



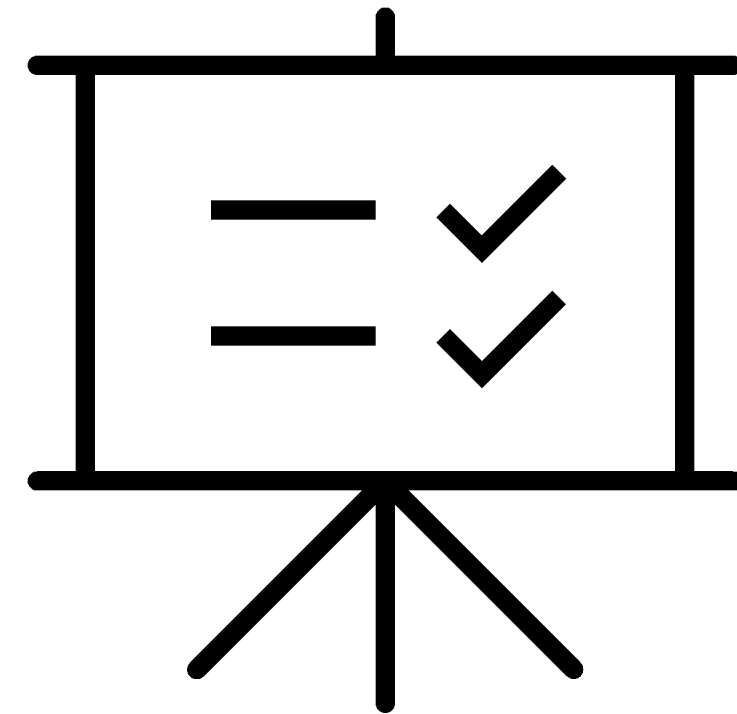
Data Center Discussion

**TOWN COUNCIL WORK SESSION**  
**JULY 13, 2026**



## Objectives

- Define Data Centers
- Explain the variety of data center sizes
- Discuss potential impacts and opportunities
- Receive Town Council direction regarding future policy



## What is a Data Center?

- Houses servers and digital infrastructure (stores data digitally)
- Operates 24/7
- Requires reliable power and cooling
- Range from boutique facilities to hyperscale campuses



## Boutique vs. Hyperscale – Not all Data Centers are the same

BOUTIQUE DATA CENTER

1 – 15 MW



|                                                                                     |                                                                                                           |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  | <b>SIZE &amp; POWER</b><br>1 – 15 MW of power<br>Smaller buildings; compact footprint                     |
|  | <b>CUSTOMERS</b><br>Serves regional businesses, enterprises, and local organizations                      |
|  | <b>UTILITY DEMAND</b><br>Moderate power and water use<br>Depending on cooling technology                  |
|  | <b>CAPITAL INVESTMENT</b><br>Lower capital investment than hyperscale                                     |
|  | <b>SITE CONSIDERATIONS</b><br>Can fit on infill or smaller sites; easier to integrate into existing areas |

HYPERSCALE DATA CENTER

100 – 1,000+ MW

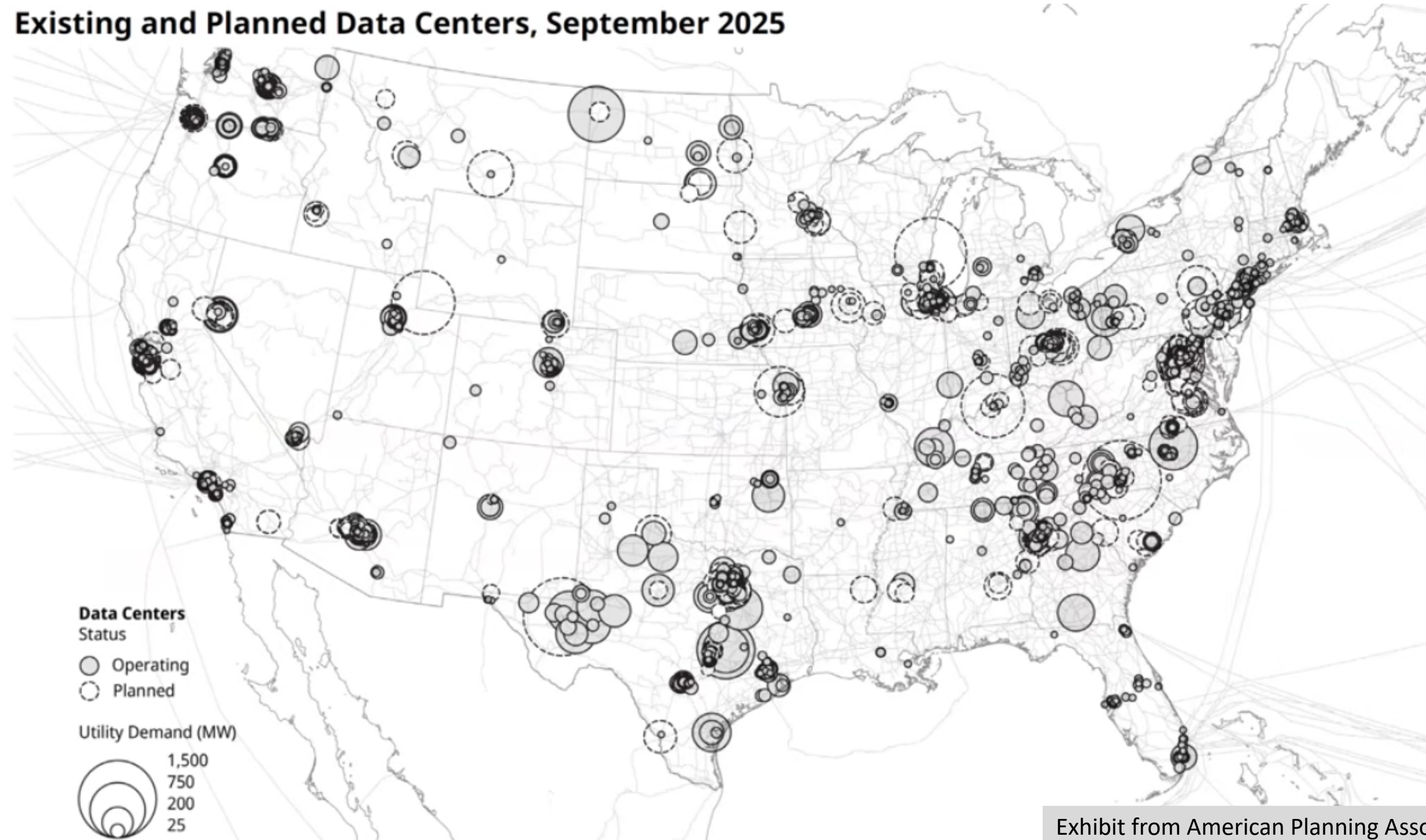


|                                                                                       |                                                                                                    |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|  | <b>SIZE &amp; POWER</b><br>100 – 1,000+ MW of power<br>Large campus with multiple buildings        |
|  | <b>CUSTOMERS</b><br>Supports global cloud providers and massive digital platforms                  |
|  | <b>UTILITY DEMAND</b><br>Extremely high power and water demand<br>24/7 operations                  |
|  | <b>CAPITAL INVESTMENT</b><br>Very high capital investment (billions of dollars)                    |
|  | <b>SITE CONSIDERATIONS</b><br>Requires large, contiguous greenfield sites and major infrastructure |

# Johnstown

— — — C O L O R A D O

## Existing and Planned Data Centers, September 2025



Justin Kollar / 2026

Exhibit from American Planning Association; Technology Division.

Webinar presented April 2026

<https://www.youtube.com/watch?v=3Wp6DGEfoLs>





## Utility Factors – Energy & Power Considerations

### Power Demand

- Boutique 1-15 MW
- Hyperscale 100-1,000 MW

### Power Providers

- Xcel Energy & United Power require large load applicants to fund infrastructure improvements related so that existing customers are not affected from a reliability and rate perspective. PVREA currently does not have a formal large load process.
- Data centers operate 24/7 and require reliable uninterrupted electricity

### Johnstown Considerations

- Total Johnstown Housing Units: 8,097 (SFH & Multi); estimated overall energy consumption of 26 MW (during peak).

| Power Level     | Equivalent Homes<br>(2,000 sq. ft. home approx.) | Scale Reference                                      |
|-----------------|--------------------------------------------------|------------------------------------------------------|
| 1 MW            | ~309 homes                                       |                                                      |
| 10 MW           | ~3,086 homes                                     | Comparable to a small town                           |
| 50 MW           | ~15,432 homes                                    | Comparable to a mid-size city (ex. Raleigh, NC)      |
| 100 MW          | ~30,863 homes                                    |                                                      |
| 1,000 MW (1 GW) | ~308,632 homes                                   | Comparable to a principal city (ex. Los Angeles, CA) |



## Utility Factors – Water Cooling & Emerging Technologies

### Data Center Industry Trends

- Modern data centers increasingly prioritize renewable energy integration (ex. locating near renewable energy sources such as wind/solar farms), water conservation (ex. cooling technologies), and energy recovery technologies (ex. waste heat) to reduce environmental impacts.
- Water demand depends almost entirely on the cooling technology selected. Modern facilities increasingly use closed-loop systems, direct-to-chip cooling, recycled water, and waste heat recovery to reduce both energy and water consumption.

| Cooling System | Water Use    | Efficiency Considerations                                                                                                                                                                                                                                                                                                |
|----------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Air Cooling    | Lowest       | Requires little to no process water. Not efficient from an energy perspective, requires higher energy demand to cool facility.                                                                                                                                                                                           |
| Closed-Loop    | Low          | Continuously recycles and reuses water instead of discharging it after one use. More energy efficient than air cooling. Some makeup water may be needed.                                                                                                                                                                 |
| Direct-to-Chip | Moderate Low | Delivers liquid coolant to GPUs and CPUs through tubes or cooling plates. The liquid absorbs the heat efficiently. The liquid must be disposed of properly and building these types of data centers are very costly and require specialized infrastructure and maintenance. Small amounts of makeup water may be needed. |
| Open-Loop      | Highest      | Uses water evaporation to remove heat from IT equipment. Water is circulated through cooling towers, where heat is released into the atmosphere through evaporation. Offers good energy efficiency but has the highest water consumption due to evaporation and continuous replacement of new water.                     |

*It is important to note that data center cooling systems are becoming more advanced and are designed to reduce both energy and water use over time.*



## Economic Factors – Fiscal & Employment Impact

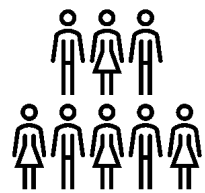


### Data Center Fiscal Benefits

- Building and infrastructure generate property tax revenue
- Servers & IT equipment (machinery and equipment) can generate substantial personal property tax revenue
- As equipment is replaced, new depreciation schedules begin, creating an ongoing source of tax revenue.
- Data centers are considered low cost to serve; typically require limited municipal services once operational (Police, Fire, etc.)

### Johnstown Considerations

- Many projects request local and state incentives to remain competitive.
- Personal property tax revenue declines as equipment depreciates but can be renewed through future equipment replacement cycles.
- Limited Secondary Spending; compared to other commercial or industrial uses, data centers generate less secondary economic activity (e.g., retail, hospitality).



### Data Center Employment Impact

- During construction data centers create 100-1,000 of temporary construction jobs
- During operations data centers employment impact is significantly lower but includes high-paying technical positions (final employment number depends on size of data center)

### Johnstown Considerations

- Limited workforce competition; with regional unemployment around 4% and a tight labor market, data centers generally do not compete heavily with other employers for local workers.





## Fictional Data Center Project – Revenue & Incentive Values

The following is a *fictional case study* to represent the potential revenue and incentives that a data center could generate and request, specific to Johnstown within Weld County.

| Assumption                           | Value           |
|--------------------------------------|-----------------|
| Data Center Size                     | 35 MW           |
| New Machinery & Equipment Investment | \$2,000,000,000 |
| Assessed Value Rate                  | 29.0%           |
| Assessed Value                       | \$580,000       |
| Weld County Mill Levy Rate           | 15.038 mills    |
| Town of Johnstown Mill Levy Rate     | 23.947 mills    |
| Refund Percentage per Year           | 50.0%           |

### 3-Year Depreciation, Revenue, & Incentive Scenario

| Year   | Depreciation Schedule (%) | Assessed Value | Taxes Due to Weld County | Taxes Due to Town of Johnstown | 50% Refund to Company | Net New Revenue to Town |
|--------|---------------------------|----------------|--------------------------|--------------------------------|-----------------------|-------------------------|
| Year 1 | 92.0%                     | \$533,600,000  | \$8,024,277              | \$12,778,119                   | \$6,389,060           | \$6,389,060             |
| Year 2 | 50.0%                     | \$290,000,000  | \$4,361,020              | \$6,944,630                    | \$3,472,315           | \$3,472,315             |
| Year 3 | 25.0%                     | \$145,000,000  | \$2,180,510              | \$3,472,315                    | \$1,736,158           | \$1,736,158             |
| Total  |                           | \$968,600,000  | \$14,565,807             | \$23,195,064                   | \$11,597,532          | \$11,597,532            |

### 5-Year Depreciation, Revenue, & Incentive Scenario

| Year   | Depreciation Schedule (%) | Assessed Value  | Taxes Due to Weld County | Taxes Due to Town of Johnstown | 50% Refund to Company | Net New Revenue to Town |
|--------|---------------------------|-----------------|--------------------------|--------------------------------|-----------------------|-------------------------|
| Year 1 | 92.0%                     | \$533,600,000   | \$8,024,277              | \$12,778,119                   | \$6,389,060           | \$6,389,060             |
| Year 2 | 75.0%                     | \$435,000,000   | \$6,541,530              | \$10,416,945                   | \$5,208,473           | \$5,208,473             |
| Year 3 | 50.0%                     | \$290,000,000   | \$4,361,020              | \$6,944,630                    | \$3,472,315           | \$3,472,315             |
| Year 4 | 40.0%                     | \$232,000,000   | \$3,488,816              | \$5,555,704                    | \$2,777,852           | \$2,777,852             |
| Year 5 | 22.0%                     | \$127,600,000   | \$1,918,849              | \$3,055,637                    | \$1,527,819           | \$1,527,819             |
| Total  |                           | \$1,618,200,000 | \$24,334,492             | \$38,751,035                   | \$19,375,518          | \$19,375,518            |





## Land Use & Development Factors – Johnstown Framework

### Where does Johnstown stand today?

- Data centers are not identified or defined in the Land Use Development Code.
- If a data center was proposed, it would be categorized as Warehouse with Indoor Storage.
  - Allowed only through a Use by Special Review (USR) in the following zoning districts:
    - I-1 Light Industrial
      - Approximately 100 acres available west of/adjacent to the interstate
    - I-2 Heavy Industrial
      - No land available

### Johnstown Considerations

- The LUDC does not currently contain standards addressing:
  - Electrical demand
  - Backup power systems
  - Water use & cooling systems
  - Environmental impacts
- If an application for a data center was submitted today, it would be able to be processed. However, today's LUDC was not written with data centers in mind.





## Town Council Feedback & Direction

**Approval Process:** Should data centers be permitted by right, through a Use by Special Review (USR) process, or prohibited within the Town?

**Land Use Classification:** Should the Town establish a dedicated land use classification for data centers within the Land Use Development Code (LUDC)? If so, should the Town distinguish between boutique and hyperscale data centers based on their scale, operational characteristics, and potential impacts?

**Zoning Districts:** In which zoning districts, if any, should data centers be permitted?

**Development Standards:** If permitted, what development standards or review criteria should be incorporated to address topics such as electrical demand, water use, cooling technology, backup power systems, noise, environmental impacts, and compatibility with surrounding land uses?

**Economic Development Incentives:** Should the Town consider offering economic development incentives for data center projects? If so, what types of incentives, if any, would be appropriate (e.g., infrastructure participation, fee waivers, tax increment financing, or other performance-based incentives)?

**Performance Metrics:** What performance metrics should a data center project be required to meet to be eligible for incentives? Examples may include capital investment, job creation, wage levels, renewable energy commitments, water conservation measures, waste heat recovery, public infrastructure improvements, or other community benefits.

Can we legally prohibit data centers?





# Thank You

## Questions

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