

Public Comment Checklist: Proposed Data Center

Use this one-page checklist when speaking at a city, county, planning, or zoning hearing. Focus on measurable facts, written commitments, and enforceable conditions.

1) Identify the project

- What is the project name, parcel number, and exact location?
- Who is the applicant, owner, developer, and long-term operator?
- Is the project conventional, mixed-use, AI-optimized, or not yet disclosed?

2) Ask about scale

- What is the total planned electrical load in megawatts (MW)?
- What is the expected power density per rack (kW per rack)?
- How many phases are planned, and what is the buildout timeline?

3) Ask about noise

- What is the predicted noise level at the property line during daytime and nighttime?
- Does the noise study include generator testing and emergency operation?
- Will low-frequency, tonal, or continuous humming noise be measured separately?

4) Ask about sound controls

- Will the site use acoustic walls, berms, silencers, or equipment enclosures?
- Will cooling be air-based, liquid-based, or a hybrid system?
- Are noisy components placed as far as possible from homes, schools, and parks?

5) Ask about operations

- How often will backup generators be tested, and at what times of day?
- What are the limits on maintenance testing and emergency use?
- Will there be a complaint-response process with a public contact person?

6) Ask for enforceable conditions

- Require a before-and-after noise study signed by a qualified acoustical engineer.
- Require property-line sound limits and penalties for violations.
- Require a landscaping, berm, or wall plan with maintenance requirements.
- Require regular reporting on generator testing and noise complaints.

7) Your closing statement

- Ask the board to condition approval on enforceable noise, water, traffic, and power limits.
- Ask for public disclosure of all studies before approval.
- Ask the board to protect nearby residents from long-term noise impacts.