



Category	Project fact	Why it matters
Proposed lease term	50 years	This would be a long-term commitment of state land, with consequences lasting decades.
Public comment deadline	June 15, 2026, 4:30 p.m. AKDT	This is the current window for the public to weigh in before DNR makes a final decision.
Location	Dalton Highway Milepost 390, about 26 road miles south of Deadhorse	The project would be located in the Dalton/TAPS industrial corridor on the North Slope.
Distance from Dalton Highway	About 1 mile west	The project would require a new access road connecting to the Dalton Highway.
Total lease area	Approximately 715.4 acres	This is the gross state land area proposed for the lease.
Main gravel pad	Approximately 640 acres	This is the core industrial pad for computing buildings, power generation, operations buildings, and related infrastructure.
Access road	1.8 miles; approximately 25 acres	This road would connect the project site to the Dalton Highway and enable year-round access.
Maintenance buffers	Approximately 50 acres	These areas are included for setbacks, maintenance, snow management, and operations.
Estimated gravel volume	Approximately 7.1 million cubic yards	This is a major material demand and would require gravel extraction from the MP390 mine site or other sources.
Estimated early site/infrastructure spending	Approximately \$500 million	STAK estimates this for site evaluation, site preparation, engineering, gravel road and pad construction, and initial camp/support infrastructure.
Proposed power generation	1–3 gigawatts	This would be a major gas-fired power facility built to serve the data center/HPC campus.
Gas supply distance	Estimated 25–90 miles	The project would require one or more gas pipelines from producing or developing North Slope fields.
Estimated gas use	350–500 million standard cubic feet per day at full simple-cycle operation	This would create a major new private demand for North Slope gas.
Construction workforce	Up to 1,500 workers	Construction activity could be substantial, though temporary.
Permanent operations workforce	Approximately 60 workers on rotating shifts	Long-term direct employment appears modest compared with the project’s scale.



Construction/buildout period	Estimated six-year phased buildout	The project would develop in stages, beginning with permitting, road and pad work, then pipeline, power, and computing infrastructure.
Cooling approach	Dry/ambient air cooling	STAK says Arctic air cooling would reduce direct operational water demand compared with lower-latitude evaporative-cooled data centers.
Construction dust control water	Estimated 5–15 million gallons per summer season	Even with dry cooling, the project would still require water for construction and operations.
Operational domestic water	Estimated 2–5 million gallons per year	This estimate is based on staffing of 50–150 people.
Carbon capture	Not included in current design	The project would initially vent combustion exhaust through conventional stacks, with CCUS only discussed as a possible future option.
Lease compensation	Base rent plus percentage of annual gross receipts	DNR indicates the State would seek more than standard land rent, but the exact rates are not yet disclosed.