

TOWN COUNCIL
MEETING

SECOND READING

RE: ±247 ACRES

SEPTEMBER 19, 2024

PROVINCE
G R O U P



Data Centers are a Low Impact Use & Economic Powerhouse

Data Centers do NOT:

- Create much vehicular or truck traffic
- Impact local schools or parks
- Impact police, fire or emergency services

Data Centers do:

- Create a significant positive economic impact for the local jurisdiction
- Provide high-quality jobs (IT operations, mechanical & electrical engineers, systems experts, facility mgmt, etc)
- Provide high-quality construction jobs
- Enhance modern living through technology



COUNCIL / PUBLIC COMMENTS

- Noise
- Light pollution
- Buffers & Setbacks
- CR 23 / Access
- Town Approval of Site Plan



CERAMI

Longman
Lindsey

September 17, 2024

Tim Ramm
Newport Equities, LLC
26 Corporate Plaza, Suite 260
Newport Beach, California 92660

Reference: Bristol, IN Data Center
Noise Code Compliance

Dear Tim,

As you know, our firm has extensive data center acoustic design expertise having consulted on over 100 data center projects. The following letter is intended to address Noise Code compliance regarding the noise levels emitted from the proposed Data Center site in Bristol, Indiana.

The primary noise sources associated with data centers are emergency generators and cooling systems. We understand that the Town of Bristol's Noise Code sets a maximum sound level of 70 dBA at residential property lines at night. The current site design reflects a minimum distance of 150 feet between equipment and the nearest residential properties, with a 6-foot-tall landscaped berm on the southern side. Given this layout, we anticipate that maintaining a 70 dBA sound level at residential property lines is achievable with the use of standard attenuation measures, such as barriers, sound attenuators, acoustic louvers, low-sound fans, and upgraded generator enclosures.

This concludes our comments at this time. Should you have any questions or comments, please do not hesitate to contact us.

Thank you,


Josh Cassarino
Senior Associate


Lucas Schwartz
Associate

NOISE

NOISE

- The Town of Bristol has indicated that it is in the process of updating the noise ordinance.
- We will comply with the new Town of Bristol noise ordinance.
- In consideration of our southern neighbors, we have:
 - Doubled the building setback to 150' along our southern edge
 - Created an enhanced landscape buffer including a 6' tall berm across our entire southern edge
 - Committed to these protections in the zoning ordinance

LIGHT POLLUTION

We have provided a written commitment that:

- Requires submittal of a photometric plan to the Town of Bristol as part of the Site Plan review
- Reduces pole mounted light fixture heights from 25' to 18'
- Restricts building mounted light fixtures to a maximum of 35'
- Prohibits uplighting
- Requires the use of shrouded light fixtures to reduce glare and light pollution

BUFFERS & SETBACKS

We have provided a written commitment and exhibit that establishes the buffers and setbacks along the southern property lines:

- A 50' landscape buffer (5x required) which includes a 6' high berm
- A 150' building setback which is double the requirement on CR23 and three times the requirement behind the homes at the bend on CR23

BUFFERS & SETBACKS

AERIAL IMAGES



PROPOSED LANDSCAPE BUFFER



TO STATE ROUTE 120

PARK DRIVE

BUFFERS & SETBACKS

MENCES DITCH LATERAL A

MENCES DITCH LATERAL A

150' BUILDING SETBACK FROM CENTERLINE OF CR 23

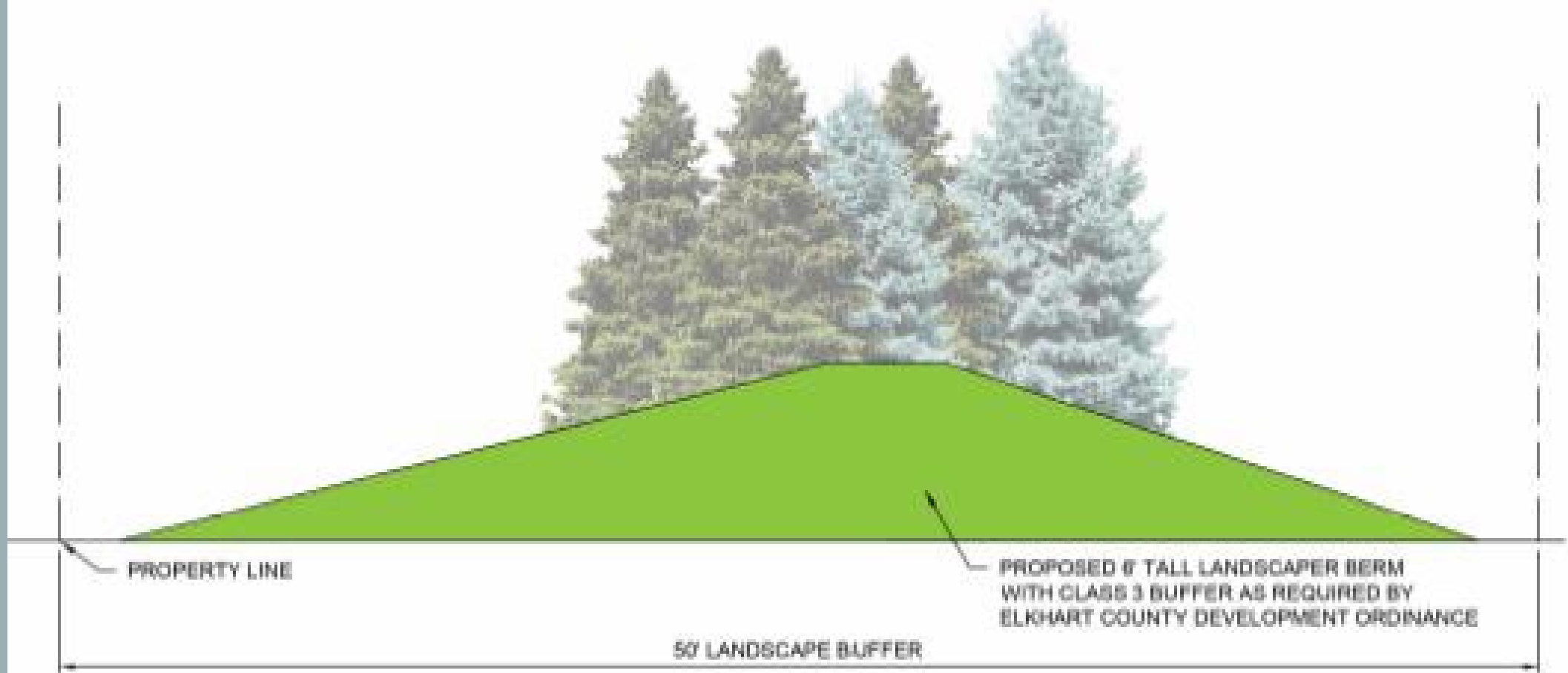
COUNTY ROAD 23

50' LANDSCAPE BUFFER, SEE CROSS SECTION



BUFFERS & SETBACKS

TYPICAL CROSS SECTION



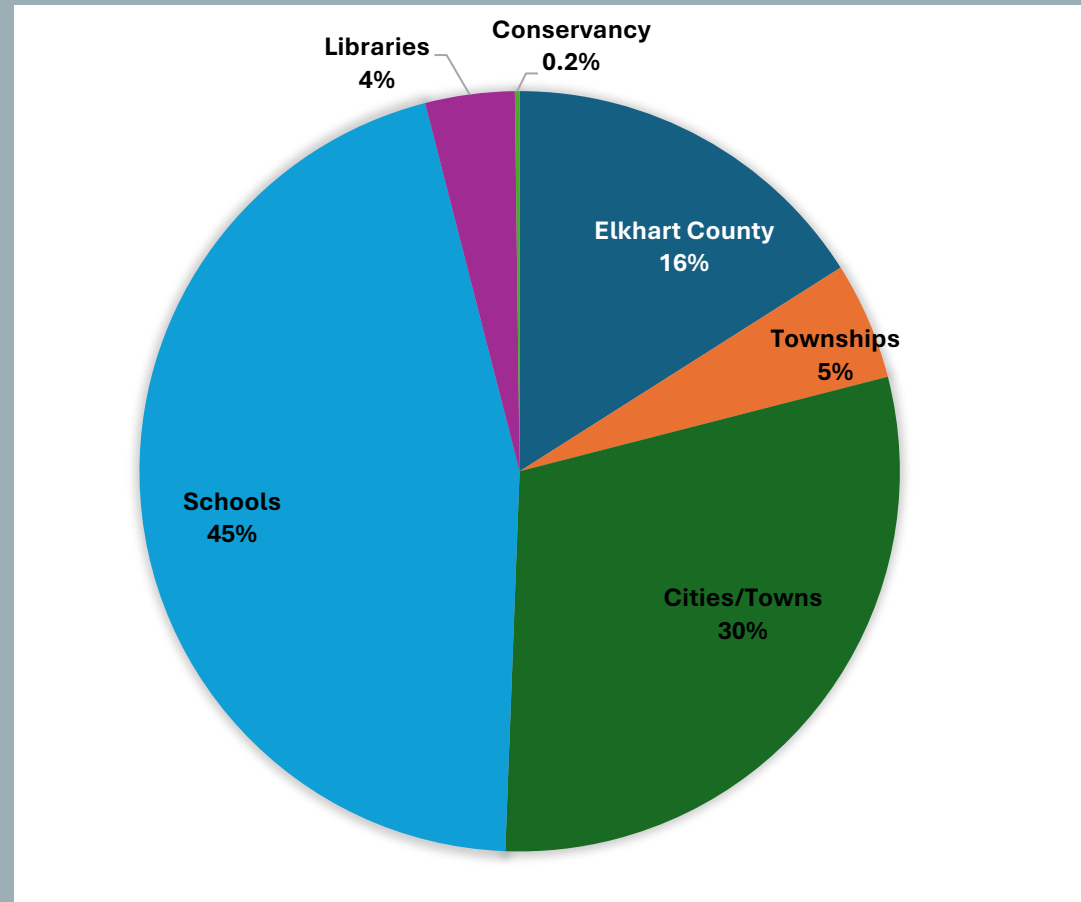
CR 23 / ACCESS

- We have included a written commitment that the primary access to the data center campus will be from the north and that CR23 will be for emergency ingress and egress only.
- We have included a written commitment that the Town of Bristol will approve of the Site Plan so has oversight.
- The project will need a Commercial Drive Permit so there is oversight over access points.

TOWN APPROVAL OF SITE PLAN

- We have included a written commitment that the Town of Bristol will approve of the Site Plan so has oversight over these issues.

PROPERTY TAX SUMMARY



Elkhart County 2023 Property Tax Revenue: ±\$311,423,863
Proposed project would increase this by ±\$23,000,000

REASONS TO VOTE “YES”

- Unanimous approval from Elkhart County Plan Commission
- \$1+ Billion capital investment
- Significant real estate tax revenues, approx. \$23 million per year
- Complies with the Elkhart County & Town Comprehensive Plan
- Diversifies the employment base by providing technology jobs

REASONS TO VOTE “YES”

- Creates well paying construction jobs
- Low traffic generator – limited vehicle & truck trips
- Access from the north, not CR 23
- M-I uses limited to a data center campus
- New written commitments to address concerns

We hope that you will support this important economic development project.

THANK YOU

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