

## **Data Center Project FAQ**

### **Q: What are data centers, and why do they matter?**

**A:** *Data centers are the physical backbone of our digital lives. They are secure facilities that house the servers, networking equipment, and cooling systems that store and process the data behind virtually everything we do online, from streaming video and managing bank accounts to powering 911 dispatch systems, electronic health records, GPS navigation, and cloud-based business tools.*

*While data centers are increasingly in the public eye for their role in supporting artificial intelligence (AI) and cloud computing, they have quietly underpinned the apps and services we've relied on every day for years. As demand for digital services continues to grow, modern data center facilities are a critical part of the infrastructure that keeps communities and economies connected.*

### **Q: Who is the Developer?**

**A:** *The Developer is the digital infrastructure division of an international real estate developer and owner. The company has data center projects under various stages of development in 12 countries. Our company designs, builds, and operates large-scale data center facilities that serve major technology and enterprise customers.*

### **Q: What should neighbors expect during construction?**

**A:** *As with any large-scale construction project, there will be periods of increased activity near the site, including construction vehicle traffic, equipment noise, and related disruption. All construction work will be performed in accordance with local noise regulations and permitted working hours, and relevant schedules and updates will be communicated to the community as the project progresses.*

*The Developer is committed to being a considerate neighbor during the construction phase and will coordinate with local authorities to manage impacts on surrounding roads and neighboring industrial areas. Though the site will undergo internal construction and renovations, the exterior will remain virtually unaltered as the project is taking a sustainable approach by retrofitting an existing 400,000-square-foot warehouse structure within an established commercial park. Residents with questions or concerns during construction will have a clear point of contact for raising them.*

### **Q: Who will the data center serve?**

**A:** *The facility is being designed to serve leading technology and enterprise customers with large-scale computing and data storage needs. The Developer is in active discussions with prospective end-users and will share additional details as they become available.*

## **What Neighbors Can Expect**

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The project reflects a straightforward commitment: to build and operate world-class digital infrastructure in a way that strengthens the communities where it works. That means designing to meet or exceed requirements on noise, lighting, and environmental performance; investing in local workforce and economic development; and maintaining open, ongoing dialogue with neighbors and local officials throughout every phase of the project.

**Water:** Advanced cooling technology selected to minimize water consumption across all operating conditions.

**Energy:** Dedicated power infrastructure funded by the Developer, with no direct impacts on power supply or costs.

**Noise:** Site-specific acoustic design, low-noise equipment, and building setbacks engineered to meet or exceed local codes.

**Lighting:** Security lighting oriented downward and contained within property boundaries to minimize the impact to the nearby area.

**Traffic:** Low-volume operations with infrequent deliveries and staggered employee shifts.

**Community:** Ongoing engagement with local organizations, transparent communication, and investment in Edgerton's long-term growth.

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**Q: What will it be like living near the data center?**

*A: Data centers are among the quietest and least disruptive types of commercial development a community can host. They produce no manufacturing byproducts, require no heavy freight logistics, and operate with a small on-site workforce distributed across around-the-clock shifts. The result is a facility with minimal vehicle traffic, no large shift-change surges, and limited activity visible from surrounding properties.*

*Though the zoning is prescriptive for commercial uses, the Developer is committed to incorporating landscaped buffers and appropriate setback distances from neighboring properties to minimize potential disruptions from day-to-day operations, which take place almost entirely inside the buildings. The Developer is designing the facility with the surrounding community in mind and will be responsive to neighbor feedback throughout the life of the project.*

**Q: Will there be noise from the data center?**

*A: The facility is being designed with strict attention to noise management. The Developer's acoustic design process incorporates site-specific noise modeling developed in coordination with engineering specialists and local authorities, ensuring that sound levels at sensitive locations, particularly adjacent properties, are identified and addressed at the design stage rather than after construction.*

*On-site activity is relatively low volume. The primary sound sources are cooling equipment and backup generators. Cooling equipment noise is managed through a combination of acoustic enclosures, barriers, low-noise equipment selection, and strategic building and equipment orientation. Backup generators are designed to run only during actual power outages and for brief periodic testing required by code. In practice, total generator operating time is expected to amount to only a few hours per year. These measures are designed to ensure that noise levels at the property boundary meet or exceed local code requirements.*

**Q: What about light pollution from the data center?**

*A: All exterior lighting will be designed to provide necessary security coverage while respecting the surrounding neighborhood. Fixtures will be oriented to cast light downward onto the site rather than outward or skyward, and lighting layouts will be engineered to contain illumination within the property boundaries. The design will also incorporate dimming controls and motion-activated sensors to reduce unnecessary lighting during low-activity periods, as well as modest fixture heights that limit the reach of glare. The facility will comply with all applicable local lighting regulations.*

**Q: Will the data center increase traffic in the area?**

*A: Data centers generate very little ongoing traffic compared to similarly sized commercial or industrial developments. Once operational, the facility will have a small on-site workforce spread across rotating shifts, and routine deliveries are uncommon.*

*During the construction phase, there will be increased construction vehicle traffic in the area. The Developer and its contractors will coordinate with local authorities to manage construction traffic and minimize disruption to residents and local roadways.*

**Q: Should the community be concerned about air-quality impacts?**

*A: During normal day-to-day operations, the facility does not produce ongoing air emissions. The equipment inside the buildings is electronic and the cooling systems are mechanical. The only equipment with potential air-quality considerations is backup generators, which run only during power outages or brief periodic testing required by code. In practice, total generator operating time is expected to amount to only a few hours per year.*

*All backup generation equipment will be permitted and monitored by the EPA Region 7, which includes Kansas. The Developer has engaged environmental specialists to assess and mitigate any potential impacts, and their findings will inform equipment selection and operational standards to ensure the facility meets or exceeds all applicable air-quality regulations. The Developer is also monitoring the development of cleaner generator fuel alternatives, including hydrotreated vegetable oil (HVO) blends and longer-term, hydrogen-based technologies, and will evaluate these options as the facility's fuel procurement strategy is finalized.*

**Q: Is the data center safe? What about security?**

*A: Data centers are designed to the highest safety and security standards. The facility will include 24/7 on-site security personnel, perimeter fencing, controlled access points, and video surveillance. These security measures are standard across the industry and are required to protect the sensitive computing infrastructure housed inside.*

*From a community safety perspective, data centers do not store hazardous materials, do not involve chemical processing, and present no explosion or contamination risk. The facility will comply with all applicable fire codes and safety regulations.*

**Q: How much water will this data center use?**

*A: Water efficiency is a central element of the facility's design. The facility cooling strategy is built around minimizing water consumption, with closed-loop technology as a core component. A closed-loop system is a fully sealed, recirculating system that transfers heat efficiently while minimizing water loss and avoiding contamination. It operates in a sealed circuit, similar in concept to radiant floor heating in residential buildings, significantly reducing water use compared to conventional cooling methods. The facility's overall cooling approach may incorporate additional technologies, as needed, to optimize performance across varying conditions, but water efficiency will remain a guiding design priority.*

*The data center will be connected to the public water supply but will not use extensive water, other than typical back-of-house functions such as restrooms and break rooms, at the same intake level as a standard warehouse facility. Some public water will be required up front for start-up, but the balance of cooling system water will remain in the closed-loop system and will not require additional public water supply. No water and sewer infrastructure upgrades are needed.*

*For context, the data center industry accounts for a small fraction of U.S. freshwater consumption, and modern facilities are continuously improving efficiency through innovative cooling technologies.*

**Q: What impact will the data center have on energy resources and electricity rates?**

**A:** *The Developer is funding the construction of a dedicated on-site switching station and substation, ensuring no cost is passed to local ratepayers and enhancing grid reliability for the surrounding area. Research has consistently shown that data center development generally does not drive increases in local electricity rates; rate changes are more commonly linked to factors such as grid maintenance costs, weather events, and fuel prices. The Developer intends to evaluate all available renewable procurement pathways as the facility moves toward operations.*

**Q: Will this data center raise my electricity bill?**

**A:** *No. the Developer is funding the construction of dedicated electrical infrastructure to serve the facility, including an on-site switching station and upstream grid upgrades. These costs are borne by the company, not local ratepayers.*

*The Developer will pay 100% of all costs for electrical service to the data center. Residents' and local businesses' power availability and rates will not be affected. Evergy is required to have enough power to meet its highest load plus a 15 to 38% reserve margin, depending on the season. Evergy cannot add new customers without already having the capacity to provide the energy they need and keep a higher margin in reserve. Moreover, industry research has consistently found that data center development does not drive increases in residential electricity rates. In many cases, the infrastructure investments made by data center developers can improve grid reliability for the surrounding community.*

**Q: What will the project's overall environmental impact be?**

**A:** *Environmental responsibility is a priority in the design and operation of this facility. The Developer is working to minimize its environmental footprint through efficient cooling technology, thoughtful site design, and adherence to internationally recognized effectiveness metrics for power, water, and carbon usage.*

*Rather than select a greenfield site, the company has opted to retrofit an existing 400,000-square-foot warehouse facility within a legacy industrial zone. By choosing to repurpose existing resources, the Developer is prioritizing sustainable solutions that invite communities to take advantage of growing economic opportunities within and related to the data center industry.*

*The company will meet or exceed all applicable local, state, and federal environmental regulations. The Developer's compliance and governance framework is designed to ensure that its operations and business activities align with regulatory requirements as well as responsible corporate practices.*

**Q: How many jobs will the project create?**

**A:** *The economic impact of this project extends well beyond the permanent on-site workforce. The construction phase alone requires a broad range of skilled trades, including civil and structural engineers, electricians, HVAC technicians, mechanical engineers, plumbers and pipefitters, ironworkers, carpenters, concrete workers, roofers, glaziers, fire-suppression specialists, low-voltage cabling technicians, security system installers, landscapers, and project managers and site supervisors. This diversity of trade categories means the construction phase generates employment opportunities across a wide range of skill levels and certifications.*

*Once operational, the facility will employ full-time technical and operations staff through highly skilled, well-paying roles in areas such as data center engineering, network operations, security, and facilities management, providing considerable economic and employment opportunities for individuals in Edgerton.*

**Q: Will residents have access to these jobs?**

**A:** Yes. The Developer intends to hire from the local and regional workforce for both construction and permanent operations roles. Many data center positions, including technician roles, typically require trade certifications or six to 12 months of specialized training rather than a four-year degree, making them accessible to a broad range of candidates.

*The Developer is exploring partnerships with area educational institutions and workforce development organizations, such as Gardner-Edgerton School District USD 231 and Johnson County Community College, to help connect Edgerton residents with the skills and training needed for careers in data center construction and operations. More details on these programs will be shared as they are finalized.*

**Q: How else will this project benefit the community economically?**

**A:** A capital investment of this scale generates substantial economic benefits for the host community. These typically include significant sales tax and property tax revenue that supports local infrastructure, like storm water systems and streets, and school districts; direct spending with local businesses and contractors during construction and ongoing operations; and the potential to attract additional technology-sector investment to Edgerton.

*Beyond direct employment, the facility generates significant indirect and induced economic activity through local procurement of goods and services, contractor relationships, employee spending in the local economy, and property tax contributions that fund public services. Third-party economic impact studies of comparable facilities consistently find that the total economic footprint, including these indirect and induced effects, is a meaningful multiple of the direct employment figure. An extensive economic and fiscal impacts study to assess the benefits of the proposed project is being conducted, and results will be detailed in future releases.*

**Q: How will this project affect nearby property values?**

**A:** Large-scale infrastructure investments of this kind have historically been associated with stable or increased property values in surrounding areas, driven by improved infrastructure, increased economic activity, and growth in local tax revenue that funds public services and infrastructure. The investment and associated improvements represent a significant commitment to the area's long-term development.

**Q: Will the Developer be a good neighbor?**

**A:** The Developer is committed to building a long-term, positive relationship with the Edgerton community. That commitment starts with how the facility is designed, with careful attention to noise, lighting, traffic, and environmental impact, and extends to how the company operates as a member of the community.

*The Developer plans to engage with local organizations and nonprofits, contribute its employees' time and resources, and maintain open, transparent communication with residents throughout the development process and beyond. The company's goal is not simply to renovate an existing facility in Edgerton, but to be a meaningful contributor to the community's long-term well-being.*

**Q: Where can additional information about this project be found?**

**A:** The Developer will keep the lines of communication open throughout duration of this important project. The Developer will launch a project website during the first phase of development and will be shared in a project announcement.