

Metric	Permitted I3 Uses	DC Blox
Buildings	Estimated minimum 280,000-300,000 building footprint. No limit on max building height outside of transitional yard area. 100 ft minimum setback for north side transitional yard.	Building 1 will be 70,000 sq footprint with 22 ft height, 60' max building roof line height for possible buildings 2&3, 500+ ft setback for north side transitional yard.
Emissions	Particulate matter, volatile organic compounds, nitrogen oxide, sulfur oxide, ozone and photochemical smog, and lead can all be released from the I3 industrial uses	Diesel Particulate Filters will be installed removing 90% of particulate matter and hazardous air pollutants for the BACK UP generators that only run during limited testing and during power outages. Emissions at fractional levels.
Greenspace and Landscaping	Less than data center proposal	8 ft tall berm with double staggered row of evergreens planted twice as close as recommended by ordinance, additional greenspace and landscaping
Parking	As ordinance requires, 1 parking spot per 1,000 sq ft	Parking (less pavement) is less than 1/4 required under the ordinance
Sound	Noise levels in industrial environments often exceed 80 decibels	Committed to be 65 decibels at most at the property line
Traffic	1,008 visits/day	104 visits/day
Water	Industrial uses can use a lot of water, potential use equivalent to 230 homes daily	Use equivalent to 11 homes, waterless cooling and closed loop required (closed loop is not drained & refilled)
Uses	automobile fueling station, fleet terminals, heavy outdoor storage, agricultural machinery and equipment sales, rental or repair, wireless communications facility, heavy vehicle wash, manufacturing, warehouse, etc.	Data center campus operating as a quiet warehouse without comparable truck traffic

Sources:

Six Primary Air Pollutants from Factories - Population Education
Defining & Mitigating Industrial Noise

Langan Trip Memo
Lean & Water Toolkit: Chapter 2 | US EPA
 Indy Zoning Ordinance

Terracon Environmental Report
 DCBLOXIndy.com