

Community Checklist for Responsible Data Center Development

A practical guide for communities, residents, and local officials

Use this checklist to ask informed questions, understand potential local impacts, and establish clear expectations for responsible development—whether for an Infrawatt project or another data center proposed in your community.

1. Water Use & Stewardship

- ☐ Will the facility use municipal water or a closed-loop cooling system?
- ☐ How will the developer protect local aquifers, watersheds, and downstream users?
- ☐ Are there drought-response or water-shortage contingency plans?

2. Land Use & Site Design

- ☐ Will the design respect neighboring properties, views, and existing land uses?
- ☐ What buffers, setbacks, landscaping, and noise/lighting controls are planned?
- ☐ Is the site compatible with local zoning and long-range planning documents?

3. Roads, Traffic & Construction Impacts

- ☐ Will the developer fund road upgrades, turn lanes, or intersection improvements?
- ☐ How will construction schedules, dust, and noise be managed?
- ☐ Is there a plan for emergency vehicle access and local traffic safety?

4. Public Services & Infrastructure

- ☐ Who pays for utility upgrades—the developer or existing ratepayers?
- ☐ Have fire, police, and emergency services been consulted on response plans?
- ☐ Will the project impact school enrollment, healthcare demand, or other services?

5. Community Benefits & Local Value

- ☐ Is there a proposed Community Benefits Agreement?
- ☐ Will the project generate property tax or PILOT revenue for local government?
- ☐ How will the developer measure and report on promised benefits?

6. Communication & Transparency

- ☐ Will public meetings, updates, and documents be provided in plain language?

- ☐ Does the developer commit to open dialogue without non-disclosure restrictions on public officials?
- ☐ How will ongoing operations and changes be communicated to neighbors?

7. Sustainability & Environmental Responsibility

- ☐ What renewable energy or clean power commitments has the developer made?
- ☐ Will the site include pollinator habitat, stormwater management, or other ecological enhancements?
- ☐ Is there a plan to minimize long-term energy and water intensity?

8. Long-Term Accountability

- ☐ Is there a decommissioning plan covering site removal, restoration, and financial assurance?
- ☐ Will project commitments be carried forward to future owners or operators?
- ☐ How can the community enforce ongoing obligations over the project lifetime?

Infrawatt believes that responsible development starts with honest questions and transparent answers. If you have questions about a proposed project in your community, we are happy to share what we have learned.

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