Project

Comprehensive regulatory strategy planning keeps data center on track

Summary

- A client aimed to assess a property near an existing combined-cycle electric generation facility for the development of a new data center campus in Ohio. The client needed to quickly understand potential permitting requirements, including environmental and zoning challenges, to inform project design decisions and identify permittable solutions so it could meet its aggressive implementation schedule.
- Drawing on our familiarity with the existing generation resource and extensive knowledge of federal, state, and local environmental regulations and zoning, Haley & Aldrich assessed potential project constraints associated with the site's development.
- We used this comprehensive assessment to provide targeted actions to help increase the client's understanding of the project's feasibility and the potential to streamline project development.

Client challenge

A client aimed to assess a property near an existing combined-cycle electric generation facility in Ohio for a new data center while also considering power generation sites across Ohio and Pennsylvania. To support design decisions and an aggressive implementation schedule, the client needed to quickly understand permitting, environmental, and zoning constraints across the site portfolio, identify readily permittable options, and prioritize where to begin development.

The client needed comprehensive regulatory guidance, particularly when it came to local and state regulations, which can be difficult to navigate without prior experience. It also needed to move quickly to understand the critical issues that could impact project feasibility and permitting timelines.

The client turned to Haley & Aldrich with this mission-critical work because of our responsiveness, technical knowledge, and understanding of the local context and permitting requirements.

Our approach

We took a holistic view of the potential site development objectives and constraints, considering factors such as the proximity to wetlands, floodplains, and cultural sites, which could complicate development by triggering additional permitting requirements. We also examined how different operating schedules and equipment selection scenarios for the data center could impact air permitting. This diagnostic air modeling shaped decision-making, allowing the client to prioritize selections for the design and operations scenarios that would meet regulatory requirements while avoiding costly project delays.

Value delivered

- Enabled our client to set its compliance strategy with air permitting scenarios and technical modeling
- Delivered a plan that would keep the project moving quickly and protect the client's investment
- Investigated environmental and operational parameters to inform strategic decisions for project development

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