CoreSite
An American Tower Company

Community Questions
CoreSite's DE3 Data Center

GENERAL

Why do we need data centers?

Data centers are critical infrastructure, serving as the backbone of today's digital economy. Nearly every digital interaction passes through a data center, making us all consumers of data centers daily.

Data centers provide the infrastructure behind the technology to call 911 or other emergency services, pay utility bills or rent online, have a telehealth visit or send money to relatives through payment apps. They also enable us to use social media, send a text or WhatsApp message to check on family or bus arrival times on phones.

What customers will you serve in this data center?

Our existing customers provide common applications for everyday life, including e-commerce, online banking, telehealth, remote work, video streaming, online education and other typical uses.

We expect our new data center will attract technology and telecommunications companies, small- and medium-sized local Denver businesses, state and local government agencies, education and other industries.

Is this an AI data center?

No, we are not the hyperscale – or AI – data centers you read about in the news. In general, those are single-tenant data centers, built by one company to house only the single tenant's digital infrastructure. Hyperscale data centers often are used for training AI models.

That's not what we do. We operate multi-tenant data centers, which house dozens of businesses and organizations in one facility. Think of our data centers like malls, where companies are sharing power and water resources, making them more energy efficient than if each customer operated its own separate data center. They also provide customers an opportunity to meet and exchange data with each other – think of a streaming service that wants to be located near a cable company to ensure you can watch your favorite show.

Our data centers support a variety of uses, including common applications many people use every day, like when you're using a driving directions app and it reroutes you in real time because there's an accident on your route or when a streaming service recommends video content for you.

LOCATION

Why would you choose a location close to sensitive uses, like the senior housing?

We received our permit from the City of Denver to locate here a year before the senior housing project was permitted, so we were not initially aware of its existence and close proximity to our data center.

That said, data centers are essentially large office buildings and generally have less vehicular traffic and lower vehicle emissions than your average office, and they produce significantly fewer fumes and odors than those use cases that are typically found in industrial zoned areas.

However, no matter our neighbors, we are always committed to being good neighbors and supporting the local community. In the months ahead we'll continue our engagement with the GES community, including through the city-sponsored mediation process in the hope of fostering a constructive conversation with the community.Data centers exist because consumers, businesses, governments and communities depend on "digital everything."

CONSTRUCTION

When will the first building be complete?

DE3 is the first building at this location (a total of three buildings were approved in the site development plan), and we estimate that the first building will be completed in the summer 2026.

When do you plan to build the two additional buildings?

The site development plan for the parcel that includes DE3 allows for two other buildings in addition to DE3 – DE4 and DE5 – which are dependent on future customer demand. We expect DE3 will meet our customers' needs for the foreseeable future, so we don't anticipate constructing additional buildings on this site before 2030.

IMPACTS

How much power and water will DE3 use?

DE3 is designed at full load to utilize up to 18 megawatts of compute power, provided by Xcel Energy, and 230,000 gallons of water per day, supplied by Denver Water.

However, our facilities rarely use the maximum amount of power or water included in our plans.

Like an office building, a data center is designed to be able to accommodate maximum occupancy and power and water use from our customers but is rarely full at any given moment. On average our data centers utilize around 50% of the power and water they're designed for because our customers aren't all using their maximum capacity at the same time.

To put our water use in context, agriculture is the largest water user in Colorado, and just one Palisade peach grower uses ~288,000 gallons per day to irrigate peaches and other crops. Additionally, the formerly proposed soft drink bottling plant near DIA would have used 3.4 million gallons per day.

I've seen stories saying DE3 will use 805,000 gallons of water a day and 65-75 megawatts of power – which numbers are right?

The 805,000 gallons of water a day and 66 megawatts would encompass DE3, DE4 and DE5 at full load, which, as mentioned above, our facilities rarely use the maximum amount of power or water. Right now, we only have plans to build DE3. Our decision on whether or not to build DE4 and DE5 will be driven by customer demand in the future, and we don't anticipate that need until the 2030s.

What is the power and water used for in data centers?

Like all computer and telecommunications devices, our customers' equipment generates heat and needs to be kept cool to operate efficiently. Think about when your computer's fan turns on to cool down. The need for cooling is the same in data centers.

Data centers have two primary options for cooling: water or air. CoreSite typically uses water-based cooling because it's more efficient and uses less power than air cooling, but we tailor each site based on local resource availability. In Denver at DE3, that means water-cooling. We have an agreement with Denver Water to supply the water we need.

Keep in mind that multi-tenant data centers like those CoreSite operates are inherently more energy efficient than most on-premises enterprise data centers, because we're condensing dozens of companies' infrastructure into one purpose built-facility, rather than each of those companies using their own office building power and water to operate their on-premises data centers.

Will your data center impact air quality?

Data centers have very minimal air quality impact. Data centers are essentially large office buildings and generally have less vehicular traffic and lower vehicle emissions than your average office, and they produce significantly fewer fumes and odors than those use cases that are typically found in industrial zoned areas.

How often will the generators run?

Our permit from the Colorado Department of Public Health and Environment only allows us to use backup generators for emergency power (when we lose power to the facility) or for testing up to 25 hours per year. For context, the generators at our other locations run on average as few as 10 hours per year.

Is CoreSite building a new substation? Why?

If CoreSite builds the two additional buildings on the property (DE4 and DE5), we would also work with Xcel Energy to permit and build a dedicated electrical substation exclusively for our use, allowing the existing infrastructure to continue providing reliable electric service for the neighborhood.

This dedicated substation would be enough to power DE3, DE4 and DE5, so we would no longer be served by Xcel's North and Poder substations, returning that capacity to the grid for other uses.

Will power bills go up to pay for the new substation?

No. If we build the substation, CoreSite would cover 100 percent of both the substation's construction costs and the electrical system upgrades directly attributed to the substation, so residential electric power rates would not be impacted by the substation's construction or operation.

Why did you wait so long to talk to the community?

We followed the required steps of the City of Denver's planning process to design the site before being able to share features such as the building layout and area improvements with the community.

That said, community input and engagement are important to us. That's why we hosted two community meetings in partnership with Councilmember Watson, one in June 2024 and one in October 2024, and a job fair in July 2025. In addition, we've participated in multiple in-person meetings with the GES Coalition and answered many questions in writing. We've also met with Mayor Johnston and members of city council, who have toured our facilities.

Lastly, our team has also been involved in the local community. We've volunteered with organizations in GES, did a neighborhood cleanup during CoreSite's annual day of service and provided $50,000 in investments in community spaces, including building a new game room in the Swansea Recreation Center and creating a new digital community at the Jack A. Vickers Boys and Girls Club, which serves more than 60 families from the GES neighborhood.

Given our company's 20+ year history in Denver, our community service began long before our planned development in the GES area. Through our annual day of service, we have partnered with Brothers Redevelopment, Ronald McDonald House, Food Bank of the Rockies, Junior Achievement, the VA Veteran Service Center and Denver Parks and Recreation.

This important engagement will continue.

CONSTRUCTION

Will you sign the Good Neighbor Agreement the GES Coalition shared with you in February?

We've begun a city-sponsored mediation process in the hope of fostering a constructive conversation that could lead to a mutually acceptable agreement. We look forward to continuing that important dialogue with the GES community in the months ahead.

How will your data center benefit the GES community? This neighborhood feels left behind.

- DE3 already has or will directly result in:
- Extensive public infrastructure improvements for the GES neighborhood, including:
  - Expanding and improving adjacent public rights of way and enhancing sidewalks, crosswalks and curbs
  - Extensive soil mitigation and asbestos clean up remaining from the previous cement plant
  - Creating a public plaza with green space, picnic tables, lawn playing areas and benches
  - Planting 75 trees, 2,671 shrubs and 16,462 square feet of ground cover
- $50,000 investments in community spaces, including building a new game room in the Swansea Recreation Center and creating a new digital community (including refreshing STEM room computer equipment), at the Jack A. Vickers Boys and Girls Club, which serves more than 60 families from the GES neighborhood
- Upstream electric transmission infrastructure investment (with no impact to residential electric rates) which will deliver more reliable and consistent power to the surrounding neighborhood, along with upgraded fiber optic service for faster internet and WiFi connectivity for GES residents

Plus, the DE3 campus is estimated to generate $200 million in local tax revenue over 20 years, with that money supporting Denver Public Schools, Denver Public Libraries, special districts like Denver Water and Denver Fire and the City of Denver to support priorities like affordable housing.

How many jobs will this data center actually offer?

To date during construction, 175 construction jobs have been created. Plus, it's estimated that each direct job in the data center industry supports more than six jobs elsewhere.

We plan to hire about 20 long-term employees to operate DE3. CoreSite offers a training development program designed to help community members begin and progress in data center industry careers. Learn more here: https://www.coresite.com/blog/coresites-qualification-program-driving-career-opportunities-and-operational-excellence.

Is CoreSite open to supporting other initiatives or organizations in the GES neighborhood?

Yes, we are committed to being good neighbors and supporting the local community. We expect this to be part of our conversations with GES residents as part of the city-sponsored mediation process.