

FAST FACTS:

Data Center Development in Cedar Rapids



Cedar Rapids has approved development agreements for two data center projects — Google and QTS/Blackstone — as part of a broader strategy for responsible economic growth. The City's current water treatment capacity is sufficient for current and near-term planned growth, including approved data center projects. Cedar Rapids continues to monitor its water supply, plan for future needs, and act as a responsible steward of shared water resources.

Current Cedar Rapids Projects

GOOGLE DATA CENTER CAMPUS

MINIMUM INVESTMENT	ESTIMATED TOTAL INVESTMENT	COMMUNITY BETTERMENT FUND
\$576M	\$3.5B+	\$36M

- ▶ Big Cedar Industrial Center @ Edgewood Road SW & 76th Avenue
- ▶ Multiple structures

QTS/BLACKSTONE DATA CENTER CAMPUS

MINIMUM INVESTMENT	ESTIMATED TOTAL INVESTMENT	COMMUNITY BETTERMENT FUND
\$750M	\$4.5B+	\$18M

- ▶ Big Cedar Industrial Center @ Edgewood Road SW
- ▶ Multiple structures
- ▶ Uses closed-loop cooling system designed to significantly reduce water consumption

Why Build Data Centers?

Data centers are part of the infrastructure that supports modern life. They support the digital systems residents, businesses, hospitals, schools, public safety agencies, financial institutions, and national defense systems rely on every day.

Why Cedar Rapids?

Cedar Rapids is a community built for responsible growth and large-scale investment. With a strong foundation in advanced industry, manufacturing, logistics, and technology, the city offers the infrastructure, workforce, utilities, and available land needed for complex projects to succeed.

Just as importantly, Cedar Rapids has spent decades working with technical partners to understand and responsibly manage its water and wastewater systems — using long-term data, modeling, and monitoring to ensure resilience through droughts and changing conditions. That combination of economic strength, reliable infrastructure, and proven long-term planning makes Cedar Rapids a prepared and trusted place for investment at scale.

How Many Jobs?

Hyperscale data centers in Iowa can create up to 100–200 direct jobs per facility based on industry economic impact assessments. Each permanent onsite data center job supports an additional 1.99 jobs in the broader regional economy of Cedar Rapids.

Full buildout will support thousands of construction and trade jobs. Each dollar paid to temporary construction workers is estimated to generate an additional \$0.47 in the metro economy.

Cedar Rapids is Prepared for Growth

- ✓ Available industrial land and market access.
- ✓ Reliable water, wastewater, and energy infrastructure.
- ✓ Competitive utilities and long-term infrastructure planning.
- ✓ Workforce strength and regional higher education assets.
- ✓ Experience managing complex economic development projects.

Water Capacity

Decades of study, monitoring, and modeling of the Cedar River alluvial aquifer system give Cedar Rapids confidence that current treatment capacity is sufficient for present and near-term planned growth, including approved data center projects. The City has a longstanding practice of evaluating future water and wastewater needs and those planning efforts will continue, including anticipated expansion needs for continued community growth.

CEDAR RAPIDS WATER SYSTEM

- ▶ **130,000+** residents and industrial users served
- ▶ **60+ MGD** combined water treatment capacity

TWO TREATMENT PLANTS

- ▶ **J Avenue** | ~40 MGD
 - ▶ **Northwest** | ~20 MGD
- Northwest Plant was built to support this level of use and community growth.

ROOM FOR GROWTH

- ▶ **8% or more** treatment capacity available after anticipated growth
- ▶ **More than half** of modeled Cedar River source water remains available, even under historic low-flow conditions

Common Questions

WHAT ABOUT A POTENTIAL PROJECT IN PALO?

Cedar Rapids has approved data center projects within Cedar Rapids. Any future request involving regional water service or infrastructure support for a project outside Cedar Rapids would require separate evaluation and has not been approved through an open-ended commitment.

DOES CEDAR RAPIDS HAVE ENOUGH WATER?

Current treatment capacity is sufficient for present and near-term planned growth, including approved data centers. Continued growth will eventually require future capacity investments.

WILL RESIDENTS PAY FOR NEW INFRASTRUCTURE?

The City is not forecasting rate impacts specifically associated with approved projects. Future projects of significant scale would need careful evaluation so costs are not shifted to existing ratepayers.

HOW MANY JOBS ARE INCLUDED?

Full buildout could support **hundreds of permanent onsite jobs over time, plus thousands of construction and trade jobs**. Project agreements set minimum numbers at 31 full-time jobs for Google and 15 jobs per phase for QTS. Each dollar paid to temporary construction workers is estimated to generate an additional \$0.47 in the metro economy. Each new worker employed directly at a data center operation supports an additional 1.99 new jobs in the Cedar Rapids market.

ARE THESE PROJECTS EXEMPT FROM ALL TAXES?

No. Existing taxes on the original property value continue to be paid. Incentives apply only to new value created by the project and only if agreement terms are met.

WILL THESE PROJECTS REQUIRE ENERGY INFRASTRUCTURE UPGRADES?

Large-scale data centers require significant energy planning. Alliant Energy is responsible for electric service and related energy infrastructure. For project-specific energy questions, residents should consult Alliant Energy's project information:

alliantenergy.com/our-energy/data-centers

Key Takeaways

NATIONAL RELEVANCE

- ▶ Data centers support the digital systems residents, businesses, hospitals, schools, public safety agencies, financial institutions, and national defense systems rely on every day.
- ▶ These projects are not only about artificial intelligence; they support broader technology, communications, cybersecurity, and business infrastructure.

KNOWN VS SPECULATIVE

- ▶ Cedar Rapids has approved two data center projects: Google and QTS.
- ▶ Both are tied to the Big Cedar Industrial Center area.
- ▶ The City has not made an open-ended commitment to serve every future regional project.
- ▶ Future requests would require public, technical, legal, utility, and policy review.

DUE DILIGENCE

- ▶ Cedar Rapids supports growth that protects residents, existing industries, water resources, utility reliability, and long-term financial sustainability.
- ▶ Current water treatment capacity is sufficient for current and near-term planned growth, including approved data centers.
- ▶ The City uses monitoring, modeling, engineering analysis, and long-term planning to guide water decisions.
- ▶ Future service requests would be evaluated for capacity, ratepayer protection, public benefit, and long-term system reliability.
- ▶ Development incentives apply to new value created by the projects and are performance-based. Companies must meet agreement terms before incentives are earned.

For more information, visit CityofCR.com/DataCenters