

## **Sabey Data Centers – Zoning & Development FAQs (Updated)**

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Sabey Data Centers has been designing, building, and operating mission-critical facilities for over 25 years across the United States. When we enter a new community, we do so with a commitment to transparency, environmental responsibility, and long-term partnership. This FAQ addresses common zoning and development questions we receive from city leaders, planning staff, and permitting officials.

### **Land Use & Zoning**

**Q: In what zoning classifications are data centers typically located?**

A: In most jurisdictions, data centers are classified as light industrial, high-tech industrial, or commercial uses. Sabey works closely with local planning departments to confirm zoning compatibility early in the process.

### **Power & Water Utility Infrastructure**

**Q: How much power will the data center require, and can our grid support it?**

A: Our facilities vary in scale, and we collaborate directly with the utility to plan phased power delivery that aligns with our development schedule. Sabey Data Centers are purpose-built for exceptional energy efficiency, designed to use as little power as possible beyond the load required by computing operations. We are industry leaders in Power Usage Effectiveness (PUE) ratios, an indicator of how efficiently a data center uses energy. Our facilities routinely earn ENERGY STAR scores in the high 90s, demonstrating that they operate more efficiently than up to 99% of other data centers nationwide.

Our facilities are equipped with backup generators for resiliency, and fuel is stored and maintained in compliance with local and national safety standards. Run hours for the generators vary depending on utility reliability, but typically they are used for about 20 hours per year.

**Q: Will the facility require water for cooling?**

A: Sabey selects the most efficient cooling technology for each project based on local conditions and sustainability goals. For the Indianapolis project, Sabey is designing a closed-loop cooling system that uses virtually no water during normal operation, an approach that dramatically reduces resource demand while maintaining acceptable energy efficiency.

Water use depends on cooling technology and local climate. Many facilities are waterless or closed-loop. Where water is used, operators often leverage recycled or reclaimed sources. Independent studies in major data center markets have found that most facilities use water comparable to large office buildings.

## Community Rate Impact & Cost-Sharing – Data Center Projects

### Do you have information about the forecasted impact on local community electrical rates?

A: We do not expect upward pressure on other customers' rates. Sabey anticipates receiving service under a cost-of-service retail tariff or an Indiana Utility Regulatory Commission (IURC)-approved customer-specific contract (CSC), in which case the company will pay all applicable riders.

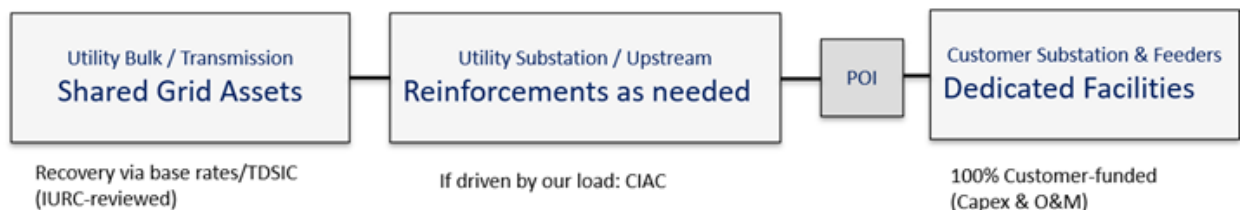
Sabey will fund 100% of customer-specific and dedicated facilities and make contributions in aid of construction (CIAC) for any incremental upstream reinforcements attributable to our load—so costs are not shifted to general ratepayers. New loads mean new revenues that help spread fixed costs, and our design minimizes system stresses.

Any broad, utility-wide grid programs pursued under Indiana's Transmission, Distribution, and Storage Improvement Charge (TDSIC) framework are reviewed by the IURC with public disclosure of projected rate effects. Final rate impacts, if any, are determined through the utility's filings and Commission orders.

### How will the power agreement and cost sharing work with the utility?

A: We will sign a long-term service deal with the utility. The utility owns the grid up to the point of interconnection (POI), and we pay for and own what's on our side. Sabey is committed to working closely with the utility to ensure growth is managed responsibly and in accordance with the necessary regulatory frameworks.

### Who pays for what (simplified):



**Figure:** Ownership and cost responsibility at the POI.

Final responsibilities are defined in the facilities/CIAC and interconnection agreements. Broad grid programs follow standard utility processes under IURC review, and any economic-development or special-contract terms must be approved by the Commission.

## **Traffic & Transportation**

### **Q: Will the project increase traffic congestion?**

A: Data centers have relatively low daily traffic once operational. Most traffic is limited to shift changes and routine deliveries. During construction, we coordinate with the city to manage schedules, routes, and traffic control.

Sabey has recently performed traffic generation comparison studies that suggest a data center facility in this area would create drastically fewer trips, therefore reducing expected traffic.

## **Noise & Environmental Impact**

### **Q: Will cooling systems and generators create noise issues?**

A: We design facilities to comply with or surpass local noise ordinances or implement industry best practices where specific language is not available.

Independent reviews have found that data center sound is typically low-frequency and rarely violates local noise ordinances. Sabey also proactively invests in noise studies and mitigation.

## **Stormwater & Environmental Protection**

### **Q: How will stormwater be managed?**

A: Developments include engineered stormwater systems—such as retention ponds, bioswales, and permeable surfaces—to manage runoff on-site and protect local waterways. We comply with environmental regulations and strive to minimize impacts on wetlands, sensitive habitats, and existing trees whenever possible.

## **Community & Visual Considerations**

### **Q: How will the facility look and fit into our community?**

A: Sabey designs data centers with architectural treatments, landscaping, and screening to acknowledge surrounding uses and minimize visual impact. Exterior lighting is shielded to reduce light pollution, and landscaping plans are developed to incorporate low water use materials and meet or exceed local requirements. We are designing a buffer area along Camby that is more substantial than previously approved buffers on this site.

## **Economic & Workforce Benefits**

### **Q: What are the economic benefits of data centers?**

A: Data centers are significant economic engines—supporting jobs, tax revenues for essential services, and local supply chains. Mature markets have seen hundreds of millions in annual local tax revenue from data centers, with substantial portions supporting schools and public safety. Each job in the data center industry supports 4-6 additional jobs in the broader economy, and construction programs can span many years.

In Quincy, WA, where Sabey owns and operates a data center campus, the expanded tax base from data center taxes has allowed the city to finance a new high school with a new performing arts center, new city hall building, and a new regional medical facility.

### **Q: Are data center jobs good jobs?**

A: Data center roles are typically high-wage, high-skill jobs—many not requiring a four-year degree—and are complemented by long-term trades and construction jobs for operations and maintenance (e.g., electricians, mechanical, and HVAC).

Data center jobs are highly sought after because of high-pay, clean, safe work environments, and opportunity to work in a dynamic and growing industry. Most entry-level positions in data centers do not require a college degree. However, they do require some amount of work-related experience, or relevant post-secondary education such as vocational training or certificates.

### **Q: How will Sabey act as a community partner to Decatur township?**

A: Sabey is committed to working together with our local partners to do the right thing. First, we pledge to fund the paving of a portion of roads throughout Decatur township as a sign of our commitment to the area and desire to better the communities we live and work in. Next, we plan to hire locally for roles in the data center itself but also for construction, HVAC, electricians, pipefitters, technicians, network engineers, and more where possible. And finally, Sabey has a long history of partnering with local school districts, colleges, and universities to help engage and train the future workforce, ensuring that they are equipped with the skills they need to secure a good job in a growing field. [INSERT QUINCY VIDEOS AND/OR ADD QR CODE TO HANDOUT (if creating a paper version)]

### **Q: How can data centers work with schools or universities to help prepare students to meet future workforce needs?**

A: We work closely with local school districts and community colleges to develop programs and curriculum that can prepare graduates for jobs in data centers.

The presence of data centers in Quincy, WA, and the nearby Wenatchee Valley have resulted in the expansion of Career and Technical Education (CTE) programs at the high

schools and community college that industry experts helped shape, providing students a pathway to future careers.

These programs do not need to be designed to be exclusive to data centers, and in fact, most topics of study are relevant to other industries and job types. For example, computers, IT, networking, HVAC, electrical, and construction are universal subjects and not data center specific. Sabey is happy to collaborate with educators and administrators where we operate to help create enriching and productive learning environments.

### **Energy Use & Clean Energy Leadership**

#### **Q: Why do data centers use so much energy, and what is the industry doing about it?**

A: Demand for digital services continues to grow across the economy. Data centers are constantly striving to run as efficiently as possible, through upgrading their technology (i.e., chips and servers) or their processes. Each upgrade, while generating additional sales tax for local and state jurisdictions, brings more compute power, therefore allowing data centers to produce more with the same amount of electricity.

The digital services supported by data centers make modern life more efficient—reducing commuting, shipping, and resource use as people work, shop, and connect online. These small efficiencies, spread across millions of users, add up to significant, system-wide sustainability gains.

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Data centers are leaning in as partners with utilities and grid operators—expanding access to clean energy, advancing grid-enhancing technologies, and evaluating innovations such as small modular reactors, enhanced geothermal, long-duration storage, and carbon management. U.S. data centers have represented a large share of corporate clean-energy procurement in recent years.

### **Backup Power & Reliability**

#### **Q: Why do data centers use diesel backup generators?**

A: To ensure continuity during utility outages, data centers maintain on-site emergency generators. These are highly regulated and used sparingly—typically for brief maintenance runs and during outages. Data center customers require power to be

continuously available, so their mission critical applications are always supported. As society and the economy increasingly rely on technology, disruptions can be quite costly.