



Agenda Item Summary Report

Meeting Date:
December 8, 2025
January 12, 2025

Submitted by:
Michelle Bailey Hedgepeth, Town
Administrator

Item Title: Information Memo | Data Center Update | January 2026

This is a second update on the Data Center issue, and information provided by Susan McCutcheon has been attached for the Council's review.

Work Session Item [X]
Council Meeting Item [X]

Documentation Attached:
Letter of support
Email and other items

Recommended Action:

This is a follow-up item provided to the Council so that they can decide whether to take action on this matter.

SUMMARY | The Town has received correspondence from resident Susan McCutcheon regarding the proposed Bright Seat Technology Center, a large-scale hyperscale data center campus proposed for development at the former Landover Mall site. According to public announcements by the developer (the Lerner family), the project is envisioned as a \$5 billion data center complex, with ground-breaking anticipated in 2026.

Ms. McCutcheon and several regional community groups have raised significant concerns about the project's environmental, economic, and community impacts. Key issues cited include:

- High energy and water consumption associated with hyperscale data centers, and potential strain on local infrastructure and the regional power grid.
- 24/7 noise, greenhouse gas emissions, and heat generation, with concerns about air quality and proximity to residential neighborhoods.
- Uncertain economic benefits, including questions about long-term job creation and whether the project is eligible for tax exemptions under State data center incentive programs.
- Impacts on waterways and stormwater systems, given the site's location within the Beltway and near downstream communities.
- Lack of community engagement and limited transparency in the project's approval process.

The notes indicate that national organizations, including the NAACP, have expressed broader concerns about the rapid expansion of hyperscale data centers without adequate public vetting. She has provided links to a petition and a municipal sign-on letter urging the Prince George's County Council to halt or reconsider the project.

Additional resources shared by the resident include:
Information hub & petition: <https://linktr.ee/nolandoverdata>

Budgeted Item: Yes [] No [] NA

Continued Date:

Budgeted Amount:

One-Time Cost: NA

Ongoing Cost: NA

Council Priority: Yes [] No []

Approved Date: