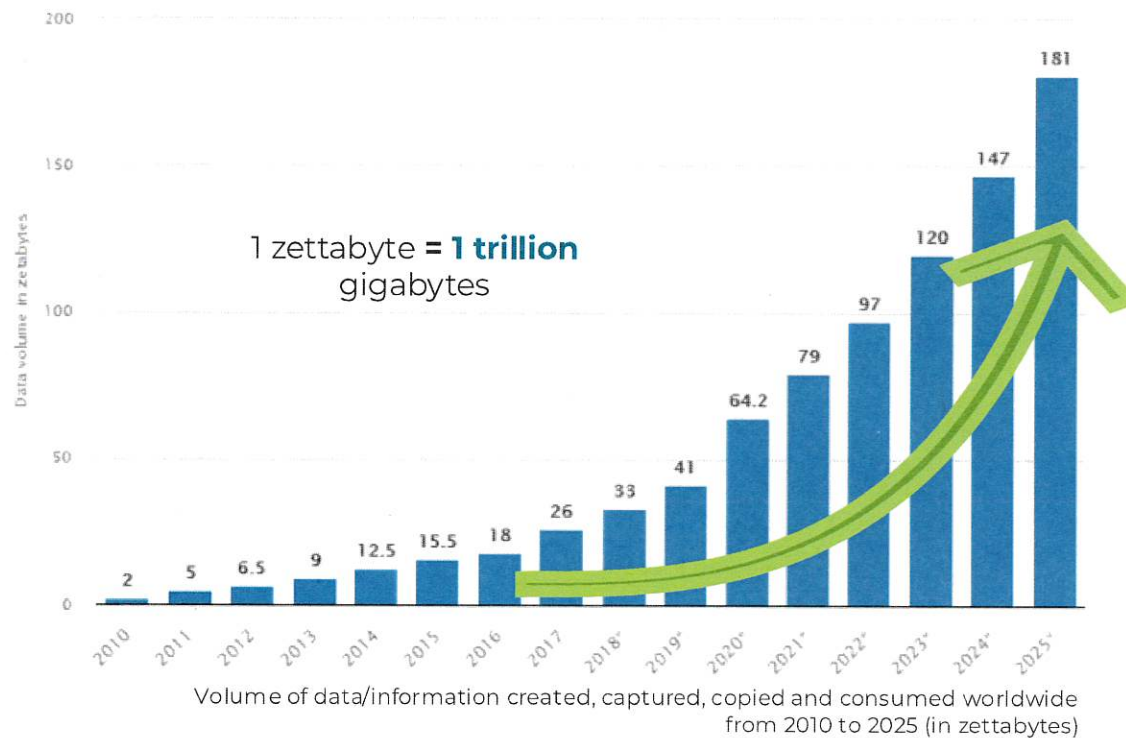
WILL NOT:

Make a decision, select a site, or approve a project.

Hampton is choosing to explore digital infrastructure and data centers, weigh options, and develop an initial position about them *proactively*, not reactively.



Our World is Increasingly Digital



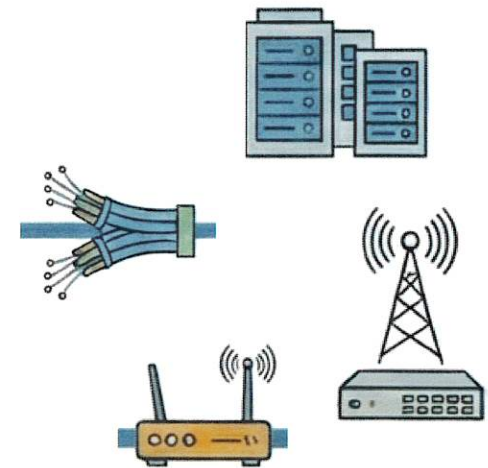
- The amount of data is growing exponentially
- As data growth accelerates, it will require similar growth in **digital infrastructure**

What is Digital Infrastructure?

Digital infrastructure is the “plumbing for data” – the connected networks, facilities, and systems that move, store, and protect data so people and services can function.

It includes:

- **Networks:** terrestrial **fiber** (and cable), **wireless**, and regional connections that carry data
- **Compute & storage:** **cloud/data centers** and **edge** facilities where digital “work” happens
- **Cybersecurity & reliability:** security, monitoring, redundancy, and resilience that keep systems trustworthy
- **Digital services & smart-city systems:** the applications and platforms that deliver city services and everyday tools

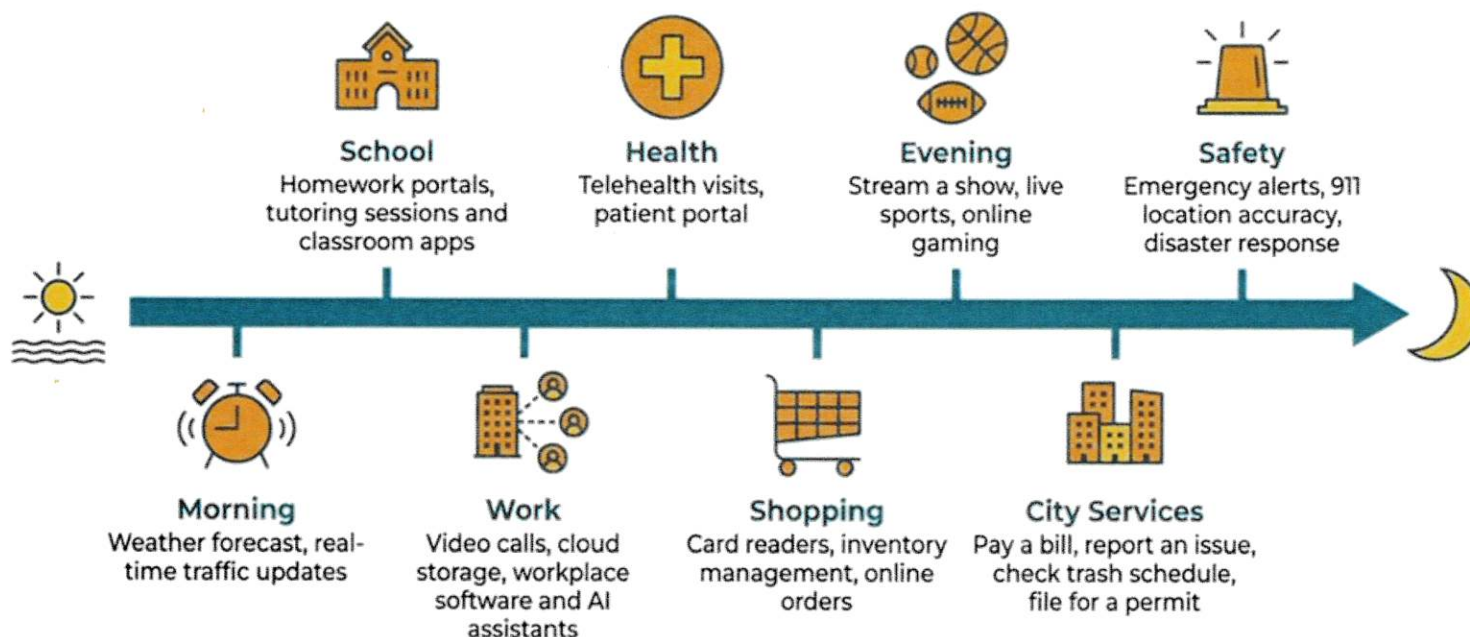


It's an entire ecosystem, not a single project: networks + compute + security + services.

An ecosystem that enables much of our daily lives.

Digital Infrastructure Powers Everyday Life

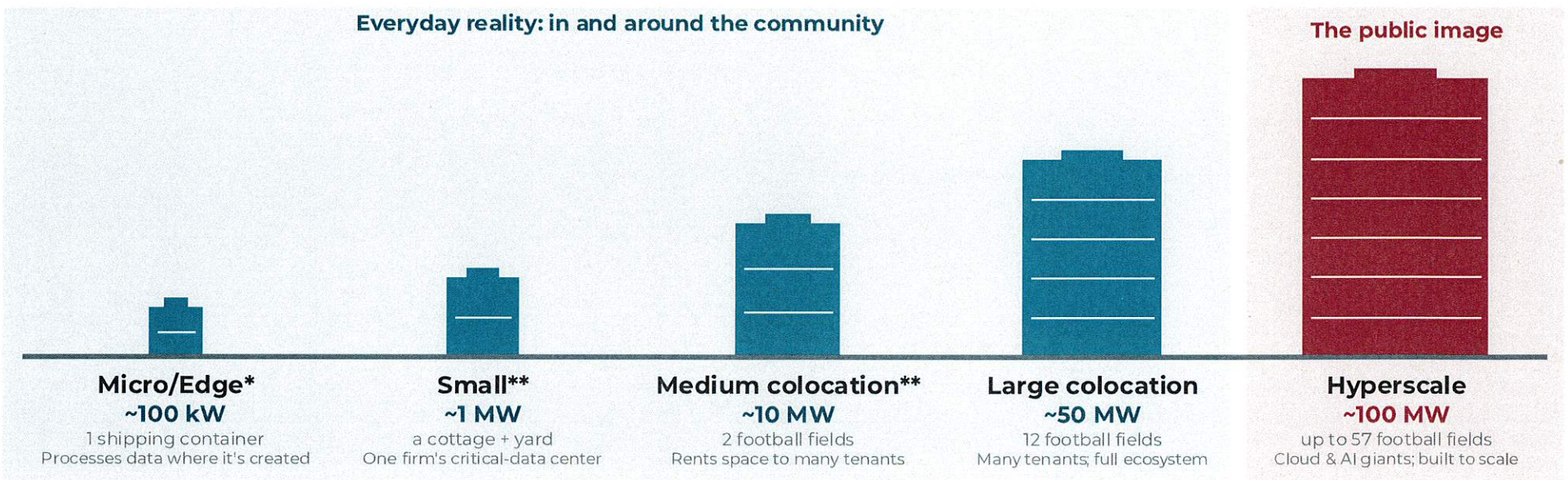
It's the behind-the-scenes system that keeps daily services working
– from morning to night



**When digital infrastructure is reliable, you barely notice it.
When it isn't, everyday life and city services slow down.**

Not all data centers are the same

The public image (hyperscale and AI superclusters) is the exception, not the norm.



*Carrier/telecom facilities; campus & research compute at Langley, Hampton University, Jeff Lab



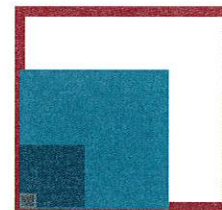
**Globalinx (VB), Telxius Cable Landing Station (VB) EdgeConneX (Norfolk)



Not present in Hampton Roads. Nearest are in Henrico and Northern Virginia.

Drawn to actual footprint:

The everyday facilities **nearly vanish** next to a single hyperscale campus.



Footprints, drawn to scale

- **Hyperscale** ~1,000,000 sq ft
- **Large** ~500,000 sq ft
- **Medium** ~100,000 sq ft
- **Small / Micro** ~5,000 sq ft / ~300 sq ft

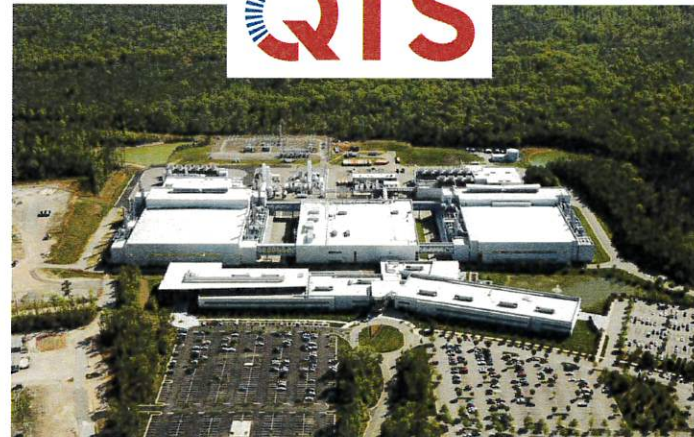


Source: [De-CIX, "The role of data centers."](#)

You've seen both ends of the spectrum



A ~10,000 sq ft edge-type facility in Hanover County



A large/hyperscale-scale campus in Henrico County

Two very different facilities under one label.

Perceptions vs. Reality



Headwinds: Across the Country, data centers have become the lightning rod for a number of societal challenges...



WJLA
Dozens rally against Virginia's ...



Instagram
Stop the Data Cent...



Prince William Times
Amid residents' protests, 'Devlin ...



InsideNova.com
Protesters rally outside data center ...



Annandale Today
Climate activists speak out again...



Instagram
rally rejecting a pro...



Loudoun Times
Belmont Innovation data center p...



WJLA
Dozens rally against ...



Instagram
Data Center Plans ...



Bianow
Rising Opposition To Data Cente...



Common Dreams
Sanders Champions Those Fighti...



YouTube
data centers ...



Fox 59
As data centers proliferate, neighbors...



YouTube
Manassas residents protest over noi...



MLive.com
Rally against data centers outside MP...



WJLA
Dozens rally against Virginia's ...



insidenova.com
Digital Gateway data center oppositio...



MLive.com
Rally against data centers outside MP...



YouTube
data centers in Virginia ...



Indiana Public Media
planned Monrovia data center ...

... affordability, sustainability and energy prices to name a few

The headwinds, examined honestly

~183%*

potential rise in statewide electricity use by 2040 if growth is unconstrained (vs. ~15% without data centers)

+\$40/mo*

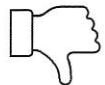
possible addition to a typical home's monthly power bill by 2040 under unconstrained demand

71%

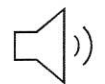
Of Americans oppose a data center in their area, more than oppose a nearby nuclear power plant (53%)



Energy & affordability: Nearly all of Virginia's projected electricity-demand growth traces to data centers. Operators pay for their own service today, but the new generation and transmission that buildout requires can push some costs onto all ratepayers.



Public acceptance: In a March 2026 Gallup poll, 71% of Americans opposed a data center being built in their area, nearly 20 points more than opposed a nearby nuclear power plant.



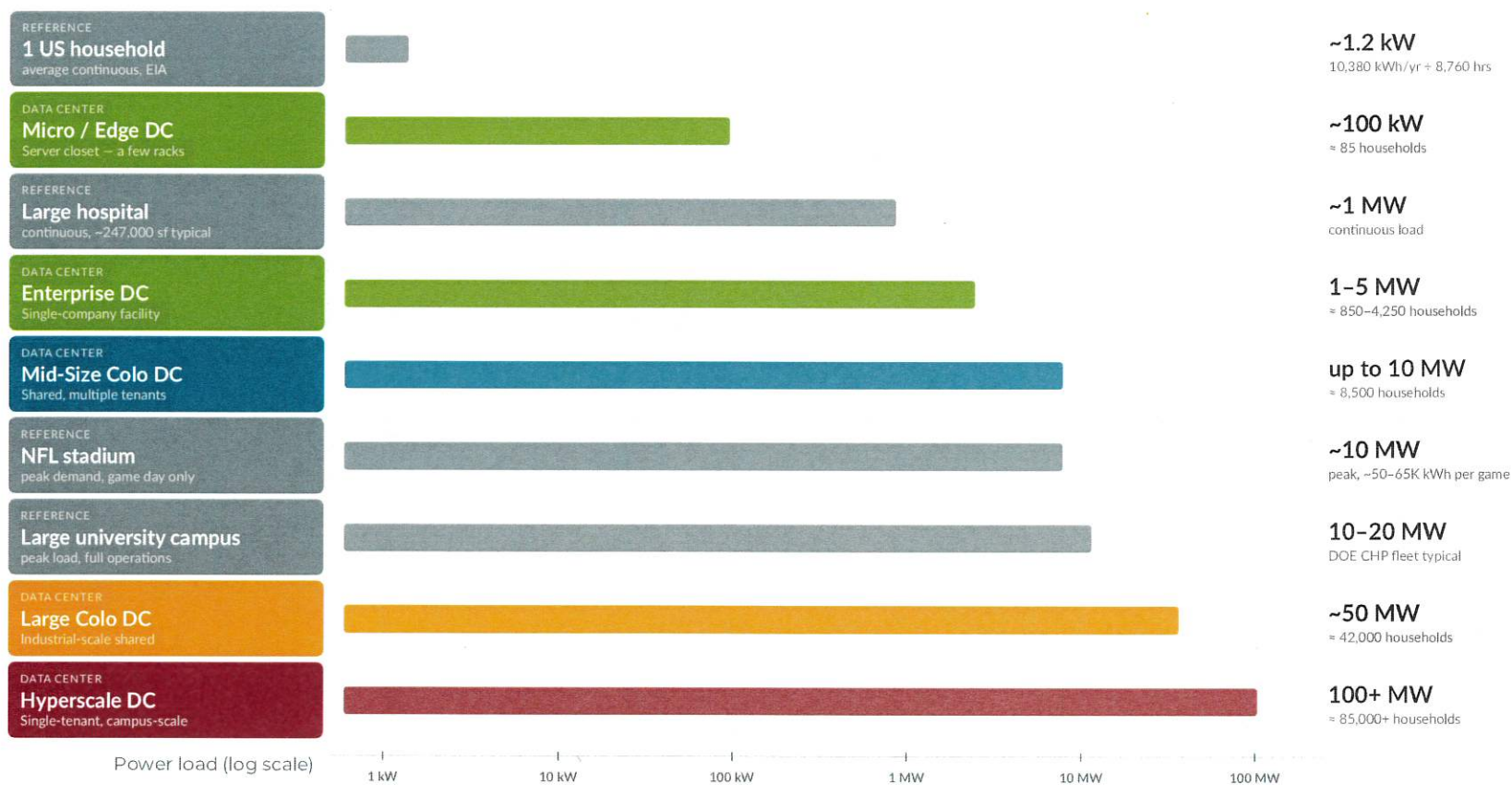
Noise & local quality of life: Continuous low-frequency sound from cooling systems and backup-generator testing is the most common concern from nearby residents — and the one most shaped by where and how a facility is sited.

**These figures reflect unconstrained, hyperscale-scale growth statewide, an unlikely scenario.*



Source(s): [JLARC, Data Centers in Virginia \(2024\)](#); [EESI, Data Centers and Water Consumption](#)

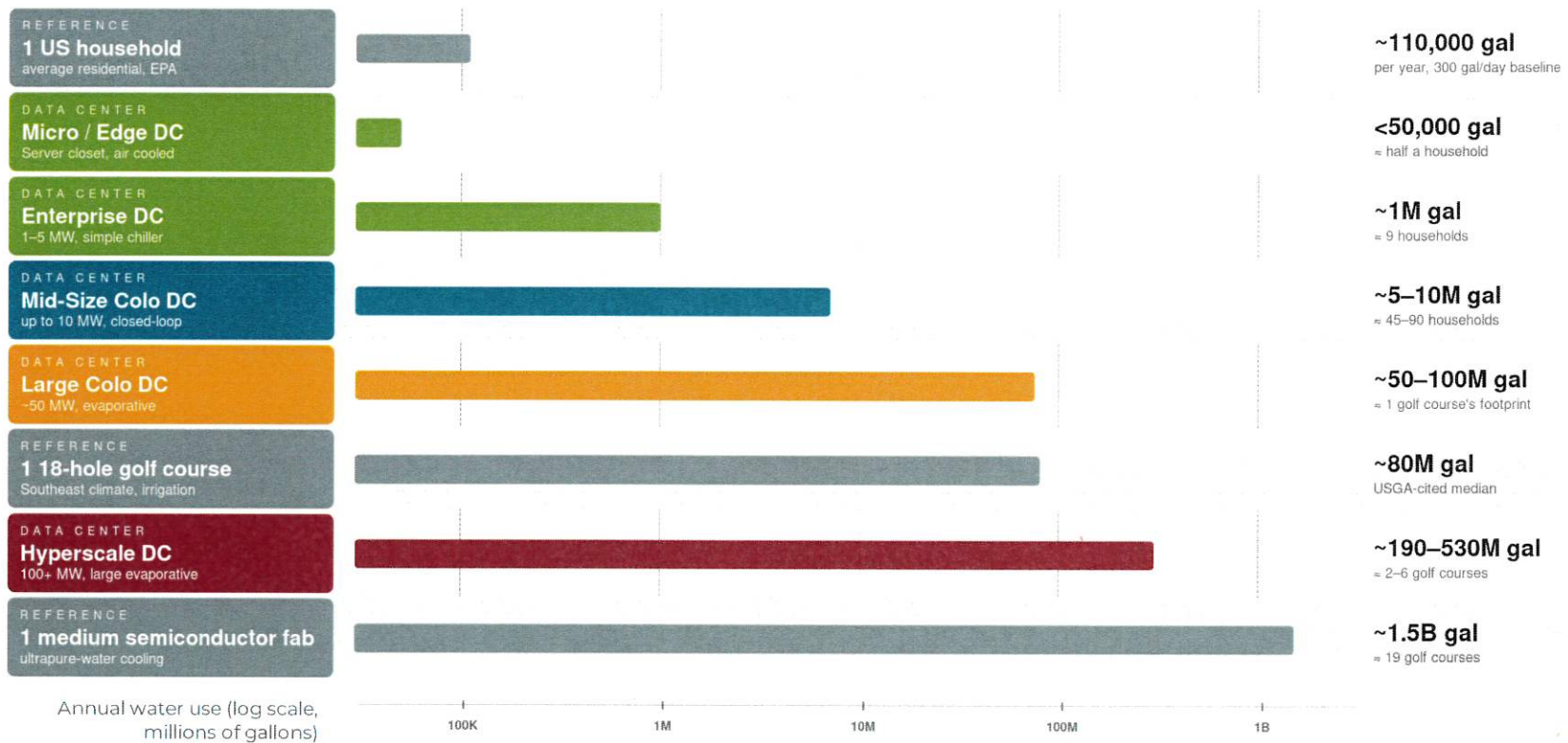
Power Usage – in Context



Source(s): U.S. EIA 2024 Residential Energy Consumption Survey (households, 885 kWh/month avg); U.S. EIA Large Hospital Energy Consumption (~247K sf, 31 kWh/sf/yr); ElectricChoice / Integrity Energy (NFL stadium peak); U.S. DOE CHP Installation Database (university campuses);

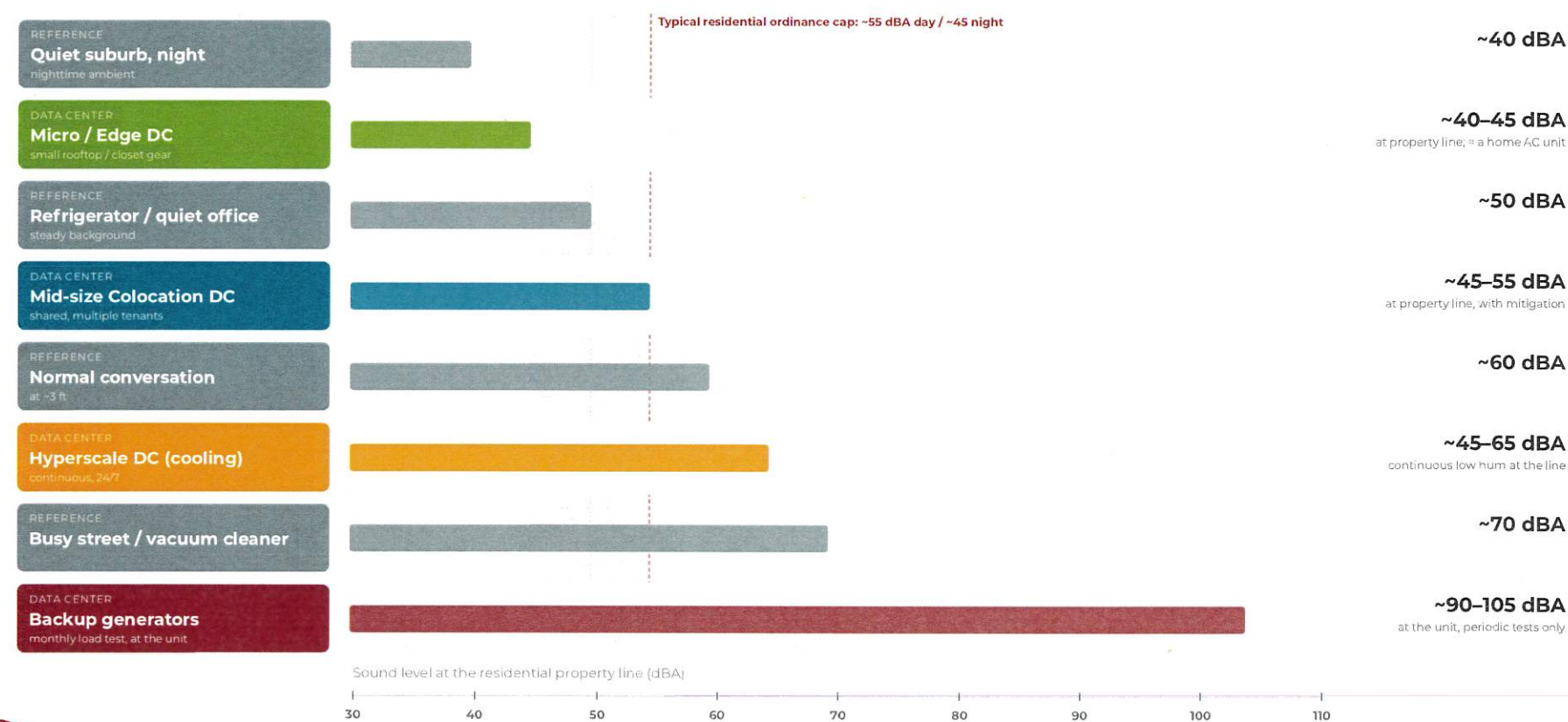
Water Usage – in Context

Water is modest or negligible by comparison.



Source(s): EPA WaterSense (residential); USGA / GCSAA Phase II Water use survey (golf courses, median 148 acre-feet/yr Southeast); U.S. DOE 2024 Data Center Energy Usage Report and EESI (data centers); SEMI / Manufacturing Dive (semiconductor fabs).

Noise – in Context



Source(s): EE51 (2026); acoustic-engineering and county noise studies (LSARS, Prince William County, VA; BD+C “good noise neighbor”). ASHA reference levels. Data-center values are continuous noise at the residential property line; the generator value is measured at the unit during periodic testing.

Health & Safety – in Context



THE PERCEPTION A data center is a hazardous place, risky to work in or to live near.

The reality: it's a secured building of computers and cooling, not an industrial-process plant.

- **No process chemicals, emissions, or radiation.** Nothing crosses the property line that affects neighbors.
- The hazardous facility people picture is a semiconductor fab, which uses toxic process gases. **A data center houses chips; it doesn't make them.**
- **Inside, the risks are ordinary and OSHA-regulated:** electrical and arc-flash work for maintenance crews, heavy lifting, and high noise in server halls (hearing protection). These are the same hazards as any large electrical or warehouse facility.



Bottom line: the genuine safety questions are conventional workplace ones, managed by standard OSHA programs. There are no community health impacts to manage.



Why data centers are fiscally outsized



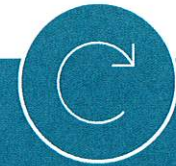
\$13-26 : \$1

returned per \$1 of public services



~3x value / sq ft

vs. other commercial uses



40+ yr asset

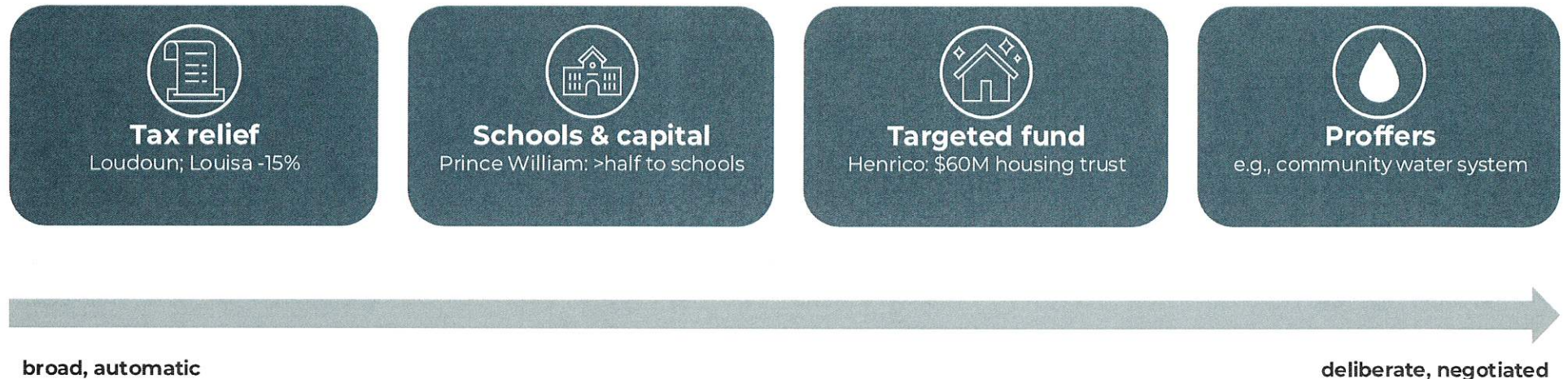
continuously reinvested

- **Highest tax revenue per acre of any land use:** with minimal demand on services - few cars, no school enrollment, limited emergency calls; 40+ year assets.
- **Concentrated value:** a modest parcel can carry \$1-2 billion in equipment and buildings.
- **Jobs are real but scale with size:** high-wage skilled trades during construction and a small, high-skill operations crew (the largest ecosystem effects attach to hyperscale and clusters)



Source(s): [NVTC Data Center Report Loudoun County](#) [Brookings \(2026\)](#)

How Virginia localities deploy the revenue



These facilities represent a concentrated value on a small footprint.
Hampton's realistic scale is limited. So, a meaningful general-fund contributor, not a budget transformer.

The demand is already local

Hampton's own anchor institutions already need this infrastructure and are building for it now.



UNIVERSITY TECHNOLOGY EXECUTIVE

"We're about to establish an AI ecosystem. The intense load of AI compute requires a reliable, solid data center... we also have faculty doing high-performance computing we need to support."

Actively upgrading its own data center now.



REGIONAL HEALTHCARE EXECUTIVE

"We're utilizing more and more bandwidth... everything from the electronic medical record to insulin pumps is interconnected. I don't see us not asking for more bandwidth."

Guaranteed uptime can save lives; demand will only rise.

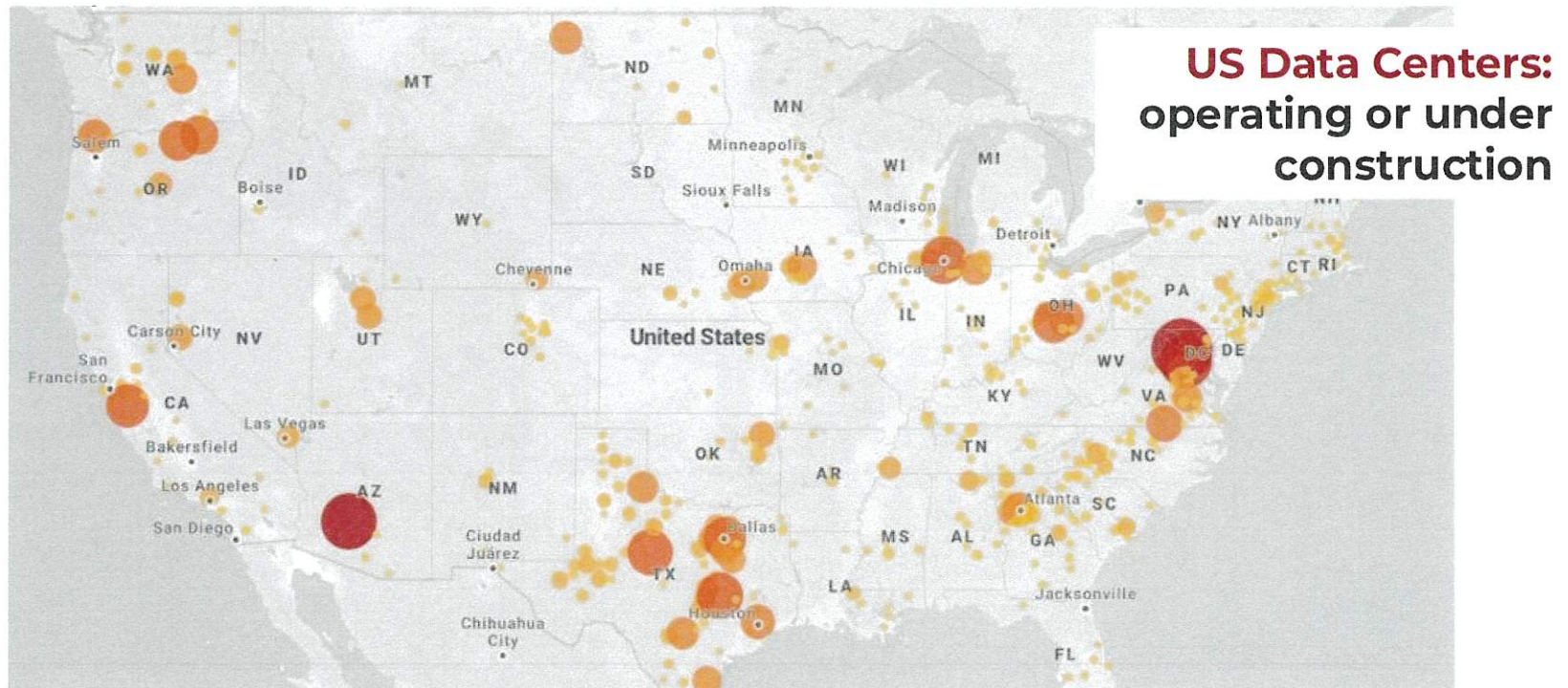


REGIONAL INNOVATION LEADER

"You'd need local data centers to run the compute the AI requires; [if we had the facilities] we could be the epicenter of autonomous systems."

An up-and-coming regional sector needs local compute.

Data Center Investments are Concentrated...



... where low-cost/reliable power, strong connectivity, talent, and flexible regulatory environments overlap.



Source: [Data Viewer | Accelerating Speed to Power](#)

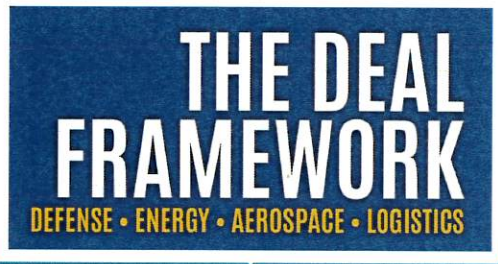
This Bigger Picture – and where Hampton Fits



The Richmond-Hampton Roads megaregion (RV757 Connects) is advancing a shared goal: **becoming the world's next Global Internet Hub**, built on four enablers:

1. Robust terrestrial networks
2. Diverse energy generation
3. Internet exchange points
4. Deep tech & cyber talent

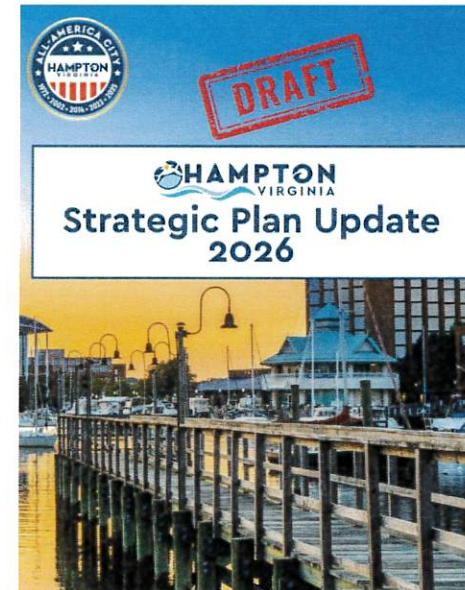
Digital infrastructure underpins the Hampton Roads Alliance's **DEAL** economy – the industries that already define the region.



It's the connective layer beneath all four.



Source: www.GlobalInternetHub.com



Economic Growth:

The draft plan calls to **"invest in infrastructure... including internet connections"** so sites are development-ready, and to **"recruit industries that align with Hampton's strengths, including emerging tech"**.

The 10 Components of a Digital Infrastructure Policy

Component		What it is
1	Clear Strategic Vision	Data centers and digital infrastructure are explicitly part of the community's long-term strategy
2	Flood-Safe Sites	Designated, development-ready sites outside high-risk flood areas, appropriately zoned.
3	Robust Fiber Infrastructure	Redundant, high-capacity fiber routes and interconnection options aligned to priority sites.
4	Water and Power Availability	Verified utility capacity, clear upgrade pathways, and sustainable solutions
5	Streamlined Permitting	Predictable processes with clear timelines, defined requirements, and coordinated reviews.
6	Clear Tax Rate & Incentives	Codified fiscal approach and incentive policies tied to measurable community benefits.
7	Sustainability Standards	Clear expectations for energy sourcing, emissions, noise, heat, stormwater, and resilience.
8	Community Trust & Engagement	Early, two-way engagement with residents and stakeholders.
9	Ongoing Monitoring & Adaptation	Regular reviews of policy, zoning, infrastructure capacity, and outcomes.
10	Marketing	Clear communication of readiness to investors and site selectors.



Zoning: how the City keeps the decision

Even if Hampton ultimately hosts no data centers, it still needs to name the use in its zoning. Naming the use is how the City keeps the decision over where, and whether.

1

Define a use

Name data centers specifically in the ordinance. Don't mix them with warehouses or industrial uses.

2

Tier the use

By size, power, and impact

Small / edge

Mid-size colocation

Hyperscale

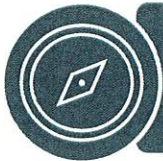
3

Set the review path

How each project gets reviewed

By right - automatic

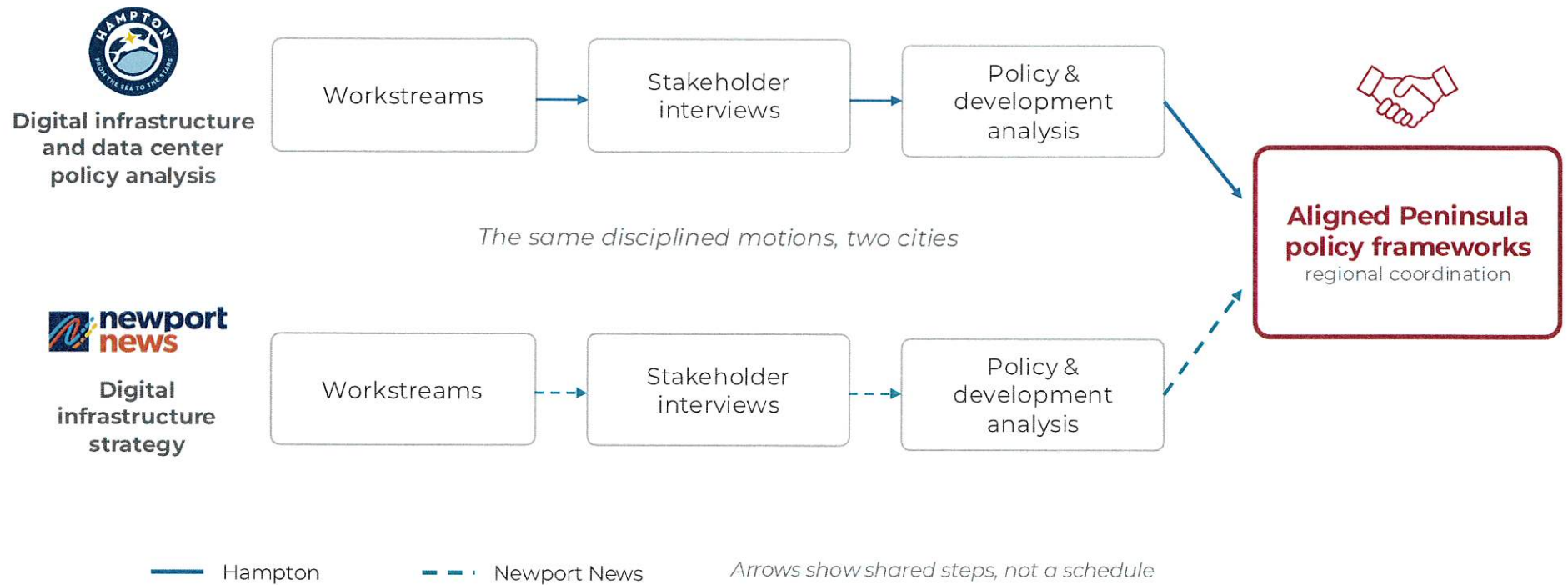
Use permit (every project to Council)



Bottom line: naming and tiering the use is the foundation every other policy choice sits on, regardless of the City's appetite. Today, data centers are not a permitted use in Hampton.

Hampton's work runs in parallel with Newport News

Both cities are moving through a similar process toward compatible policy and development frameworks



What We Will Deliver

At the end of this project, Hampton will have a complete report that:



Sets a clear vision for how digital infrastructure supports Hampton's long-term economic growth, resilience and equity.



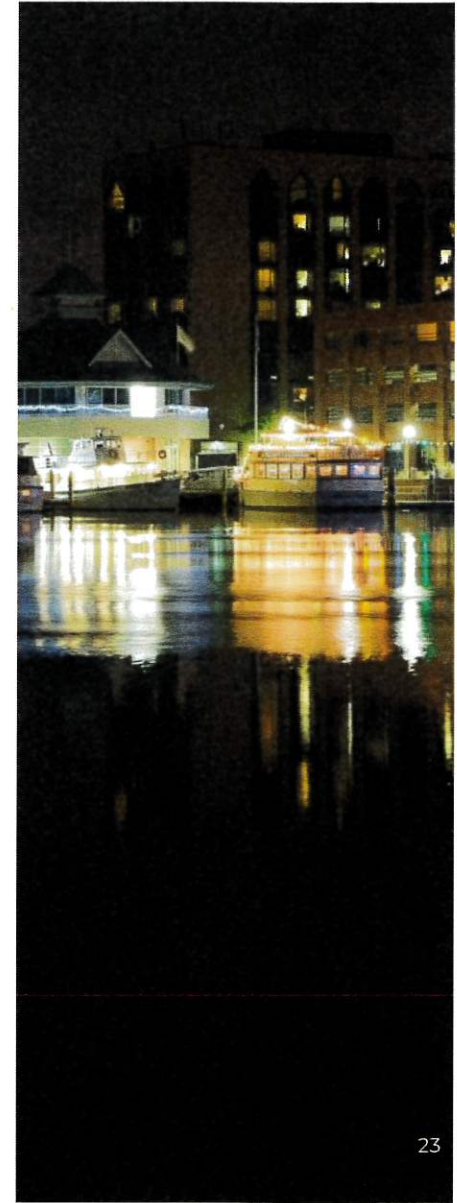
Lays out a **prioritized set of recommendations** with specific strategies, timelines, and responsible parties, that can be applied across available sites and include specifics around infrastructure, incentives and policies, governance and communications.



Identifies **key resource needs, partner roles, and simple performance measures** to track progress and keep Hampton's digital infrastructure competitive.



Is packaged for use. **Ready to be shared with City Council, Mayor, external partners, and the community** as Hampton's playbook for digital infrastructure leadership.



THANK YOU!

Questions?

