



WHITE PAPER

AI Data Centers, Community Risk, and Regional Real Estate: Environmental, Legal, Housing, and Planning Implications for Western Pennsylvania

Comprehensive White Paper for Regulatory Advocacy, Community Risk Assessment,
Real Estate Practice, and AI Infrastructure Planning

Published September 12, 2026

Chris Dugan, Founder & CEO

Dugan AI LLC · Pittsburgh, Pennsylvania

dugan-ai.com

DISCLAIMER: This white paper is prepared for regulatory advocacy, community risk assessment, planning, and real estate education purposes only. It does not constitute legal, financial, or investment advice, and no part of it should be relied upon as legal counsel. Readers facing specific legal, transactional, or zoning questions should consult licensed professionals. This document is intended to support community groups, local planning boards, municipal leaders, regulators, public-interest counsel, Western Pennsylvania realtors, and economic development stakeholders evaluating AI data center infrastructure proposals and their housing-market implications. Legal citations, case outcomes, market statistics, and survey findings are drawn from publicly available sources and should be independently verified before use in any legal, regulatory, or transactional proceeding.

Executive Summary

Artificial intelligence infrastructure is reshaping the American landscape at unprecedented speed. U.S. data centers consumed 183 terawatt-hours (TWh) of electricity in 2024, more than 4% of national consumption, and that figure is projected to grow by 133% to 426 TWh by 2030 ([Pew Research Center](#)). With that growth come cascading environmental burdens: water depletion, diesel exhaust, grid stress, noise pollution, land conversion, and rising utility bills, impacts that fall disproportionately on communities already overburdened with pollution.

The legal and advocacy history associated with Erin Brockovich offers a critical framework for understanding these risks. The 1996 *Anderson v. PG&E* settlement, \$333 million for approximately 650 plaintiffs, established that corporations may face enormous legal and financial exposure when contamination silently harms communities whose concerns were suppressed or dismissed ([EBSCO Research Starters](#); [Exposure and Health](#)). Subsequent cases involving Kettleman Hills, Midland (Texas), Camp Lejeune, East Palestine, and xAI's Memphis data center illustrate how the same pattern recurs: invisible or under-reported contamination, disproportionate impact on vulnerable communities, delayed regulatory response, and large legal and financial consequences.

This edition expands the original environmental-justice white paper into a broader, all-encompassing resource that integrates three additional dimensions material to siting decisions in 2026:

- **Pittsburgh is seeing AI/data-center-linked out-of-market housing demand.** Realtor.com's Q4 2025 cross-market analysis reports that out-of-market buyer traffic to the Pittsburgh metro climbed from 30.5% to roughly 55% over six years, with Washington, DC the leading source. Realtor.com identifies Philadelphia and Pittsburgh as AI/cloud data-center development hubs and links this demand to large AI/data-center capital flows including Google/Blackstone investments in Pennsylvania and neighboring states (\$25B), Amazon's \$20B cloud commitment, and the Homer City redevelopment as a roughly \$10B data center complex ([Realtor.com, Nov. 2025](#)).
- **Consumer opposition and public acceptance risk are widespread and material.** A November 2025 Redfin/Ipsos survey of 4,000 U.S. residents (credibility interval ± 1.9 points) found 47% oppose AI data

centers in their neighborhood versus 38% who support, with AI data centers facing more opposition than apartment complexes or mixed-use developments ([Redfin](#)). A Gallup poll reports that roughly seven in ten Americans oppose constructing AI data centers in their local area, with nearly half strongly opposed ([Gallup](#)). Community-acceptance and political-legitimacy risk should now be treated as material siting risks alongside air, water, and grid risk.

- **Western Pennsylvania is a live case study** in balancing brownfield redevelopment, economic-development upside, water/energy/noise/health concerns, and real estate implications. The Pittsburgh Technology Council describes a Pennsylvania "data center and energy moment" featuring \$110B in announced investment and more than two dozen proposed facilities statewide, including a \$10B Homer City Energy Campus reportedly becoming the largest natural-gas-powered data center campus in the country ([Pittsburgh Technology Council, "Pittsburgh's Power Play"](#)). At the same time, PublicSource reporting documents active municipal debates in Springdale Borough and elsewhere over conditional-use review, water consumption, noise, and community benefits agreements, debates that mirror Loudoun County, Virginia's experience ([PublicSource](#)).

This white paper bridges environmental and legal precedent, public-health science, real-estate-market data, public-sentiment evidence, and Western PA project intelligence into a single resource designed for community coalitions, local planning boards, municipal leaders, state regulators, public-interest counsel, and Western PA realtors and economic development stakeholders evaluating whether proposed AI data center projects should be approved, conditioned, delayed, or denied, and how the resulting housing-market dynamics should be communicated to clients and constituents.

Table of Contents

1. Problem Statement
2. Data Center Environmental Burden
3. Lessons from Brockovich-Associated Community Health Cases
4. Real Estate and Housing Market Implications
5. Public Sentiment and Community Acceptance Risk
6. Western Pennsylvania Case Study
7. Methodology for Community Risk Assessment
8. Policy Recommendations and Precedent Mapping
9. Stakeholder Impact Matrix
10. Source Confidence and Evidence Tiers
11. Client Question → Better Answer → Documentation to Request
12. Planning Board Conditions Checklist
13. Claims Not Yet Ready for Core Reliance
14. Implementation Roadmap
15. Limitations and Caution
16. Defensible Bibliography

1. Problem Statement

The AI infrastructure boom represents one of the most significant industrial siting waves in modern American history. Between 2018 and 2022, the number of U.S. data centers more than doubled; driven by AI investment, that number doubled again by 2024 ([Lincoln Institute of Land Policy](#)). A typical AI-focused hyperscale facility consumes as much electricity as 100,000 homes; the largest facilities under construction are projected to use 20 times that amount ([Pew Research Center](#)).

These facilities arrive in communities under cover of opaque permitting processes, favorable tax incentives, and non-disclosure agreements that suppress public information. A review of 31 Virginia municipalities found that 80% had NDAs in place with data center developers, limiting public access to information about resource needs and potential impacts ([World Resources Institute](#)). Federal permitting reforms enacted in 2025 further shortened environmental review timelines, reducing opportunities for community input.

The regulatory architecture governing this buildout was designed for a different era. Air permits for backup diesel generators were written when a handful of standby units was typical, not the dozens or hundreds now deployed at hyperscale sites ([Center for Biological Diversity](#)). Water rights frameworks in drought-stressed western states did not anticipate facilities consuming up to 5 million gallons per day ([World Resources Institute](#)). And environmental justice screening tools like EPA's EJScreen, which provided cumulative burden analysis critical to assessing disproportionate impact, were removed from the EPA website in February 2025 ([Environmental Data and Governance Initiative](#)).

At the same time, real estate markets are absorbing the second-order effects: out-of-market buyer migration into AI/cloud hubs, rental and construction demand around large project sites, utility cost pass-throughs that affect affordability, and disclosure questions about proximity to high-noise, high-water, high-emissions facilities. The Brockovich-era cases teach us what happens when regulatory gaps are filled by litigation instead of prevention. The goal of this white paper is to ensure communities, planners, regulators, and real estate professionals have the evidence and policy frameworks to close those gaps before harm occurs, and to communicate accurately about the housing-market implications that are now part of the conversation.

2. Data Center Environmental Burden

Electricity Demand and Grid Stress

U.S. data centers consumed 176 TWh in 2023 (4.4% of national electricity) and 183 TWh in 2024 ([Lawrence Berkeley National Laboratory, 2024 U.S. Data Center Energy Usage Report](#); [Pew Research Center](#)). Demand is projected to reach 325–580 TWh by 2028 (6.7–12% of national consumption), with AI-specific servers consuming an estimated 165–326 TWh by 2028 alone ([LBNL](#)). Globally, the International Energy Agency projects data centers will consume 945 TWh annually by 2030, roughly Japan's current annual electricity use, double the 415 TWh consumed in 2024 ([Nature / IEA Energy and AI Report 2025](#)).

Geographic concentration creates acute grid stress. In 2023, data centers consumed approximately 26% of total electricity supply in Virginia and significant shares in North Dakota (15%), Nebraska (12%), Iowa (11%), and Oregon (11%) ([Pew Research Center](#)). In July 2024, a voltage fluctuation in northern Virginia triggered the simultaneous disconnection of 60 data centers, producing a 1,500-megawatt power surplus and requiring emergency grid adjustments ([Belfer Center, Harvard Kennedy School](#)).

The AI energy surge is prolonging fossil fuel dependence. As of 2024, natural gas supplied over 40% of electricity for U.S. data centers, with coal supplying approximately 15% ([Pew Research](#)). At least 15 coal plants had their planned retirements delayed since early 2025 to meet data center demand ([Yale Environment 360](#)). Goldman Sachs projects \$50 billion in new power-generation investment will be needed by 2030, with 60% coming from fossil gas ([Canary Media](#)).

Ratepayer impacts are already materializing. Data centers accounted for an estimated \$9.3 billion price increase in the PJM electricity market's 2025-26 capacity market, resulting in expected residential bill increases of \$18/month in western Maryland and \$16/month in Ohio. A Carnegie Mellon University study estimates data centers and cryptocurrency mining could drive an 8% increase in the average U.S. electricity bill by 2030, potentially exceeding 25% in northern Virginia markets ([Pew Research](#)).

Water Consumption

Mid-sized facilities use up to 300,000 gallons of water per day; large facilities consume up to 5 million gallons daily, comparable to a small town ([World Resources Institute](#)). Google's data centers consumed 5.2 billion gallons in 2023, a 20% increase year-over-year ([Metech Recycling](#)). By 2028, AI-related U.S. data centers could require up to 32 billion gallons annually ([WRI](#)). A Cornell study found current AI growth rates would drain 731–1,125 million cubic meters of water per year by 2030, equivalent to 6–10 million Americans' annual household use ([Cornell Chronicle](#)).

Two-thirds of all data centers built or in development since 2022 are sited in water-stressed areas including southern Arizona, the Colorado River Basin, and Texas ([WRI](#)). Phoenix data center cooling water use is projected to increase 870%, from 385 million to over 3.7 billion gallons per year ([Ceres](#)). Indirect water consumption through electricity generation added approximately 211 billion gallons in 2023 ([EESI](#)).

Residents near data centers in Beverley, Georgia have reported aquifer depletion draining private wells ([UAB Human Rights Program](#)).

Air Emissions: Backup Generators and On-Site Generation

Large data centers require tens of megawatts of backup power distributed among dozens or hundreds of diesel generators. Diesel generators emit fine particulate matter, NO_x, SO₂, CO, and VOCs ([Piedmont Environmental Council](#)), and can emit 200–600 times more NO_x than natural gas plants per equivalent unit of energy ([UAB Human Rights Program](#)). A Virginia analysis found even limited backup generator use could be associated with nearly \$300 million in annual public health costs and 14,000 asthma-related health impacts across multiple states ([WRI](#)). A 2025 Environmental Health Project model found U.S. data centers in 2030 could cause approximately 600,000 asthma symptom cases and 1,300 premature deaths annually (\$20B+ public health burden) ([Environmental Health Project](#)).

The **xAI / Colossus case** is the paradigm example of permitting failure: 33 unpermitted methane gas turbines at the Colossus 2 data center in Southaven, Mississippi (adjacent to Memphis), with potential emissions of 2,508 tons of NO_x per year, located near predominantly Black communities already overburdened with industrial pollution; the nearest neighborhood, Boxtown, faces a cancer risk four times the national average ([Earthjustice, NAACP v. xAI; NAACP Notice of Intent](#)).

Land Use, Noise, E-Waste, and Tax Burden

The average data center site covered approximately 224 acres in 2024, a 144% increase since 2022; hyperscale facilities can exceed 1,000 acres ([WRI](#)). Data centers generate noise levels that may exceed 90 dB at source. EPA 1974 guidelines prescribe maximums of 55 dB daytime / 45 dB nighttime; modern urban health standards call for 50/45/40 dB to prevent adverse health effects ([Environmental Health Project](#)). Hardware cycles of 3–5 years generate significant e-waste streams ([Mender](#)). A University of Michigan analysis found data center tax breaks often fail to deliver promised economic benefits; large data centers may employ as few as 25 permanent workers ([University of Michigan Ford School](#)).

Environmental Justice Siting Patterns

A national review of ~700 U.S. data centers found nearly half are in census tracts with above-median environmental burdens (CDC Environmental Justice Index) ([WRI](#)). EDGI found that communities of color within one mile of EPA-regulated data centers face worse air pollution than other communities near data centers and the typical national median community, with statistically significant associations ($p < 0.001$) between percent people of color and PM_{2.5}, NO₂, and diesel particulate matter ([Environmental Data and Governance Initiative](#)). EPA removed EJScreen from its website in February 2025 ([EDGI](#)).

Impact Pathway Matrix

Impact Category	Mechanism	Receptor Population	Key Metrics	Authoritative Source
Electricity demand / grid stress	Hyperscale data center load growth	All ratepayers; fossil-dependent regions	4.4% of U.S. electricity in 2023; projected 6.7-12% by 2028	LBNL 2024
Ratepayer harm	Infrastructure cost pass-through	Low-income households	\$9.3B PJM capacity increase; \$16-18/mo per household	Pew
Water depletion (direct)	Cooling tower evaporation	Water-stressed communities	Up to 5 MGD per large facility; up to 32B gal/yr by 2028	WRI
Water depletion (indirect)	Power generation water use	Regional water users	211B gallons indirect in 2023; +870% projected in Phoenix	EESI ; Ceres
Air emissions (diesel PM/NOx)	Backup generator use	Residents within 1 mi; children; elderly	200-600x more NOx than gas; \$300M annual VA health costs	WRI
Air emissions (on-site turbines)	Continuous/routine generation	Adjacent communities	2,508 tons NOx/yr (xAI); 1,300 premature deaths/yr (model)	Earthjustice ; EHP
Grid decarbonization delay	Coal plant retirement postponement	Downwind communities	≥15 coal plant retirements delayed	Yale E360
Noise pollution	Cooling fans; generator testing	Residents within 500m-1 mi	≤90 dB source; sleep / cardiovascular effects	EHP
Land conversion	Rezoning of farmland	Agricultural communities	224-acre avg site (+144% since 2022)	WRI
E-waste / leachate	Decommissioning; landfill disposal	Soil and groundwater	Lead, mercury, cadmium leaching	Mender
EJ cumulative burden	Siting in overburdened tracts	Communities of color; low-income	~50% in above-median EJ burden tracts; p<0.001 racial disparity	WRI ; EDGI

3. Lessons from Brockovich-Associated Community Health Cases

Hinkley / PG&E (*Anderson v. Pacific Gas & Electric*)

Between 1952 and 1966, Pacific Gas & Electric used hexavalent chromium (chromium-6) as a rust inhibitor in cooling towers at its Hinkley, California compressor station. Approximately 370 million gallons of chromium-tainted wastewater were discharged into unlined spreading ponds, percolating into groundwater supplying private wells ([Wikipedia, Hinkley](#)). PG&E did not notify the Lahontan Regional Water Quality Control Board until December 7, 1987, more than 20 years after the discharges ended ([PMC / Exposure and Health](#)).

The class-action lawsuit (*Anderson, et al. v. PG&E*, BCV 00300) settled July 2, 1996 for **\$333 million** (\$651M in 2024 dollars). Follow-up litigation settled for \$295M (2006) and \$20M (2008); the parallel Kettleman Hills case settled for \$335M (2006). By 2013, PG&E had spent over \$750 million on remediation alone; total exposure exceeded \$1 billion ([Wikipedia, Hinkley](#)).

Caution on causation. Whether chromium-6 exposure caused cancer in specific Hinkley residents has been scientifically contested. Center for Public Integrity found methodological flaws in epidemiology purporting to "debunk" the cluster ([Center for Public Integrity](#)). ChemRisk, working with PG&E since 1995, had a key 1997 publication retracted by the Journal of Occupational and Environmental Medicine for failure to disclose financial conflicts ([Wikipedia, Hinkley](#)). Scientific causation was alleged but not conclusively established as a legal matter; the case settled, meaning no judicial finding of causation was made.

Other Brockovich-Associated Matters

- **Kettleman Hills, CA (2006):** \$335M settlement; same PG&E natural gas pipeline contaminant pattern.
- **Prime Tanning / Cameron, MO (2009):** Alleged brain tumor cluster from hexavalent-chromium leather waste; state epidemiologist found the numbers were not abnormally high.
- **Midland, TX (2009):** Alleged hexavalent chromium in 40+ home water supplies; no final legal outcome publicly documented.
- **Beverly Hills USD (2003–2007):** 300 cancer cases alleged from on-campus oil wells; summary judgment for defendant; district awarded \$450K costs. **Caution case:** advocacy does not guarantee scientific validation.
- **Camp Lejeune (2022–present):** Camp Lejeune Justice Act allows suit against the federal government; VA has associated 15 health conditions with the contamination ([PMC / Baylor](#); [Public Radio East](#)). **Strongest documented causal link** in Brockovich-adjacent advocacy.

- **East Palestine, OH (2023–present):** Norfolk Southern offered a \$600M class-action settlement to residents within a 20-mile radius. Brockovich's role was advocacy/organizing; counsel-of-record was separate ([CNS Maryland](#); [EHN](#)).

Cross-Case Lessons for AI Infrastructure Advocacy

17. **Delayed disclosure of known contamination,** PG&E waited 25+ years; Camp Lejeune was concealed for decades. NDAs, self-reporting of emissions, and absence of mandatory baseline health studies create the conditions for similarly delayed discovery in the data center context.
18. **Corporate-sponsored science to delay regulation,** ChemRisk's PG&E-funded studies delayed California drinking water standards.
19. **Cumulative exposure in already-burdened communities,** Hinkley combined chromium with naturally occurring lead and uranium; Boxtown (Memphis) faces 4x national cancer risk from pre-existing industrial sources.
20. **Long-latency health effects** create litigation and compensation challenges; statute-of-limitations reform may be needed.
21. **Community organizing and media attention** are essential regulatory catalysts in every case.
22. **Settlements occur without definitive causation findings,** large settlements represent corporate risk management, not concessions of liability. Camp Lejeune is the exception, with ATSDR/VA scientific findings.

4. Real Estate and Housing Market Implications

4.1 Out-of-Market Demand: The Pittsburgh Signal

A November 2025 Realtor.com cross-market analysis identifies Pittsburgh as one of the U.S. metros where AI jobs and data center development are now influencing homebuyer flows. Out-of-market buyer traffic to Pittsburgh increased from 30.5% to roughly 55% over six years, with Washington, DC reported as the primary source of out-of-market interest. Realtor.com describes both Philadelphia and Pittsburgh as AI/cloud data-center development hubs and ties the demand signal to large AI/data-center capital flows, including Google/Blackstone commitments in Pennsylvania and neighboring states (cited at roughly \$25B), Amazon's roughly \$20B cloud investment, and the Homer City redevelopment as a roughly \$10B data center complex ([Realtor.com, Nov. 2025](#)).

4.2 Balanced Interpretation: Tailwinds and Localized Risks Coexist

The Realtor.com signal is consistent with two simultaneous and equally legitimate readings:

- **Regional tailwinds.** Inbound buyer migration, construction-workforce rental demand near large project sites (e.g. Homer City and Project Phoenix), and capital-spend induced economic activity

historically support absorption in entry-level housing, multifamily, and adjacent service-economy housing tiers. Allegheny County has hosted 22 active data center facilities for years across Pittsburgh, Wilkinsburg, Ross Township, Tarentum, and New Castle with no documented residential property value decline attributable to those facilities, a local precedent realtors can cite when asked whether a nearby data center affects home prices.

- **Localized proximity risk.** National and case-study evidence shows that immediate adjacency to large industrial-scale facilities can create concerns about noise, water permits, utility infrastructure, and disclosure obligations that warrant direct conversation with buyers and sellers. National analysis suggests fewer than 1% of host ZIP codes see value declines attributable to data center proximity, but the localized exceptions are the cases buyers and sellers need explicit guidance on.
- **Affordability pressure.** Utility cost pass-throughs documented in PJM markets ([Pew Research](#)) and ongoing Duquesne Light/West Penn Power rate adjustments are a real second-order channel by which AI infrastructure influences household budgets and affordability, independent of any direct change in home values.
- **Disclosure questions.** Where a property is adjacent to an active, approved, or under-construction site (within roughly 1–2 miles), buyer counsel and listing agents should expect to address noise modeling, water permit conditions, and any community benefits agreement terms before closing.

4.3 Western PA Housing Impact, Risk/Reward Matrix

Location Type	Risk	Opportunity	Realtor Guidance
Adjacent to active site (within 1-2 miles)	Higher	Moderate	Existing owners may see site-acquisition interest. Buyers should require full disclosure on noise, water permits, and utility infrastructure plans before closing.
Indiana / Beaver / Greene / Westmoreland / Washington / Lawrence Counties (project-bearing counties)	Moderate	High	Job growth drives rental and entry-level housing demand. Near-term housing absorption likely in 2027–2029 horizon. Advise sellers on timing; advise buyers on price-appreciation upside vs. local proximity considerations.
South Hills / North Hills / Pittsburgh proper (Allegheny Co.)	Low	High	22 data centers already operating here with no documented residential value impact. Benefits from regional tax base and job growth. AI buildout is a tailwind; standard market fundamentals apply.
Broader Metro Pittsburgh	Very Low	Moderate-High	Utility rate pressure is the primary risk. Property value fundamentals driven by local market dynamics. Springdale AI Center (Approved, 180 MW) is the local precedent for brownfield redevelopment.

4.4 Real Estate Reporting Notes and Caveats

This section relies on Realtor.com's published cross-market analysis as a real-estate-platform Tier-2 source (see Source Confidence). Investor-portal pricing claims about specific Western PA counties (e.g. Washington County), for example, those circulated on real-estate-investor blogs, should be corroborated against MLS data, county recorder filings, Zillow/Redfin/Realtor.com series, and FHFA House Price Index releases before being communicated to clients as definitive. See the Claims Not Yet Ready for Core Reliance box.

5. Public Sentiment and Community Acceptance Risk

5.1 National Survey Evidence

- **Redfin / Ipsos (November 2025).** A survey of 4,000 U.S. residents (credibility interval ± 1.9 percentage points) found 47% oppose AI data centers being built in their neighborhood and 38% support, meaning AI data centers face more opposition than apartment complexes or mixed-use development. Top concerns include strain on electricity and water, higher energy costs, environmental concerns, noise, industrial-scale structures, and AI-related job displacement fears ([Redfin](#)).
- **Gallup.** Roughly seven in ten Americans oppose constructing AI data centers in their local area, with nearly half strongly opposed. Concerns include resource use, water, energy, pollution, utility bills, and quality of life ([Gallup](#)).

5.2 Implications for Political, Legal, and Zoning Risk

Both surveys imply that **community acceptance and political legitimacy are now first-order siting risks**, not soft secondary considerations:

- **Zoning and conditional use:** Local elected officials face strong baseline opposition. Conditional-use review, special exception hearings, and rezoning votes are credible inflection points where projects can be delayed, denied, or substantially conditioned.
- **Referenda and moratoria:** Where state law permits, expect ballot questions, moratoria, and ordinance-revision drives modeled on Loudoun County, Virginia and analogous jurisdictions.
- **Legal exposure to procedural challenge:** Permit decisions made without adequate public input are vulnerable to challenge under state administrative-procedure and land-use statutes.
- **Reputational and political risk to host municipalities:** Officials who approve poorly conditioned projects face electoral exposure and may transfer risk to successors and taxpayers.
- **Risk to operators:** Projects with weak community-acceptance footings face higher litigation, delay, and amendment costs over the operating life of the facility.

For Western Pennsylvania, the Brockovich AI Data Center Map crowd-sourced effort produced 195 reports across 92 Pennsylvania ZIP codes in less than 30 days, with Homer City's ZIP 15748 ranking in the top five PA ZIP codes for community concern (dcmmap.us, May 2026). The national-survey direction is locally observable in Western PA.

6. Western Pennsylvania Case Study

Western Pennsylvania is in the middle of the AI infrastructure buildout, not on the sidelines. The Pittsburgh Technology Council describes a Pennsylvania "data center and energy moment" featuring \$110B in announced statewide investment and more than two dozen proposed facilities, including a \$10B Homer City Energy Campus reportedly becoming the largest natural-gas-powered data center campus in the country, plus activity in Beaver Valley and Springdale Borough ([Pittsburgh Technology Council, "Pittsburgh's Power Play"](#)).

6.1 September 2026 Project-Status Update: What Changed

The Western Pennsylvania project map has moved from a generic "proposed projects" narrative into a more differentiated municipal-risk picture. Some projects have advanced materially, some are being constrained by new ordinances, and several remain tracker-only or land-advertisement leads that should not yet be described to clients as approved development.

- **Upper Burrell moved from proposed to partly operational, and the moratorium deadline is now a hard calendar item.** TribLIVE reports that TECfusions' Keystone Connect Building J has been live since June 2026, while PublicSource reports that Upper Burrell's 180-day moratorium expires **Nov. 2, 2026**, not Nov. 11 as shown in the screenshot lead ([TribLIVE](#); [PublicSource](#)). Protect PT and two residents filed a land-use appeal on Aug. 25, 2026 challenging the township's Aug. 5 land-development approval, making this the region's cleanest "operational building plus contested entitlement" example ([TribLIVE](#)).
- **Homer City is now an active construction, labor, logistics, and Amazon-negotiation story.** Homer City Redevelopment reports a 3,200-plus-acre campus with up to 4.4 GW of power potential, while WCCS reports that an Indiana County planning agenda describes Amazon proposing roughly 2,200 acres, 39 data centers, 1,500-2,000 permanent jobs, and no requested local tax incentives across Center and Blacklick townships ([Homer City Redevelopment](#); [WCCS Radio](#)).
- **Springdale is approved locally but still moving through county review, and its load may be larger than the original public figure.** The borough approved the former Cheswick Generating Station data center plan by a 5-2 vote with 19 conditions, but TribLIVE later reported a redesigned "Springdale Dynamo" with demand that could rise as high as 330 MW compared with the 180 MW originally approved, plus a delayed county public meeting after a developer-requested extension ([PublicSource](#); [TribLIVE](#); [TribLIVE](#)).

- **Beaver County now includes a true under-construction anchor and a separate marketed-site lead.** Aligned Data Centers announced a Sept. 10, 2026 groundbreaking for Project Phoenix, a 2 GW, 2 million-square-foot, three-facility campus at Shippingport Industrial Park with dedicated onsite power and claimed zero-water operational cooling, while the Fezzik Aliquippa item remains a marketed site tied to a 496 MW power package rather than a municipal approval ([Aligned Data Centers](#); [Aliquippa site marketing package](#)).
- **Washington County is becoming the ordinance laboratory, but the sources require caution.** South Strabane has approved data center and noise/dust ordinances with a 1,500-foot setback, Starpointe's active applicant is Prime Data Centers in Hanover Township rather than Next Generation Land in Burgettstown, Champion remains an unverified seller-listing lead, and Smith Township's signed ordinance provisions should be checked directly before relying on secondhand codified text ([Observer-Reporter](#); [Observer-Reporter](#); [Next Generation Land](#); [Smith Township public notice](#)).
- **Some map items should be downgraded for client communication.** PublicSource reports that Stowe Township officials and SunCap executives now say no data center is planned at the McKees Rocks/Rock Point industrial site, despite earlier public discussion of a possible data center use ([PublicSource](#); [WPXI](#)).

6.2 Western PA Project Status and Impact Matrix (September 2026)

Project / jurisdiction	Current defensible status	Site, scale, and impact points for planning and real estate communication
TECfusions "Keystone Connect" AI Campus, Upper Burrell Township, Westmoreland County	Partly operational; under moratorium/ordinance review and land-use appeal.	Building J is reported operational for AI/HPC GPU workloads, while TECfusions plans eventual dual utility and onsite microgrid generation and a potential 3 GW scale (TribLIVE). Community impact issues include transparency, zoning authority, noise, onsite natural-gas generation, and whether prior Alcoa/Arconic approvals can support current data center use (PublicSource).
Upper Burrell moratorium, Westmoreland County	In force; 180-day moratorium expires Nov. 2, 2026 while ordinance revisions continue.	The moratorium does not appear to halt already-issued Building J permits, and Upper Burrell's draft ordinance process was still active in September 2026 (PublicSource ; Upper Burrell Township). Realtors should treat this as a disclosure and due-diligence flag for nearby properties, not as evidence the project has been blocked.
Homer City Energy + AI Campus, Center Township and Blacklick Township, Indiana County	Under construction for the power campus; Amazon data center tenancy/proposal under public review.	Homer City Redevelopment describes a 3,200-plus-acre former coal-plant campus with up to 4.4 GW of power

Project / jurisdiction	Current defensible status	Site, scale, and impact points for planning and real estate communication
		potential, and WCCS reports that Amazon's planning-agenda proposal covers roughly 2,200 acres, 39 data centers, 1,500-2,000 permanent jobs, and no requested local tax incentives (Homer City Redevelopment ; WCCS Radio). The screenshot's "MW" capacity string should be treated as an OCR error; the defensible values are GW-scale.
Springdale AI Data Center Redevelopment, Springdale Borough, Allegheny County	Approved locally with conditions; county review/public-meeting process still pending.	Springdale approved the former Cheswick Generating Station redevelopment by a 5-2 vote with 19 conditions, and later reporting says the redesigned Springdale Dynamo could rise as high as 330 MW versus the 180 MW originally approved (PublicSource ; TribLIVE). Realtor-facing impact is neighborhood adjacency: the site abuts residential areas on three sides and still requires careful tracking of county, health, DEP, water, and sewer approvals.
Stonebridge Lawrence Data Center, Mahoning Township and North Beaver Township, Lawrence County	Delayed / adverse zoning decision; potential court-appeal window.	New Castle News reports a 569-acre, 16-building proposal at the former Powder Mill Works property, and WKBN via Yahoo reports that North Beaver's zoning hearing board unanimously denied Stonebridge's appeal on Sept. 10, 2026, leaving 30 days to appeal (New Castle News ; WKBN via Yahoo). This is the region's clearest example of procedural defeat after late ordinance changes and pending-ordinance disputes.
Fezzik Aliquippa Data Center, Aliquippa, Beaver County	Proposed / land being marketed; no local approval verified.	The land-marketing package advertises 71 Woodlawn Road as a 496 MW development site using two 248 MW gas plants, 28 acres for the data center, and 15 acres for a future Duquesne Light substation, while Oil & Gas Watch separately lists a proposed ~500 MW Fezzik Energy power plant expected in 2028 (Aliquippa site marketing package ; Oil & Gas Watch). The screenshot's 86-acre value remains unverified.

Project / jurisdiction	Current defensible status	Site, scale, and impact points for planning and real estate communication
Project Phoenix / Shippingport Industrial Park, Shippingport, Beaver County	Under construction; groundbreaking announced Sept. 10, 2026.	Aligned Data Centers announced Project Phoenix as a 2 GW, 2 million-square-foot, three-facility campus at Shippingport Industrial Park with dedicated onsite power and zero-water operational cooling claims (Aligned Data Centers). The former Bruce Mansfield / Shippingport brownfield remains central to the economic-development narrative, but the screenshot's 3,600 MW and 477-acre values should be quarantined as unverified because the developer's current public figure is 2 GW.
McKees Rocks / Rock Point Industrial Site, Stowe Township, Allegheny County	Watchlist only; current public statements say no data center is planned.	WPXI reported in 2025 that SunCap discussed a possible data center at the 72-acre former Pressed Steel Car Company site along Nichol Avenue, but PublicSource reported in August 2026 that Stowe Township's solicitor and SunCap executives said no data center is currently planned and no proposal is before commissioners (WPXI ; PublicSource). This row should remain in the white paper as a caution against overstating rumor, preliminary conversation, or speculative zoning chatter.
Starpointe Data Center Project, Hanover Township / Burgettstown area, Washington County	Proposed; conditional-use hearings in progress, no decision.	Observer-Reporter reports that Prime Data Centers is seeking conditional-use approval for a seven-building campus at Starpointe Business Park in Hanover Township near Burgettstown, while RealClearPennsylvania reports a 126-acre footprint, 1.7 million square feet, and a 450 MW gas plant; Observer-Reporter reported roughly 155 acres under contract from ALTIAN Development (Observer-Reporter ; RealClearPennsylvania). The screenshot should be corrected: this is not a simple Next Generation Land/Burgettstown 800-acre active proposal.

Project / jurisdiction	Current defensible status	Site, scale, and impact points for planning and real estate communication
Champion Data Center Project, unverified Western PA tracker lead	Seller listing / preliminary market lead only.	Next Generation Land's official listing describes a 1,000-plus-acre, fully zoned industrial brownfield redevelopment with roughly 5 GW campus potential and 300-plus MW of PJM interconnection history, but the public listing does not state Robinson Township, Washington County, Route 257, or an approved 300 MW project (Next Generation Land). Keep this as a marketed site with unverified location, not an approved or municipal-filed project.
Fort Cherry Development District, Robinson Township, Washington County	Proposed/partly built industrial district with a proposed dedicated power-generation facility.	Imperial Land describes Fort Cherry as a Robinson Township development district with Phase 1 constructed, three pad-ready sites, sites up to 100 acres, full buildout potential around 6 million square feet, and a strategic alliance for power generation serving data centers and other high-energy businesses (Imperial Land). WJPA reports the Liberty Energy/Imperial Land/Range Resources alliance for a dedicated power facility, but no project-specific data center approval or MW capacity was verified (WJPA).
Smith Township zoning restriction, Washington County	Data center regulations publicly noticed / adopted in ordinance history, but full signed provisions still need direct township verification.	A Smith Township public notice advertised an ordinance amending the township zoning ordinance to establish data center regulations, and Zoneomics reproduces Smith Township definitions and ordinance history showing Ord. No. 2025-2 dated Aug. 18, 2025, but the full signed provisions were not retrievable in the research set (Smith Township public notice ; Zoneomics, Chapter 2). This is a weak cell until the signed ordinance is obtained from the township or Washington County Law Library.
South Strabane zoning restriction, Washington County	Adopted data center and noise/dust ordinances; no Zediker project approval.	Observer-Reporter reports that South Strabane supervisors unanimously adopted data center and noise/dust ordinances in June 2026, retaining a 1,500-foot setback that leaves roughly 651 of CNX's approximately 1,400

Project / jurisdiction	Current defensible status	Site, scale, and impact points for planning and real estate communication
		acres usable; a separate fossil-fuel generation ordinance was still being drafted (Observer-Reporter). This is a model of closing a regulatory gap before a formal application arrives.
Zediker Station Data Center, South Strabane Township, Washington County	Marketed site; no application filed as of the cited local reporting.	JLL markets the CNX-owned Zediker Station property as roughly 1,500 acres with 400 buildable acres and potential 500-700 MW onsite generation, but Observer-Reporter reported no current applications at the time South Strabane adopted its ordinances (JLL ; Observer-Reporter). The key impact is ordinance exposure: the setback materially changes usable acreage and project economics.
Project Hummingbird, Monongahela Township, Greene County	Proposed with Phase 1 land development approved.	Pennsylvania's Office of Transformation & Opportunity and Observer-Reporter identify Project Hummingbird as a former Robena Mine redevelopment along the Monongahela River with a 910 MW power island, 1,400-acre eventual complex, and 309 acres disturbed in Phase 1; Greene County planners approved Phase 1 for grading/reclamation, two gas turbines, water treatment, domestic water, and sewer infrastructure while later data center approvals remain separate (PA Office of Transformation & Opportunity ; Observer-Reporter).

6.3 What This Means for Western PA Realtors

The realtor-facing takeaway is not “data centers are good” or “data centers are bad.” The professional standard should be location-specific, status-specific, and documentation-specific.

- **Use a five-status language.** Describe projects as operational, approved/conditioned, under construction or early work, proposed/under hearing, or tracker-only/watchlist. Avoid presenting all mapped projects as equivalent.
- **Separate economic demand from nuisance risk.** Construction workforces, incoming technical staff, and industrial reinvestment can increase rental demand and out-of-market buyer interest, while noise, water, air, utility-bill, and visual-impact concerns can depress buyer confidence close to a site.

- **Ask for documents, not assurances.** For homes near mapped projects, the defensible realtor checklist should include the municipal docket, conditional-use decision, ordinance text, water-impact study, noise study, air permit, power-supply plan, emergency-response plan, and decommissioning/security requirements.
- **Flag uncertainty without giving legal advice.** Realtors should not characterize a project as blocked, approved, safe, harmful, or inevitable unless the public record supports that characterization.
- **Treat power-generation components as separate risk multipliers.** A data center powered by onsite gas turbines or dedicated generation raises different air, noise, water, and ratepayer questions than a smaller grid-served facility.

6.4 Why Western PA Has a Structural Siting Advantage

- **Marcellus Shale natural gas** supplies low-cost energy central to Homer City, Upper Burrell, Beaver County, Washington County, and Greene County siting narratives.
- **Legacy industrial / brownfield sites:** Homer City, TECfusions/Alcoa, Springdale/Cheswick, Shippingport/Bruce Mansfield, Project Hummingbird/Robena, Aliquippa, and Stowe Township all reflect a regional strategy of repurposing industrial or energy assets rather than developing only greenfield suburban campuses.
- **Existing power infrastructure** with grid capacity, gas pipelines, transmission corridors, and former power-station interconnections gives developers a faster path to large-load siting than many other Eastern U.S. markets.
- **Carnegie Mellon University and Pittsburgh's AI economy** reinforce the market narrative connecting AI infrastructure, cloud jobs, and out-of-market housing demand.
- **Geographic spread:** The project map now spans Westmoreland, Indiana, Allegheny, Beaver, Lawrence, Washington, and Greene counties, meaning the issue is regional rather than confined to one municipality.

6.5 Western PA Energy Costs and Legislative Response

- **Duquesne Light:** approximately 15% rate increase in recent adjustments, driven in part by grid upgrade costs tied to rising data center load.
- **West Penn Power:** approximately 9% rate increase in the same period.
- **PA House HB 1834:** Passed the House in early 2026. Directs the PUC to require data centers over 25 MW to bear grid upgrade costs, mandate energy and water reporting, and adopt clean energy procurement ramps. Senate vote pending. Outcome directly affects household utility rate trajectory and the ratepayer-protection conversation for Western PA.

6.6 Western PA Municipal Process and Loudoun County Lessons

PublicSource reporting documents that Western Pennsylvania data center debates are now centered on local control, zoning, conditional-use review, community benefits agreements, water consumption, power needs, and noise concerns, explicitly drawing on lessons from Loudoun County, Virginia. Springdale Borough's conditional use review is a leading local example of binding municipal dialogue and the procedural inflection points where community concerns are legally cognizable ([PublicSource](#)).

The updated local record adds four policy lessons. First, Upper Burrell shows that moratoria must define grandfathering, permit status, and ordinance timing clearly. Second, South Strabane shows that setbacks, noise/dust ordinances, and fossil-fuel generation rules can be adopted before an application arrives. Third, Stowe Township shows why public communication should distinguish possible industrial reuse from an actual application. Fourth, Pennsylvania Executive Order 2026-05 changes leverage by removing data centers from Permit Fast Track, tying tax-exemption treatment to GRID compliance, and directing DEP not to issue permits until required local approvals are in hand ([Pennsylvania Governor's Office](#); [Spotlight PA](#)).

6.7 What to Watch in the Next 12–18 Months

- **Upper Burrell:** Nov. 2, 2026 moratorium expiration, outcome of the TECfusions land-use appeal, final township ordinance language, and whether future phases require special exception or conditional-use review.
- **Homer City:** Amazon's planning-agenda pathway, construction workforce impacts, traffic management, water and air permitting, and the timing of 4.4-4.5 GW power-campus milestones.
- **Project Phoenix / Shippingport:** Construction sequencing after the Sept. 10, 2026 groundbreaking, dedicated onsite power details, gas-generation permits, zero-water cooling claims, and any CBA or host-community commitments tied to the former Bruce Mansfield site.
- **Washington County:** Starpointe conditional-use hearings and PA DEP air review; South Strabane ordinance implementation; signed Smith Township ordinance verification; and whether Champion/Fort Cherry/Zediker move from land/power marketing into formal applications.
- **Lawrence County:** Whether Stonebridge appeals the Sept. 10, 2026 North Beaver denial to court and how Mahoning Township resolves its parallel proceeding.
- **Springdale:** Enforcement of the 19 conditions, especially noise, landscaping, screening, truck routing, and neighborhood-interface measures.
- **Stowe / McKees Rocks:** Any actual filing that would change the current “no data center planned” status.
- **Project Hummingbird:** Phase 1 permit completion, FERC/PJM treatment of excess power, water withdrawal/treatment approvals, and construction start.
- **State-level law and executive implementation:** PA Senate action on HB 1834, implementation of Executive Order 2026-05, PUC rulemaking on grid-upgrade cost allocation, and SB 1345's pending proposal to allow local governments to impose up to 18-month moratoria.

7. Methodology for Community Risk Assessment

A defensible community risk assessment framework should integrate environmental screening, health baseline documentation, exposure pathway analysis, and cumulative burden evaluation. EPA's draft cumulative impacts framework directs that cumulative-impact work should center human health and quality of life, focus on disproportionate and adverse burdens, use fit-for-purpose assessment, engage community lived experience, and rely on available data ([EPA cumulative impacts framework](#)). CDC/ATSDR guidance emphasizes that local health departments play the primary role in examining unusual cancer patterns, while cautioning that statistical challenges can make direct association with environmental factors difficult ([CDC/ATSDR cancer and environmental concern guidelines](#)).

Community Risk Assessment Methodology Matrix

Phase	Step	Methods / Tools	Data Sources	Output
1. Site Screening	EJ burden baseline	EJScreen (archived), CDC EJI, CalEnviroScreen, EJAM	Census, EPA, CDC	EJ percentile scores; cumulative burden ranking
	Demographic mapping	Census block-group analysis	ACS, Census Bureau	Race/ethnicity, income, age, health status
	Existing source inventory	TRI, permits, monitor data	EPA AQS, EPA TRI, state agencies	PM2.5, NO2, diesel PM baseline
	Water stress	USGS, aquifer studies	USGS, EPA, state water boards	Baseline availability; drought risk
2. Exposure Pathways	Air	AERMOD/CALPUFF, wind rose	Permit apps, met data	PM2.5, NOx, formaldehyde at receptors
	Water	Groundwater flow; surface proximity	USGS, state water boards	Domestic well + surface water risk
	Noise	Acoustic modeling; field measurement	State noise standards, EPA 1974	dB at boundaries; sensitive receptors
	Grid/energy	Regional load; coal retirement review	PJM, utility IRP filings	Carbon attribution; reliability risk
3. Health Baseline	Surveillance review	Cancer, asthma, respiratory rates	CDC WONDER, state registries, ATSDR	Pre-project health status
	Sensitive population mapping	Schools, hospitals, ALFs, playgrounds	GIS, local government	Radius analysis
	Biomonitoring baseline	Voluntary blood/urine screening	NHANES, state public health	Pre-exposure biomarkers

Phase	Step	Methods / Tools	Data Sources	Output
4. Cumulative Burden	Stressor stacking	Existing + projected	Phase 1-3 data	Net cumulative burden index
	Proportionality	Burden vs. demographics	EJ tools, Census	Disparate impact finding
	Thresholds	Compare to NAAQS, MCLs, WHO	EPA, WHO, state standards	Exceedance risk
5. Documentation / Monitoring	Baseline report	Compile Phase 1-4 pre-permit	All above	Pre-construction baseline
	Ongoing monitoring	Air monitors, water tests, noise	Community/third-party	Real-time surveillance
	Health event surveillance	Asthma ER visits, respiratory illness	State health depts. hospitals	Post-construction trend monitoring

Key caution: Statistical detection of cancer clusters requires large populations, comparable case definitions, accurate residential histories, and sufficient latency. CDC/ATSDR's guidance expressly notes that scientific and statistical challenges may make environmental causation difficult to establish ([CDC/ATSDR](#)). Absence of a detectable cluster is not evidence of absence of harm. Health baseline studies should be initiated before construction, not after symptoms are reported.

8. Policy Recommendations and Precedent Mapping

Policy Recommendation-to-Precedent Mapping

Recommendation	Legal / Regulatory Basis	Precedent / Evidence	Implementing Mechanism
Mandatory cumulative burden analysis before siting approval	NEPA; state environmental review equivalents; EPA cumulative impacts authority	Hinkley; EDGI air-burden findings	Require EIS/EIR to include CDC EJI and EJAM analysis
Pre-construction health baseline study	ATSDR Community Health Assessment protocols	Camp Lejeune; Hinkley	Operator-funded independent third-party baseline
Binding community benefits agreements (CBAs)	Contract law; local zoning authority	Lancaster, PA; NAACP/Columbia CBA template	Condition zoning approval on enforceable CBA
Prohibit NDAs on resource-demand data	First Amendment; public records law	WRI: 80% of VA municipalities with NDAs	State legislation or local ordinance
Replace diesel backup with battery storage where feasible	Clean Air Act; AB 617 cumulative impact framework	Center for Biological Diversity petition; xAI/NAACP suit	BESS as primary backup permit condition
Aggregate cluster permitting	Clean Air Act PSD; aggregation rules	Bay Area: 73 data centers in 9 sq mi	EPA/state single-source aggregation guidance

Recommendation	Legal / Regulatory Basis	Precedent / Evidence	Implementing Mechanism
Water use disclosure + drought contingency	SDWA; state water rights	Ceres Phoenix report	Annual disclosure permit condition
EJ screening as prerequisite for incentives	Title VI; state EJ statutes	EDGI air-burden findings	State legislation tying incentives to EJ compliance
Independent monitoring with community access	CAA §114; SDWA §1445	Hinkley	Third-party fence-line air, water, noise; public dashboard
Grid decarbonization conditions tied to permits	Clean Power Plan successor; state RPS	Coal retirement delays	Renewable additionality procurement requirement
Right to health impact assessment (HIA)	NEPA; state equivalents; Title VI	Camp Lejeune (no HIA over decades)	Permit-fee-funded independent HIA
Enforceable emergency response / contamination notification	CERCLA; EPCRA §304; SDWA public notification	PG&E; Norfolk Southern East Palestine	Real-time notification plan
Exit fees and infrastructure cost recovery	Contract law; development agreements	WRI 30-year infrastructure caution	CBA exit-fee provisions
Statute of limitations reform for long-latency harms	State tort reform; CERCLA discovery rule	Camp Lejeune Justice Act	Revival windows; discovery rule

The **xAI / Memphis Clean Air Act enforcement action** (*NAACP and SELC v. xAI*, filed April 2026) is the most directly applicable current litigation model for AI data center air quality enforcement ([Earthjustice](#)). The Supreme Court's May 2025 ruling in *Seven County Coalition v. Eagle County* narrowed but did not eliminate NEPA cumulative-impact advocacy; state-level environmental review laws may now provide broader cumulative impact requirements than NEPA ([Harvard Environmental & Energy Law Program](#)).

9. Stakeholder Impact Matrix

Stakeholder	Primary Risks	Primary Opportunities	Key Asks / Documentation to Demand
Residents (adjacent, within 1-2 mi)	Noise, diesel/turbine air emissions, water depletion, utility cost pass-through, sleep/cardiovascular health	Local employment; brownfield cleanup; CBA payments	Pre-construction baseline study; noise modeling at property boundary; water permit conditions; CBA terms
Residents (broader metro)	Utility rate increases; grid reliability events; political/legitimacy contestation	Regional tax base growth; service-economy jobs	Rate-class protections; PUC filings; HB 1834 status
Realtors	Disclosure-risk on proximate listings; client misinformation;	Inbound out-of-market buyer demand; brownfield narrative; informed-agent differentiation	trackdatacenters.com data; MLS time series;

Stakeholder	Primary Risks	Primary Opportunities	Key Asks / Documentation to Demand
	volatility of investor-portal claims		Realtor.com/Redfin/Zillow/FHFA series; HB 1834 update
Buyers	Proximity disclosures; water/utility cost; noise exposure	Western PA price/value vs. major metros; new construction; rental yield in project counties	Noise study; water permit; CBA; school district capacity plans
Sellers	Timing risk if site siting status changes mid-listing; disclosure obligations	Site-acquisition interest; rental income via construction workforce	Title search; permit status confirmation; appraisal anchored to comps not investor claims
Municipalities / planning boards	Permitting under public opposition; infrastructure cost-shifting; long-term tax-base mismatch	Construction-period revenue; brownfield remediation; jobs	Cumulative burden analysis; HIA; CBA; conditional-use record
Utilities	Capacity adequacy; rate-class fairness; reliability events; cost-recovery contests	Sales growth; grid investment recovery; bargaining position	IRP transparency; demand-charge fairness; renewables procurement plans
Developers / operators	Permitting delay; litigation; CBA enforcement; community-acceptance volatility	Cheap brownfield land; nearby grid capacity; gas supply; CMU talent	Clear conditional-use record; binding CBA; transparent baseline data
School districts	Tax abatement net-of-jobs; student health impact (asthma, noise)	Capital partnership; vocational pipeline	Tax impact analysis; air monitoring near schools
Public health agencies	Surveillance capacity for long-latency harms; cluster investigation burden	Funding via permit fees; HIA leadership	Funded HIA; ATSDR Public Health Assessment scope; baseline data

10. Source Confidence and Evidence Tiers

Because this white paper combines environmental, legal, real-estate, public-opinion, and economic-development sources, it explicitly distinguishes source tiers. Tier assignments are about confidence, not topical importance.

Evidence Tier Matrix

Tier	Source Type	Examples in This Paper	How to Use
T1, Primary government / academic / legal	Federal/state agencies; peer-reviewed studies; statutes; court filings	EPA, LBNL, USGS, ATSDR, IEA, Cornell, LBNL DC Energy Report, Earthjustice/NAACP	Core reliance for environmental, health, and legal claims

Tier	Source Type	Examples in This Paper	How to Use
		filings, Camp Lejeune Justice Act	
T2, Real estate platforms	National listing/portal analytics; brokerage research	Realtor.com cross-market analysis; Redfin/Ipsos survey; Zillow, FHFA HPI	Core reliance for buyer-flow direction and consumer sentiment; corroborate property-specific pricing claims with MLS and county data
T3, Local journalism	Investigative and beat reporting from established outlets	PublicSource, Yale E360, Canary Media, EHN	Core reliance for local process, conditional use, and community dynamics
T4, Industry / economic development	Trade associations; technology councils; chamber materials	Pittsburgh Technology Council; PJM filings; trackdatacenters.com county data	Reliable for project counts, status, capacity; treat headline aggregate \$ figures as promotional aggregates, not commitments
T5, Advocacy / NGO	EJ, public-interest, and consumer advocates	Center for Biological Diversity; WRI; Environmental Health Project; EDGI; NAACP; dcmmap.us	Reliable for framing and risk identification; check specific quantitative claims against T1
T6, Investor / blog / unverified	Investor-portal blogs; non-bylined content marketing	Buyshouses.co-style pricing claims	Do not rely on for core factual claims. Treat as signal only; corroborate with MLS/county/Zillow/Redfin/Realtor.com/FHFA before client communication

Operational rule. Any pricing-anomaly claim, hyper-localized "X% appreciation" claim, or "boom-county" claim sourced solely from T6 must be corroborated with at least one T1, T2, or T3 source before being communicated to clients, planning boards, or regulators.

11. Client Question → Better Answer → Documentation to Request

This table is designed for Western PA realtors, planning board members, and community advocates handling repeat questions about AI data centers.

Client Question	Better Answer	Documentation to Request
"Will a nearby data center hurt my property value?"	Property values rank last among community concerns; national analysis suggests fewer than 1% of host ZIP codes show value declines attributable to data center proximity, and Allegheny County's 22 active	trackdatacenters.com county data; MLS time series for affected ZIPs; comparable transactions; FHFA HPI

Client Question	Better Answer	Documentation to Request
	facilities show no documented residential value impact. Localized exceptions exist; proximity within 1-2 miles warrants targeted due diligence.	
"Should I worry about my drinking water?"	Water is the #1 community concern. Direct impacts depend on water source (public water vs. private well), water permit conditions, and aquifer hydrology.	Water permit application/approval; PA DEP filings; private well test results pre- and post-construction
"Will my utility bills go up?"	Modest documented increases (Duquesne Light ~15%, West Penn Power ~9%) tied in part to grid upgrade costs. Direction depends on PUC and HB 1834 outcome.	PUC rate-case filings; HB 1834 status; utility IRP
"Will it be noisy?"	Cooling fans and generator testing produce continuous low-frequency and intermittent high-amplitude noise. EPA 1974 guidelines and modern urban standards are exceeded at the source; mitigation depends on setback, berming, and equipment selection.	Acoustic modeling at property boundary; planning board noise conditions; CBA noise terms
"Why is Pittsburgh getting all this interest from DC buyers?"	Realtor.com identifies Pittsburgh as an AI/cloud development hub; out-of-market buyer share rose from 30.5% to ~55% over six years, with DC the leading source, consistent with AI-capital flows including Google/Blackstone, Amazon, and Homer City.	Realtor.com cross-market report; brokerage migration data; relocation-program announcements
"Is it safe to buy adjacent to an approved site?"	Define "adjacent" (within 1-2 mi vs. 2-5 mi vs. broader). For adjacent listings, request full disclosure on noise, water permits, utility infrastructure plans, and CBA terms before closing.	Site plan; conditional-use record; CBA; HIA if available; noise study; air permit
"Is the brownfield aspect a positive?"	Generally yes from an environmental remediation and land use standpoint, but does not automatically resolve cumulative-burden concerns where the site is in or near an EJ-burdened tract.	Phase I/II ESA; cleanup standards applied; cumulative burden mapping (CDC EJI)

12. Planning Board Conditions Checklist

For municipal planning boards reviewing AI data center applications. Conditions below are designed to be paired with a binding community benefits agreement and incorporated as enforceable permit conditions.

Pre-decision documentation

- Cumulative burden analysis using CDC EJI / archived EJScreen / EJAM
- Independent third-party noise modeling at property boundary and nearest sensitive receptors
- Air dispersion modeling (AERMOD or equivalent) including all backup generators and on-site generation
- Water demand and source documentation; drought contingency plan
- Health impact assessment (HIA) scope and funding
- Phase I/II environmental site assessment if brownfield
- Disclosure of any NDA with municipality, school district, or utility
- Conditional-use record demonstrating adequate public input

Operating conditions

- Battery energy storage system (BESS) as primary backup; diesel limited to genuine last-resort use with strict hour/throughput caps
- Fence-line air monitoring with publicly accessible real-time dashboard
- Annual water use disclosure with drought-tier reductions
- Noise compliance monitoring and mandatory mitigation triggers
- Independent third-party emissions verification annually
- Real-time emergency notification protocol for any threshold exceedance

Economic and infrastructure conditions

- Cost-recovery and exit fee provisions for 30-year infrastructure
- Tax-incentive clawback if jobs or capital expenditure thresholds are not met
- Dedicated rate class or grid-upgrade cost allocation consistent with HB 1834 direction
- CBA payment schedule with binding enforcement

Health, equity, and community conditions

- Pre-construction independent health baseline study (asthma ER visits, respiratory illness rates, biomonitoring where feasible)
- Schools / hospitals / assisted living proximity buffer with enhanced conditions
- Community advisory board (CAB) charter and funding (NAACP model)

- EJ-screening prerequisite for any tax incentive

13. Claims Not Yet Ready for Core Reliance

Use as signal only, corroborate before client communication or regulatory filing.

The following claim categories appear in adjacent media but do not yet meet the evidence threshold for core reliance in this white paper. They are listed so readers can recognize them in circulation and apply the corroboration rule.

- **Specific "X% appreciation" or "Y% price decline" claims for Western PA counties** sourced from investor-portal blogs (e.g. BuysHouses.co-style content marketing). Corroborate with MLS, county recorder, Realtor.com / Redfin / Zillow series, and FHFA HPI before communicating.
- **Headline statewide investment aggregates (\$90B, \$110B)** as precise commitments. Treat as direction signals; rely on county-level project data for actionable claims.
- **"All buyer activity is data-center-linked"** in markets like Pittsburgh. Out-of-market buyer flow is correlated with AI/cloud hub identification, but Realtor.com does not assert exclusive causation, and standard market fundamentals (cost-of-living, remote work, family migration) remain in play.
- **"Zero risk near any data center" or "Catastrophic risk near any data center"**, both overgeneralizations. National evidence is that fewer than 1% of host ZIPs show measurable value impact, but localized exceptions exist, and proximate disclosure obligations should be honored case-by-case.
- **Causation claims linking specific community health outcomes to a specific data center** absent ATSDR/agency findings. Use *alleged, reported, modeled, or associated with exposure concerns* as appropriate.

14. Implementation Roadmap

For Community Groups

Timeline	Action
Before announcement / early planning	Public-records requests; organize working group; retain EJ counsel and technical experts
Upon announcement	Demand full environmental review; invoke public comment; refuse NDA as condition of engagement
Permitting	Written comment demanding cumulative burden analysis, baseline study, EJ analysis, noise/air modeling; request intervenor status

Timeline	Action
CBA negotiation	NAACP/Columbia CBA template; cost-recovery for technical experts; binding provisions across air, water, noise, grid, hiring, monitoring
Post-approval / construction	Establish fence-line air monitoring; document baseline; create community health registry
Operations	Track generator testing; track utility bill changes; ongoing surveillance
If harm discovered	Preserve documentation; consult EJ counsel; consider state AG enforcement complaint

For Local Planners and Municipal Leaders

Action	Tool / Model
Adopt data center siting ordinance with EJ screening as prerequisite	Jerome Township, OH moratorium; Prince George's County, MD task force
Require state EIR (not just NEPA)	State CEQA/SEPA equivalents
Condition tax incentives on EJ compliance, water stewardship, renewables additionality	Kansas SB 98; Colorado certification model
Require CBA as condition of zoning approval	Lancaster, PA; NAACP/Columbia template
Protect ratepayers via dedicated rate classes for large energy users	AEP Ohio; Oregon, Minnesota, Missouri precedents
Prohibit NDAs on resource demand data	State open-records law; local ordinance

For Realtors and Economic Development Stakeholders

Action	Tool / Resource
Maintain county-level data center awareness	trackdatacenters.com; cleanview.co/data-centers/pennsylvania
Lead client conversations with concern-ranking data (water #1; property values last)	dcmmap.us; Redfin survey; Gallup survey
For adjacent listings, build standard disclosure packet	Site plan; CBA; noise study; permits
Track HB 1834 and PUC rate cases	PA General Assembly; PA PUC
Distinguish T1-T2-T3 sources from T6 investor-portal claims	This white paper's Evidence Tier Matrix

Action	Tool / Resource
Use Realtor.com/Redfin/Zillow/FHFA for buyer-flow narrative; corroborate any localized pricing-anomaly claim	Realtor.com cross-market; FHFA HPI

For Regulators

Action	Statutory Authority
Aggregated emissions analysis for collocated generators	CAA PSD/NSR; state SIPs
Backup generator clean-energy standards	State AQMDs; CAA §110 SIPs
Water-use reporting and aquifer protection conditions	SDWA; state water rights
Data center-specific cumulative burden analysis	EPA cumulative impacts; state EJ statutes
Restore publicly accessible EJ screening tools	EJAM; CalEnviroScreen
Prioritize EJ communities for permit inspections	Title VI; CERCLA EJ enforcement

15. Limitations and Caution

Scientific limitations. This document describes alleged health clusters, reported exposures, and modeled health risks. It does not assert that any particular AI data center has caused or will cause specific health outcomes. CDC/ATSDR guidance recognizes that unusual cancer patterns may warrant evaluation but that scientific and statistical challenges can make environmental causation difficult to establish ([CDC/ATSDR](#)). Absence of a confirmed cluster does not mean harm is not occurring. Conversely, a reported cluster may reflect chance variation.

Legal limitations. This document is not legal advice. Settlement amounts cited do not represent judicial findings of causation or liability; most resulted from corporate risk-management decisions. The legal theories discussed, CERCLA, Clean Water Act, Clean Air Act, Safe Drinking Water Act, NEPA, public nuisance, toxic tort, involve complex doctrinal requirements that vary by jurisdiction. *Seven County Coalition v. Eagle County* (2025) narrowed NEPA cumulative-impact claims. Statutes of limitations, causation standards, and exposure-proof requirements are significant barriers in toxic tort litigation.

Real estate / market limitations. Market analysis is directional, not predictive. Realtor.com's cross-market traffic share is an out-of-market interest signal, not a property-level pricing claim. Property-value evidence to date suggests fewer than 1% of host ZIPs see declines attributable to data center proximity, but

localized exceptions exist and proximate disclosure obligations should be honored case-by-case. Investor-portal pricing claims must be corroborated against MLS, county, and FHFA data before reliance.

Survey limitations. The Redfin/Ipsos survey has a credibility interval of ± 1.9 points and reflects national, not regional, opinion. Gallup findings reflect a general-population sample and should not be applied uncritically to specific local hearings without local sentiment work.

Advocacy vs. legal representation distinctions. Erin Brockovich served as a legal clerk/paralegal in Hinkley and Kettleman, and as a consultant in subsequent cases. In Camp Lejeune, East Palestine, and other advocacy contexts, her role was primarily organizing, not counsel-of-record. Attribution of legal outcomes should reflect this.

Overclaiming causation. The Hinkley experience illustrates that scientific disputes over causation can persist for decades and are often influenced by litigation strategy. The Beverly Hills USD case demonstrates that high-profile advocacy does not guarantee scientific validation. This document uses "alleged," "reported," "investigated," "associated with exposure concerns," or "linked by ATSDR/VA findings" rather than asserting established causation except where judicial or regulatory findings specifically support it.

Political and regulatory environment. The EPA's removal of EJScreen, the Trump administration's revocation of EJ executive orders, and changes to NEPA review requirements (2025) represent significant headwinds for federal EJ enforcement. State-level frameworks, state attorneys general enforcement, and private litigation are likely the primary near-term advocacy pathways.

Data recency. This synthesis was compiled through May 2026. Specific regulatory proposals, litigation outcomes, project approvals, market statistics, and survey findings change rapidly. Readers should verify current status of cited cases, pending legislation, and pending rulemaking before relying on any specific claim.

16. Defensible Bibliography

All sources below are publicly accessible. URLs were verified at the time this white paper was prepared (May 2026).

Real Estate, Housing, and Public Sentiment (New in this edition)

- Realtor.com. (2025, November). *The Metros Where AI Jobs and Data Centers Are Displacing Local Homebuyers*.
<https://www.realtor.com/news/trends/ai-data-centers-external-homebuyers-cross-market-demand-q4-2025/>

- Redfin. (2025, November). *Survey: AI Data Center Neighborhoods*.
<https://www.redfin.com/news/survey-ai-data-center-neighborhoods/>
- Gallup. (2025). *Americans Oppose Data Centers in Their Area*.
<https://news.gallup.com/poll/709772/americans-oppose-data-centers-area.aspx>
- Pittsburgh Technology Council. (2026, March). *Pittsburgh's Power Play*, TEQ HUB.
https://www.pghtech.org/news-and-publications/TEQ_HUB_March26
- PublicSource. (2025–2026). *AI Data Centers, Pennsylvania Jobs*.
<https://www.publicsource.org/ai-data-centers-pennsylvania-jobs/>

AI Data Center Energy and Environmental Impact (T1)

- Lawrence Berkeley National Laboratory. (2024). *2024 United States Data Center Energy Usage Report*.
https://eta-publications.lbl.gov/sites/default/files/2024-12/lbnl-2024-united-states-data-center-energy-usage-report_1.pdf
- International Energy Agency / Nature. (2025). *Energy and AI*.
<https://www.nature.com/articles/d41586-025-01113-z>
- Pew Research Center. (2025, October 24). *What we know about energy use at U.S. data centers amid the AI boom*.
<https://www.pewresearch.org/short-reads/2025/10/24/what-we-know-about-energy-use-at-us-data-centers-amid-the-ai-boom/>
- U.S. Department of Energy. (2024, December 20). *DOE Releases New Report Evaluating Increase in Electricity Demand from Data Centers*.
<https://www.energy.gov/articles/doe-releases-new-report-evaluating-increase-electricity-demand-data-centers>
- Cornell Chronicle. (2025, November 10). *Roadmap shows the environmental impact of AI data center boom*.
<https://news.cornell.edu/stories/2025/11/roadmap-shows-environmental-impact-ai-data-center-boom>

Water Consumption and Stress

- Environmental and Energy Study Institute. (2025). *Data Centers and Water Consumption*.
<https://www.eesi.org/articles/view/data-centers-and-water-consumption>
- Ceres. (2025, September 23). *Drained by Data: The Cumulative Impact of Data Centers on Regional Water Stress*.
<https://www.ceres.org/resources/reports/drained-by-data-the-cumulative-impact-of-data-centers-on-regional-water-stress>
- Lincoln Institute of Land Policy. (2025, October 17). *Data Drain: The Land and Water Impacts of the AI Boom*.

<https://www.lincolnst.edu/publications/land-lines-magazine/articles/land-water-impacts-data-centers/>

Air Quality, Environmental Justice, and Community Health

- World Resources Institute. (2026, February 17). *7 Ways Data Centers Affect US Communities*. <https://www.wri.org/insights/us-data-center-growth-impacts>
- Environmental Data and Governance Initiative. (2025, October 28). *Communities Close to EPA-Regulated Data Centers Face Heightened Air Pollution*. <https://envirodatagov.org/communities-close-to-epa-regulated-data-centers-face-heightened-air-pollution/>
- Center for Biological Diversity. (2026, April 22). *California Agency Urged to Protect Public Health, Environment From Data Center Diesel Generators*. <https://biologicaldiversity.org/w/news/press-releases/california-agency-urged-to-protect-public-health-environment-from-data-center-diesel-generators-2026-04-22/>
- Environmental Health Project. (2026, February 27). *The Dangers of Data Centers*. <https://www.environmentalhealthproject.org/post/the-dangers-of-data-centers>
- University of Alabama Birmingham Human Rights Program. (2025, October 2). *Construction and Consequences: The Human Impacts of Artificial Intelligence Data Centers*. <https://sites.uab.edu/humanrights/2025/10/02/construction-and-consequences-the-human-impacts-of-artificial-intelligence-data-centers/>
- Piedmont Environmental Council. (2025). *Proposed Increase to Data Center Diesel Generator Use*. <https://www.pecva.org/work/energy-work/proposed-increase-to-data-center-diesel-generator-use/>
- University of Michigan Ford School of Public Policy. (2025, July). *What Happens When Data Centers Come to Town?* <https://stpp.fordschool.umich.edu/sites/stpp/files/2025-07/stpp-data-centers-2025.pdf>
- Belfer Center, Harvard Kennedy School. (2026, February 10). *AI, Data Centers, and the U.S. Electric Grid*. <https://www.belfercenter.org/research-analysis/ai-data-centers-us-electric-grid>

xAI / Memphis Clean Air Act Litigation

- Earthjustice. (2026, May 6). *NAACP Asks Court for Emergency Action to Stop Illegal Air Pollution from xAI's Data Center Power Plant*. <https://earthjustice.org/press/2026/naacp-asks-court-for-emergency-action-to-stop-illegal-air-pollution-from-xais-data-center-power-plant>
- NAACP. (2025, June 17). *Elon Musk's xAI Threatened with Lawsuit Over Air Pollution at Memphis Data Center*. <https://naacp.org/articles/elon-musks-xai-threatened-lawsuit-over-air-pollution-memphis-data-center-filed-behalf>

Grid and Coal Retirements

- Yale Environment 360. (2026, January 15). *A.I. Is Keeping Aging Coal Plants Online*.
<https://e360.yale.edu/digest/ai-coal-nuclear>
- Earthjustice. (2026, January 23). *Powering the AI Race: Ready, Set, Coal?*
<https://earthjustice.org/experts/meg-slattery/powering-the-ai-race-ready-set-coal>
- Canary Media. (2025, February 24). *Data centers are overwhelming the grid*.
<https://www.canarymedia.com/articles/utilities/data-centers-are-overwhelming-the-grid-could-they-help-it-instead>

Hinkley / PG&E and Erin Brockovich Cases

- Wikipedia. *Hinkley groundwater contamination*.
https://en.wikipedia.org/wiki/Hinkley_groundwater_contamination
- Wikipedia. *Erin Brockovich*. https://en.wikipedia.org/wiki/Erin_Brockovich
- USGS. (2023). *Natural and anthropogenic hexavalent chromium near Hinkley, California (PP 1885)*.
<https://pubs.usgs.gov/publication/pp1885>
- PMC / Exposure and Health. (2022). *When Water Quality Crises Drive Change*.
<https://pmc.ncbi.nlm.nih.gov/articles/PMC9522453/>
- Center for Public Integrity. (2013, June 3). *Cancer-cluster study seeking to debunk 'Erin Brockovich' has glaring weaknesses*.
<https://publicintegrity.org/environment/cancer-cluster-study-seeking-to-debunk-erin-brockovich-has-glaring-weaknesses/>
- EBSCO Research Starters. *Brockovich v. PG&E case*.
<https://www.ebsco.com/research-starters/law/brockovich-pge-case>

Camp Lejeune and East Palestine

- Public Radio East. (2022, October 28). *Erin Brockovich speaks out for justice for victims of toxic water aboard Camp Lejeune*.
<https://www.publicradioeast.org/2022-10-28/erin-brockovich-speaks-out-for-justice-for-victims-of-toxic-water-aboard-camp-lejeune>
- PMC / Baylor University Medical Center. (2021). <https://pmc.ncbi.nlm.nih.gov/articles/PMC7904310/>
- CNS Maryland. (2025, February 3). *Health, environmental concerns divide East Palestine two years after train derailment*.
<https://cnsmaryland.org/2025/02/03/health-environmental-concerns-divide-east-palestine-two-years-after-train-derailment-toxic-fire/>
- Environmental Health News. (2026, May 22). *Norfolk Southern train derailment linked to immune system effects*. <https://www.ehn.org/immune-system-east-palestine>

Legal Frameworks and EJ Law

- EPA. *Cumulative Impacts Research*.
<https://www.epa.gov/healthresearch/cumulative-impacts-research>
- EPA. *Interim Framework for Advancing Consideration of Cumulative Impacts*.
<https://www.epa.gov/cumulative-impacts/interim-framework-advancing-consideration-cumulative-impacts>
- Harvard Environmental and Energy Law Program. *NEPA Environmental Review Requirements*.
<https://eelp.law.harvard.edu/tracker/nepa-environmental-review-requirements/>
- Environmental Data and Governance Initiative. (2025, February 12). *EPA Removes EJScreen from Its Website*. <https://envirodatagov.org/epa-removes-ejscreen-from-its-website/>
- CDC/ATSDR. *Cancer and Environmental Concern Guidelines*.
<https://www.cdc.gov/cancer-environment/php/guidelines/index.html>

Community Benefits Agreements

- Brookings Institution. (2026, January 29). *Why community benefit agreements are necessary for data centers*.
<https://www.brookings.edu/articles/why-community-benefit-agreements-are-necessary-for-data-centers/>
- NAACP. *A Data Center is Moving In: Now What? (CBA Template)*.
<https://naacp.org/sites/default/files/documents/NAACP%20Stop%20Dirty%20Data%20How%20to%20Negotiate%20on%20CBAs%20and%20CAB%20template%20-%20Final.pdf>
- Columbia Law School / Sabin Center. *NAACP CBA Data Center Template (2026)*.
<https://climate.law.columbia.edu/sites/climate.law.columbia.edu/files/content/NAACP%20CBA%20Data%20Center%20Template%202026.pdf>

E-Waste and Decommissioning

- Mender. *The Environmental Impact of Data Center Decommissioning*.
<https://withmender.com/news/the-environmental-impact-of-data-center-decommissioning>
- Encino Environmental Services. (2025). *Data Center Emissions Monitoring*.
<https://encinoenviron.com/data-center-emissions-monitoring/>

Western PA Project Intelligence (T4)

- trackdatacenters.com, Western PA county-level data (May 2026 snapshot)
- cleanview.co/data-centers/pennsylvania, PA capacity data
- dcmmap.us, Brockovich AI Data Center Map (community-reported concerns)
- PA House HB 1834, Data center cost allocation and reporting bill (House-passed, Senate pending)
- PA Public Utility Commission rate filings, Duquesne Light, West Penn Power
- Pennsylvania Governor's Office. (2026, August 18). *Governor Shapiro signs executive order on data center development.*
<https://www.pa.gov/governor/newsroom/2026-press-releases/governor-shapiro-signs-executive-order-on-data-center-development>
- Spotlight PA. (2026, August 25). *What Shapiro's data center order does and doesn't do.*
<https://www.spotlightpa.org/news/2026/08/pennsylvania-data-center-executive-order-shapiro-explainer-environment/>
- Broadband Breakfast. (2026, July 13). *Pennsylvania Senate advances bill allowing 18-month data center moratoriums.*
<https://broadbandbreakfast.com/pennsylvania-senate-advances-bill-allowing-18-month-data-center-moratoriums/>
- Broadband Breakfast. (2026, September 7). *Pennsylvania lawmakers skip over data center moratorium proposals and tax breaks.*
<https://broadbandbreakfast.com/pennsylvania-lawmakers-skip-over-data-center-moratorium-proposals-and-tax-breaks/>
- TribLIVE. (2026, August 28). *TECfusions announces Upper Burrell data center is operational.*
<https://triblive.com/local/valley-news-dispatch/tecfusions-announces-upper-burrell-data-center-is-operational/>
- TribLIVE. (2026, September 2). *Protect PT land use appeal.*
<https://community.triblive.com/news/4129462>
- Upper Burrell Township. (2026). *Proposed Data Center Ordinance.*
<https://upperburrelltwp.com/proposed-data-center-ordinance/>
- PublicSource. (2026). *Upper Burrell data center transparency and community backlash.*
<https://www.publicsource.org/upper-burrell-data-center-transparency-backlash/>
- Homer City Redevelopment. *Homer City Energy Campus project updates.*
<https://www.homercityredevelopment.com/>
- Homer City Redevelopment. *Project overview.*
<https://www.homercityredevelopment.com/project-overview>

- WCCS Radio. (2026, September 6). *County planning development agenda offers Amazon data center details.*
<https://www.wccsradio.com/2026/09/06/county-planning-development-agenda-offers-amazon-data-center-details/>
- PublicSource. *Springdale data center development and municipal planning.*
<https://www.publicsource.org/springdale-data-center-development-municipal-planning/>
- TribLIVE. (2026, June 10). *Springdale Dynamo redesign and increased power demand.*
<https://community.triblive.com/news/4071722>
- TribLIVE. (2026, July 1). *First county meeting on Springdale data center could happen this summer.*
<https://triblive.com/local/valley-news-dispatch/first-county-meeting-on-springdale-data-center-could-happen-this-summer/>
- WKBN. *Second hearing addresses Lawrence County data center application.*
<https://www.wkbn.com/news/local-news/mahoning-twp-news/second-hearing-addresses-lawrence-county-data-center-application/>
- WKBN. *Residents pack meeting to oppose proposed Lawrence County data center campus.*
<https://www.wkbn.com/news/local-news/new-castle-news/residents-pack-meeting-to-oppose-proposed-lawrence-county-data-center-campus/>
- New Castle News. (2026, July 9). *Data center company suing North Beaver, Mahoning.*
https://www.ncnewsonline.com/news/local_news/data-center-company-suing-north-beaver-mahoning/article_7125f160-9760-4a26-80e9-e4e04400b37c.html
- WKBN via Yahoo. (2026, September 10). *Zoning board denies appeal in data center case.*
<https://www.yahoo.com/news/articles/zoning-board-denies-appeal-data-230724836.html>
- Data Center Dynamics. *Shippingport Industrial Park / Project Phoenix.*
<https://www.datacenterdynamics.com/en/news/shippingport-industrial-park/>
- Aligned Data Centers. (2026, September 10). *Project Phoenix groundbreaking, Shippingport, Pennsylvania.* <https://aligneddc.com/press-release/project-phoenix-data-center-shippingport-pa/>
- Aliquippa data center powered-land marketing package. *496 MW Data Center Development Site, 71 Woodlawn Road.*
https://assets.ctfassets.net/o03ihmgd94o7/55zm9uKv2edaPSGLapykHd/94dcb5be2d1d0710c7f8984c8bef8c21/PA_Data_Center_Powered_Land.pdf
- Oil & Gas Watch. *Aliquippa Data Center Power Plant.*
<https://oilandgaswatch.org/facility/e5e13eb4-8d62-46e9-9db3-938b1b3804fb>
- DatacenterAlly. *Aliquippa Data Center Land Advertisement.*
<https://www.datacenterally.com/project-watch/dca-0509>
- DatacenterAlly. *Shippingport Bruce Mansfield Data Center / Project Phoenix.*
<https://www.datacenterally.com/project-watch/dca-0511>

- Cleanview. *Five 9s Digital / Fezzik Energy Aliquippa Data Center.*
<https://cleanview.co/data-centers/pennsylvania/2033/five-9s-digital-aliquippa-data-center>
- WPXI. *Stowe Township commissioners hear proposal for data center.*
<https://www.wpxi.com/news/local/stowe-township-commissioners-hear-proposal-data-center/6B2JA46LC5H25CRZKLZYMEPXUE/>
- PublicSource. *Stowe commissioners say no data center planned.*
<https://www.publicsource.org/stowe-commissioners-say-no-data-center-planned/>
- West Hills Gazette. (2026, July 8). *Zoning ordinance opens door for data centers in Stowe Township.*
<https://westhillsgazette.com/zoning-ordinance-opens-door-for-data-centers-in-stowe-township/>
- Observer-Reporter. (2026, September 2). *Developer details expansive Starpointe data center proposal.*
<https://www.observer-reporter.com/news/local-news/2026/sep/02/developer-details-expansive-starpointe-data-center-proposal/>
- RealClearPennsylvania. (2026, September 1). *Starpointe hearings and project details.*
https://www.realclearpennsylvania.com/articles/2026/09/01/pa_maga_country_doesnt_want_trumps_data_center_golden_goose_1203799.html
- Next Generation Land Co. *Champion Data Center Project / data center land for sale.*
<https://nextgenlandco.com/data-center-land-for-sale>
- Imperial Land. *Fort Cherry Development District.*
<https://imperialland.com/fort-cherry-development-district/>
- The Energy Age. (2025, April 14). *Natural gas data center power plant in northern Washington County, PA.*
<https://the-energy-age.com/2025/04/14/natural-gas-data-center-power-plant-in-northern-washington-county-pa/>
- WJPA. *South Strabane unanimously approves data center ordinance.*
<https://wjpa.com/news-archive/south-strabane-unanimously-approves-data-center-ordinance/>
- Smith Township public hearing notice on data center regulations ordinance. (2025, August).
<https://centerforcoalfeldjustice.org/wp-content/uploads/2025/08/20250803-Public-Notices.pdf>
- Observer-Reporter. *South Strabane to hold hearing before data center ordinance vote.*
<https://www.observer-reporter.com/news/local-news/2026/jun/09/south-strabane-to-hold-hearing-before-data-center-ordinance-vote/>
- Observer-Reporter. (2026, June 11). *South Strabane adopts data center and noise ordinances.*
<https://www.observer-reporter.com/news/local-news/2026/jun/11/south-strabane-adopts-data-center-noise-ordinances/>
- Observer-Reporter. *South Strabane Township shares draft ordinance for data centers.*
https://www.observer-reporter.com/news/local_news/2026/feb/10/south-strabane-township-shares-draft-ordinance-for-data-centers/

- Zoneomics. *Smith Township, Washington County zoning code, Chapter 9.*
https://www.zoneomics.com/code/smith-township-washington-county-PA/chapter_9
- Zoneomics. *Smith Township, Washington County zoning code, Chapter 11.*
https://www.zoneomics.com/code/smith-township-washington-county-PA/chapter_11
- JLL. *JLL announces major data center development site in Washington County.*
<https://www.jll.com/en-us/newsroom/jll-announces-major-data-center-development-site-in-washington>
- Observer-Reporter. *Greene County residents voice concerns at data center open house.*
<https://www.observer-reporter.com/news/local-news/2025/oct/30/greene-county-residents-voice-concerns-at-data-center-open-house/>
- Observer-Reporter. *Greene County planners OK early work on proposed data center site.*
<https://www.observer-reporter.com/uncategorized/2025/dec/19/greene-county-planners-ok-early-work-on-proposed-data-center-site/>
- Pennsylvania Office of Transformation & Opportunity. *Project Hummingbird Fast Track listing.*
<https://www.pa.gov/agencies/oto/fasttrack/projecthummingbird>

White paper compiled May 26, 2026 and updated September 12, 2026 with Western Pennsylvania project-status intelligence. All information is provided for policy advocacy, planning review, real estate education, and community risk assessment purposes. Not legal, financial, or investment advice. Sources should be independently verified before use in legal proceedings or regulatory filings.