PLAINFIELD DATA CENTER

CERTIFICATION
AUGUST 2020

CERTIFIED
BY VERISITE
**DATA
CENTER**

VERISITE

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KNOWLEDGE IS VALUABLE.

Verisite was founded by a team of nationally recognized economic development consultants/ site selectors, civil engineers, developers and experienced real estate professionals with knowledge of the site selection process and expertise in site evaluations. Evaluation, determination and certification by Verisite adds real value to any property by providing brokers, site selectors, developers and other decision-makers with reliable data and information on all facets of a site's condition, and sets a new standard in the site certification process.

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THE VERISITE PROCESS

DETERMINATION:
A brief due diligence review of data, providing guidance and recommendations on increased marketability factors and eligibility for the Verisite Certification phase.

CERTIFICATION:
A property can be deemed certifiable within the Verisite Certification program based upon a successful Determination report. Utilizing analyzed data and information, Verisite will provide a comprehensive report and supporting documents to the client. The Verisite Certification report can also align with the pertinent state-level site readiness program.

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SECTION ONE

DATA CENTER CERTIFICATION

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PROJECT NARRATIVE

The Verisite team is pleased to present the following Data Center Certification report to the Town of Plainfield regarding the greenfield site located within the Plainfield Industrial Park in Plainfield, Indiana. This report reviews the viability of the development of the site into a Data Center and examines the potential development issues associated with a new facility added onto this site.

Plainfield is fundamentally different from other towns and cities looking to offer the benefits of a 21st-century economy. Due to the foresight of leaders in the Town of Plainfield, development has catapulted the Town into a position of authority amongst its peers – both within the State of Indiana and the Midwest. Its location near the Indianapolis International Airport, the presence of Duke Energy, and strong infrastructure capacity have all facilitated monumental growth and opportunities. Pairing its ideal location with a vibrant downtown, smart infrastructure, and diverse economy makes the Town a destination for those looking to start a business, advance a career, and more. These factors, paired with other assets such as its strong primary education system, extensive trail system, and robust quality of life, means there is a constant generation of future leaders and businesses built into its fabric.

THE DATA CENTER SITE

The targeted property is predominantly level with gentle topographic roll providing potential drainage in accordance with the intent of the original plat. The majority of the property presents a feasible option for new development due to the condition of the site, accessibility, existing infrastructure within proximity, and established local ordinances. The proposed 7.6-acre site is located within a platted Industrial Park approximately 1.5 miles from I-70 and State Road 267 south of the Town of Plainfield.

This site is primarily a greenfield site but contains one small freestanding structure located on the southeast corner of the property with utility infrastructure nearby. Electrical, water, sanitary sewer, natural gas service, and fiber are currently planned to be available to the site per the proposed Industrial Park to the south. A stormwater management system can be implemented depending on the scope of any potential development. Fiber providers have a fiber line of less than one mile east of the subject property. It should be noted that any type of extension of the available utilities that will be required for development may result in additional costs. It is anticipated that there will be one access point to the facility from the central collector road of the development, Future Road, which is accessed directly from Camby Road. Per the flood map, which can be found in the appendices, the site is not located within a flood plain.

Following this brief summary is a detailed due diligence report describing general site information, existing site physical conditions, utilities, roadways, and site access. All of these items are necessary for the development of the site into a Data Center. The purpose of this report is to help the Town of Plainfield make informed decisions about the development of this site and to provide a potential purchaser, user, or developer with a level of due diligence information.

SITE MAP

SITE INFORMATION

GENERAL INFORMATION

PROPOSED BUILDING/PROJECT
Data Center

PROJECT SIZE
80,500 SF

SITE
7.6 Acres

CURRENT USE
Tilled agricultural

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PLAINFIELD INDUSTRIAL PARK

267

70

LOCATION/ADDRESS
The site is located on the northwest corner of SR 267 & Camby Rd, south of Interstate 70.

MUNICIPALITY OR GOVERNMENT WITH JURISDICTION
Town of Plainfield

EASEMENTS / DEDICATIONS / ENCUMBRANCES

ARE THERE ANY KNOWN EASEMENTS ON SITE?
YES

Description: The property includes one utility easement along the south boundary of the site.

WILL THE PROJECT REQUIRE ANY OFF-SITE EASEMENTS?
In accordance with the original Plat development, additional utility easements may exist along the periphery of the site for continuation of service to neighboring lots.

WILL THE PROJECT REQUIRE ANY ON-SITE EASEMENTS?
It is not anticipated that any on-site easements would be required.

WILL THE PROJECT BE REQUIRED TO DEDICATE LAND?
It is not anticipated that any land dedication would be required as the site is part of development.

ARE ANY PARKING OR CROSS-ACCESS EASEMENTS ANTICIPATED?
NO

ARE THERE ANY DEVELOPMENT ENCUMBRANCES ON THE SITE?
YES

Description: There is an existing utility easement on the south boundary of the site.

EXISITING CONDITIONS

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PHYSICAL FEATURES

EXISTING USE OF THE PROPERTY
Tilled agricultural

Description: Row-crop.
Per the property owner, an agreement will be made with agricultural lessor to pull any existing crops needed to allow for construction.

EXISTING USE OF THE ADJACENT PROPERTY (JURISDICTION)

North adjoining: Interstate I-70

East adjoining: Agriculture vacant land

South adjoining: Wooded residential vacant unplatted land

West adjoining: Agriculture vacant land / Residential single family

WILL ANY EXISTING STRUCTURES BE DEMOLISHED?
NO

IS OTHER DEMOLITION REQUIRED ON-SITE?
NO

IS ANY EXISTING VEGETATION PRESENT ON-SITE?
YES

Description: Trees, shrubbery and agricultural crops depending on the season.

DO SURFACE DRAINAGE FEATURES EXIST ADJACENT TO OR ON-SITE?
YES

Description: Ambrose Phase-I development includes drainage infrastructure, which is south of the subject property.

IS SUBSTANTIAL GRADING EXPECTED WITH HIGH IMPORT OR EXPORT?
NO

DOES IT APPEAR RETAINING WALLS WILL BE REQUIRED ON-SITE?
NO

NATURAL FEATURES

ARE THERE ANY APPARENT WETLANDS (PER NWI), PONDS, OR CREEKS ON-SITE?

In accordance with the FEMA Map and Hydrologic Watersheds Map of the site, no apparent wetlands, ponds, or creeks exist on site. (Appendix A).

ARE THERE ANY APPARENT WETLANDS (PER NWI), PONDS, OR CREEKS DOWNSTREAM?

The Project Site (+/-7.63 acres), at the north end of the Ambrose development, does Not include any Wetlands as defined by Figure 5 of the Wetlands Report, project number 19Y487200.

IS THERE ANY STANDING WATER ON-SITE?

Standing Water is unlikely as determined from the information provided by the GIS contour, Hydrologic, and FEMA maps

HAS THE SITE (OR ADJACENT SITES) BEEN USED FOR AN ENVIRONMENTALLY SENSITIVE USE?   NO

IS A PHASE I ENVIRONMENTAL SITE ASSESMENT COMPLETED?   YES

IS FURTHER ENVIRONMENTAL ASSESSMENT RECOMMENDED?   NO

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ZONING

GENERAL ZONING

CURRENT ZONING CLASSIFICATION
I-2 Office / Warehouse Distribution.
The property owner is targeting manufacturing, logistics, distribution, and e-commerce for the surrounding buildings.

IS THE PROPOSED USE PERMITTED WITHIN THE CLASSIFICATION?
YES

WILL THE PROPERTY NEED TO BE REZONED?
NO

WILL THE PROJECT REQUIRE ANY VARIANCES?
This is undetermined until the final use and architectural design is developed; however, it is not anticipated.

WILL THE PROJECT REQUIRE ANY PUBLIC HEARINGS?
YES

Description: The project would be subject to the Town's development plan approval process, which includes public hearings.

WILL THE PROJECT REQUIRE ANY CONSOLIDATION OR ANNEXATION?
NO

ZONING CLASSIFICATION OF THE ADJACENT PROPERTIES?

North: General Commercial

East: Agricultural

South: Industrial

West: Residential

MAXIMUM BUILDING HEIGHT ALLOWED
75 ft

Description: Please reference I2; 2.13.B.4 of the Plainfield Ordinance.

MINIMUM LOT FRONTAGE
100 ln ft on public street

Description: Please reference I2; 2.13.B.1 of the Plainfield Ordinance.

IS OUTSIDE STORAGE PERMITTED ON SITE?
YES

Description: Outside storage is permitted according to section I2.B.7 of the Plainfield Ordinance.

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PARKING REQUIREMENTS

IS ALL PARKING CONTAINED ON-SITE?
YES

IS PARKING ALLOWED WITHIN A SETBACK?
NO
Description: In accordance with Article 2.13 B.3, only access drives are permitted within the setback.

PARKING REQUIRED?
1/3000 sf of floor space
Description: Please reference Article 4, Table 4.10.B.34 of the Plainfield Ordinance.

REQUIRED PARKING DIMENSIONS?

9 FT X 18 FT
Please reference Article 4, Table 4.10.A of the Plainfield Ordinance.

DRIVE AISLE REQUIREMENT?

24 FT
Please reference Article 4, Table 4.10.A of the Plainfield Ordinance.

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SIGNAGE REQUIREMENTS

IS A PYLON SIGN PERMITTED?
NO

IS A MONUMENT SIGN PERMITTED?
YES

Description: Signage permitted per Article 7.4.A5 of the Plainfield Ordinance.

CAN A SIGN BE PUT ON THE BUILDING?
YES

Description: A sign can be placed on the building per Article 7.4.D of the Plainfield Ordinance.

IS DIRECTIONAL SIGNAGE PERMITTED?
Directional signage is not specifically identified within the ordinance.

ARE SIGNS PERMITTED WITHIN THE SETBACKS?
YES

Description: Signs must be placed 10 ft from the right-of-way per Article 7.4. of the Plainfield Ordinance.

WILL A VARIANCE BE REQUIRED FOR SIGNAGE?
NO

Description: While it is not anticipated, it is undetermined until the final design has been completed.

LANDSCAPE REQUIREMENTS

IS PERIMETER LANDSCAPING REQUIRED?
YES

Description: Perimeter landscaping is required per Article 4.7 A&B, Level 1 of the Plainfield Ordinance.

IS INTERNAL LANDSCAPING REQUIRED?
YES

Description: Internal landscaping is required per Article 4.7B, buffering of the Plainfield Ordinance.

IS BUILDING BASE LANDSCAPING REQUIRED?
YES

Description: Refer to Article 4.7 D of Plainfield Ordinance.

ARE THERE ANY TREES ON THE PROPERTY THAT NEED TO BE SAVED?
Undetermined at the time of this report, but is contingent upon the development south of the site.

ARE TREE CREDITS OFFERED BY PLANNING FOR THE MAINTENANCE OF EXISTING TREES ON SITE?
YES

Description: Refer to Article 4.7, Table 4.7-E for Plant Value credits

DOES THE ORDINANCE REQUIRE SCREENING FOR THE DUMPSTER?
YES

DOES THE ORDINANCE REQUIRE SCREENING FOR THE PARKING AREA?
YES

Description: Refer to Article 4.7 E for parking lot screening requirements

WILL THE PROJECT REQUIRE ANY VARIANCES FOR LANDSCAPING?
It is not anticipated, however this is undetermined until the final design is presented

ARCHITECTURAL REVIEW

**IS THE DEVELOPMENT REQUIRED TO OBTAIN ARCHITECTURAL REVIEW?**
YES

Description: Per I2.C any portion of the site within 600 ft of a Residential District is subject to Architectural Review.

DOES THE PROJECT QUALIFY FOR ANY INCENTIVES FOR DEVELOPMENT?
YES

Description: Any proposed development within the I2 District shall be eligible for Incentives in accordance with Article V of the development ordinance.
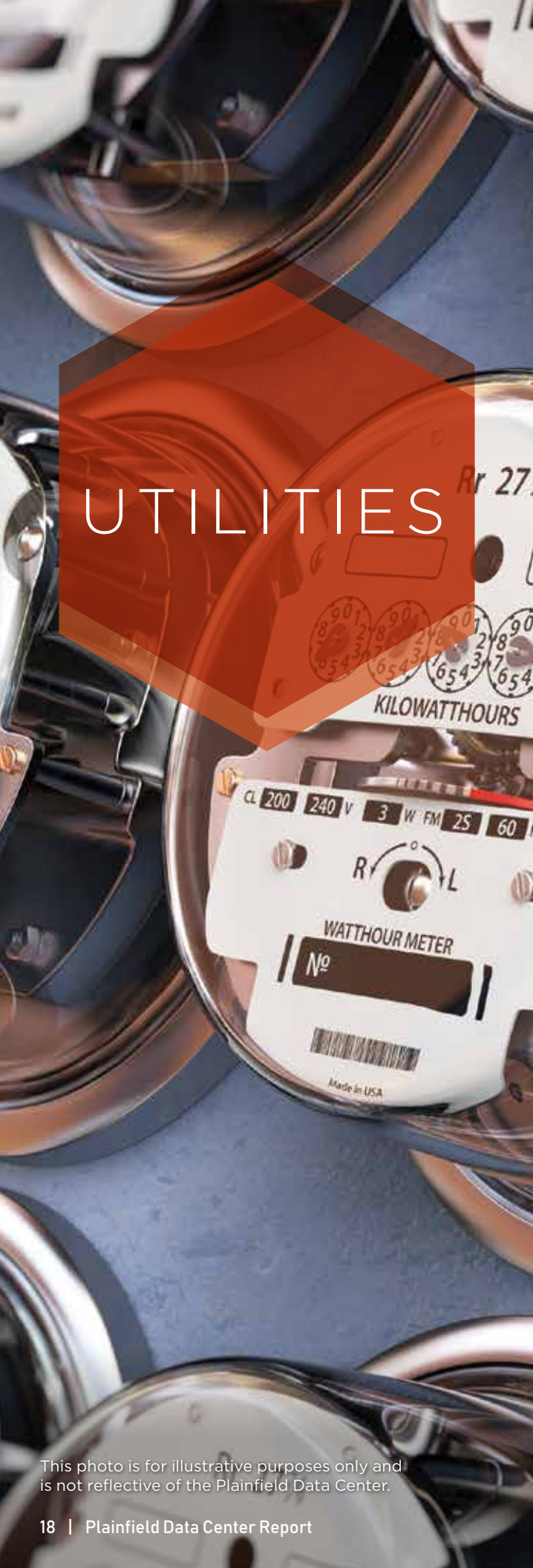
UTILITIES

SANITARY SEWER SERVICE

CONTACTS

MATT SPIDEL
Water Resources Engineer
(317) 713-4615

REVIEWING ENTITY
Town of Plainfield, BF&S

IS SEWER SERVICE DIRECTLY AVAILABLE TO THIS SITE?
NO

Description: The current owner has a utility plan to install a line to run along Future Road running north to south towards the end of 2020. (Appendix C).

WHAT SIZE IS THE SANITARY MAIN?
There is a 24-inch main currently located along Camby Road.

WILL WASTE LOAD CALCULATIONS BE REQUIRED?
YES

DOES A LATERAL EXIST TO THE PROPERTY?
NO

Description: This site is part of a development which includes utility extension from the south upon final use of the site.

WILL A LIFT STATION BE REQUIRED ON-SITE?
While it is not anticipated this is dependent upon final design of the building and site utilities.

WILL ANY EXTENSIONS BE REQUIRED TO SERVE THE SITE?
YES

According to the property owner, the sanitary sewer line installation will likely be completed the Fall of 2020.

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WATER SERVICE

CONTACTS

MATT SPIDEL
Water Resources Engineer
(317) 713-4615

REVIEWING ENTITY
Town of Plainfield, BF&S

IS WATER SERVICE DIRECTLY AVAILABLE TO THE SITE?
YES

Description: A water main exists along the south border of the site running east to west. (Appendix C).

WHAT SIZE IS THE WATER MAIN?
There is a 16-inch main currently located along Camby Road.

DOES A LATERAL EXIST TO THE PROPERTY?
It can be assumed that no lateral exists to the site as the tap to feed the future building would be sized upon the calculated demand of the building.

WILL LOAD CALCULATIONS BE REQUIRED?
YES

Description: Pending usage, calculations shall be provided to the utility; however, per calculations per this analysis, the current capacity would be able to support a data center with at least 10,000 gallons per day.

WILL ANY EXTENSIONS BE REQUIRED TO SERVE THE SITE?
YES

According to the property owner, the Town of Plainfield will bring water service to the site in the Spring of 2021.

STORM DRAINAGE

CONTACTS

MATT SPIDEL
Water Resources Engineer
(317) 713-4615

REVIEWING ENTITY
Town of Plainfield, BF&S

DOES A LEGAL STORM WATER DISCHARGE EXIST AT THE SITE?
Stormwater management is planned for the development area to the south of the property.

IS ON-SITE DETENTION REQUIRED?
On-site detention may be required depending on the final design of the project.

IS SURFACE DRAINAGE ALLOWED OFF-SITE?
NO

DO REGULATION GUIDELINES OR A DRAINAGE ORDINANCE EXIST?
YES

Description: Refer to the Town of Plainfield Drainage Ordinance 17-97 for the requirements.

ELECTRICAL SERVICE

CONTACTS

HALEY TOMLINSON
Economic Development Manager
(317) 709-4688

REVIEWING ENTITY
Duke Energy

ARE ELECTRICAL SERVICES AVAILABLE AT THE SITE?
NO, electrical service is currently in the planning stages at the site with plans for extension in the Spring of 2021.

PROPOSED SERVICE FOR THE SITE:
Duke proposes to feed a data center facility from two dedicated 12.47kV distribution circuits. The substation that serves the site (0.5 miles away) would be expanded to meet the needs of the data center customer.

Estimated timeline to build to to 20 MW:
18-24 months

Estimated cost of 20MW build out: $8.1 Million

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COMMUNICATIONS

CONTACTS

MATT LONG
Director, External Relations
AT&T
(317) 902-7180

MIKE CRABB
Business Development Manager
Intelligent Fiber Network
(317) 280-4636

REVIEWING ENTITY
AT&T Indiana

IS TELEPHONE/DATA SERVICE AVAILABLE AT THE SITE?
Unknown at the site, but there is service adjacent to the east and west of the site.

IS FIBER AVAILABLE TO THE SITE?
YES

Description: There are several long haul fiber carriers within close proximity to the site located within the Plainfield Industrial Park. These carriers would be able to provide adequate bandwidth to satisfy the communications requirements of a data center.

The Town of Plainfield is near a major fiber connection point for multiple networks. The nearest fiber line is at the intersection of S 875 E and E 700 S, which is approximately one mile east of the site. Estimated usages will determine the cost, which would be on the future tenant, to extend fiber to the site. A fiber build to the facility on this site would be fairly straight forward and could take 60-90 days to extend to the site. The construction costs with the Intelligent Fiber Network are generally waived depending on which services are required for the opportunity and the length of contract term. Leaders expect this situation to follow that same protocol, and as such there would be a zero sum build out passed onto the customer.

NATURAL GAS SERVICE

CONTACTS

BRIAN GILDEA
Economic Development Manager
(317) 260-5311

REVIEWING ENTITY
CenterPoint Energy (Vectren)
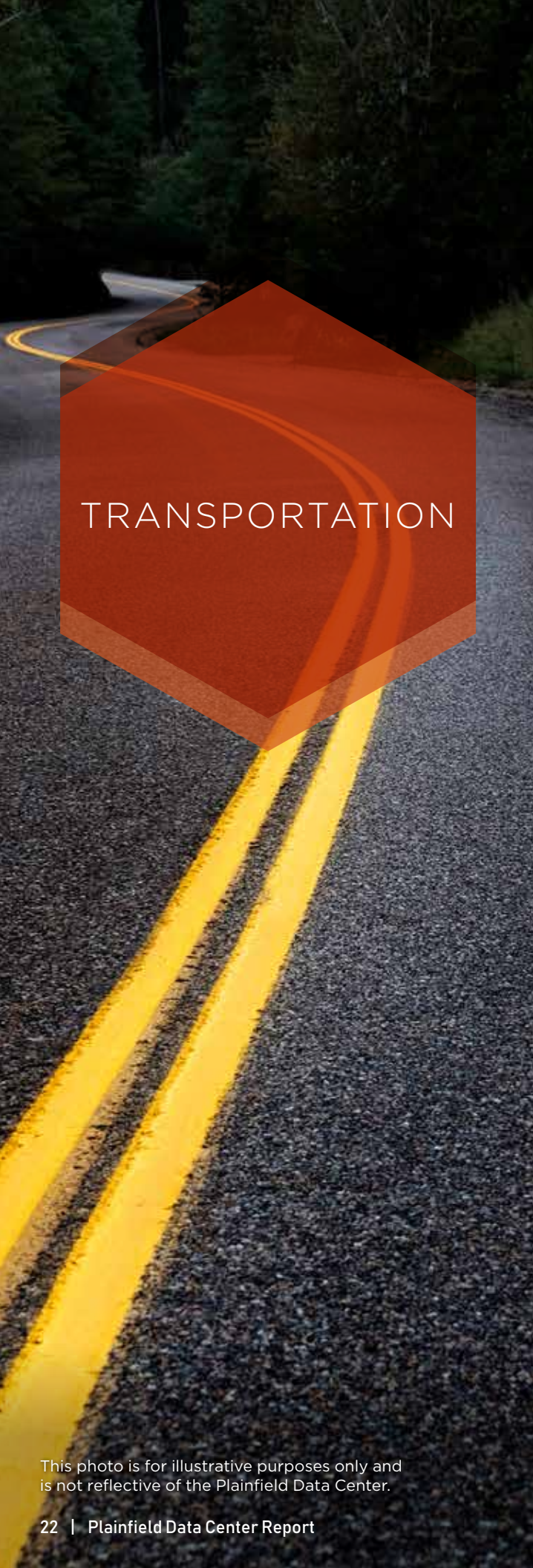
ARE GAS SERVICES AVAILABLE AT THE SITE?
NO

Description: 6″ Medium Pressure Gas Main exists along Camby Road and per the 7/7/20 CenterPoint letter, would be extended to the Site.

WILL THE GAS COMPANY BRING SERVICES TO THE BUILDING?
YES

DOES THE EXISTING SERVICE HAVE CAPACITY FOR THE PROJECT?
YES

TRANSPORTATION

ROADWAYS

NAMES AND CLASSIFICATIONS OF ADJOINING ROADWAYS

Roadway Name: Future Road

Classification: Collector

JURISDICTION

Town of Plainfield Development Services
Scott Singleton
Director of Transportation
(317) 754-5376

ARE LEFT TURN MOVEMENTS ALLOWED INTO THE PROPERTY?

YES

ARE LEFT TURN MOVEMENTS ALLOWED OUT OF THE PROPERTY?

YES

DO CURB CUTS EXIST TO THE PROPERTY?

There are curb cuts planned per the future development just south of the property.

ARE DRIVEWAY PERMITS/CURB CUT PERMITS REQUIRED?

NO

Description: This site is part of an overall development of which the master plan provides for a single point access.

ARE OFF-SITE ROAD IMPROVEMENTS ANTICIPATED?

Off-site road improvements may be needed upon the final design and the full development of the parcels to the south.

ARE THERE ANY PLANNED ROAD IMPROVEMENTS?

YES

Description: The current owner has plans to develop the acreage to the south of the property for industrial development, which would improve the roads up to the property line.

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PUBLIC TRANSPORTATION

DO SIDEWALKS EXIST ALONG THE RIGHT-OF-WAY?
NO

ARE SIDEWALKS REQUIRED?
Sidewalks are shown per the Plat along Future Road; however, as this site is accessed from a shared drive off of a cul-de-sac, the site does not directly link to the sidewalk. Plainfield Planning interpretation may be required to determine the need for sidewalks.

IS THERE A PUBLIC TRANSPORTATION STOP IN THE VICINITY?
NO

ARE BIKE LANES PRESENT IN THE RIGHTS-OF-WAY?
NO

IS A MULTI-USE PATH REQUIRED?
NO

PLAINFIELD
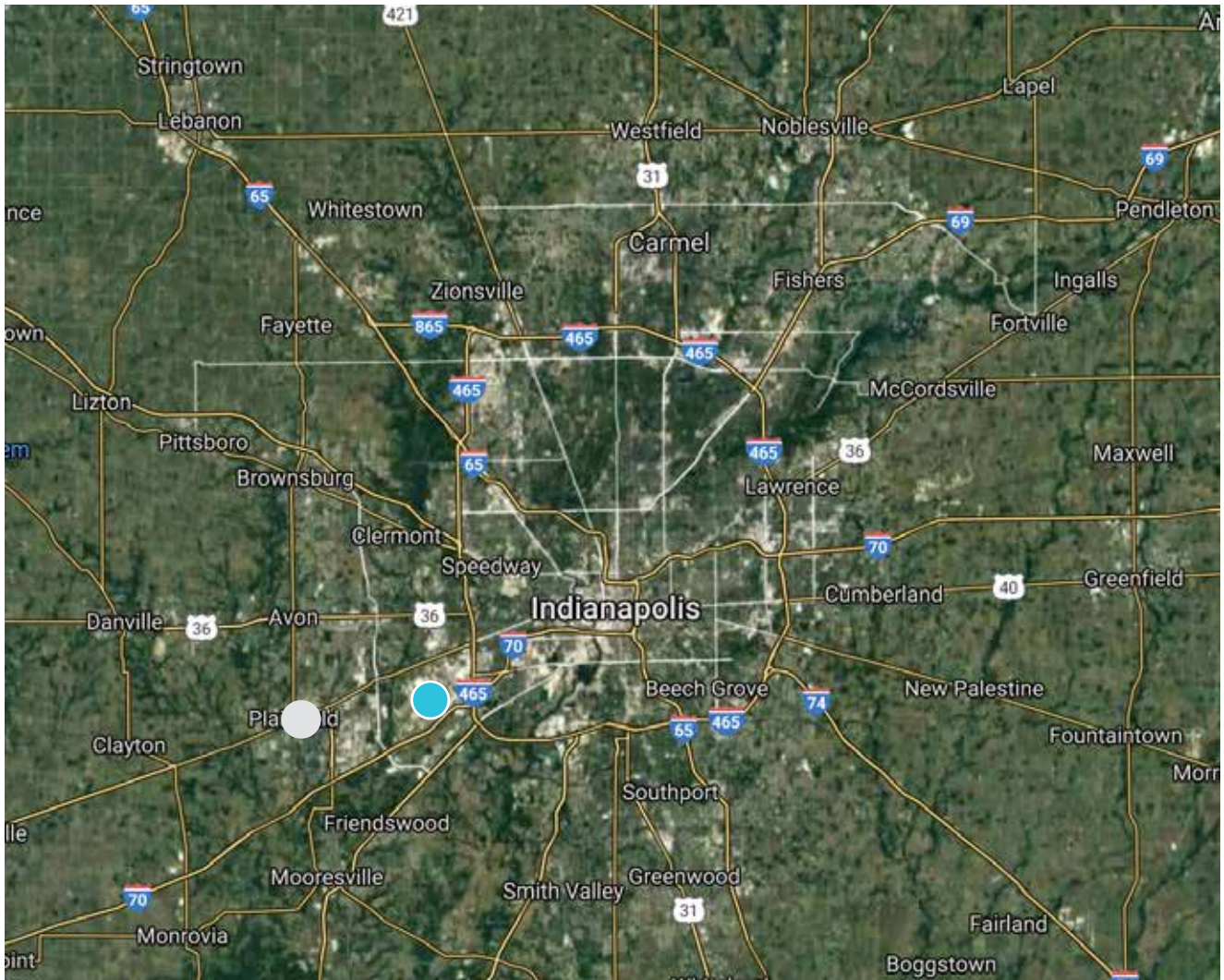INDUSTRIAL PARK

70

267

HIGHWAYS & INTERSTATES

STATE ROADS

State Road 267
Less than 1.0 mile (1 min.)
East of site

FEDERAL HIGHWAYS

Interstate 70
Less than 1 mile (1 min.)
North of site

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AIRPORTS

INTERNATIONAL

Indianapolis International (IND)
6.7 miles (14 min.)
11,200' runway

As of March 2020, the Indianapolis International Airport (IND) continues its long-running streak as the Best Airport in North America among midsize airports – for the eighth year in a row, and nine years overall according to the Airports Council International-North Amerca.

The Indy airport served a record 9.5 million passengers in 2019 and launched nine new flights for Hoosier travelers, including welcoming a new airline with the addition of Spirit Airlines. IND averages 145 daily departures to 50 nonstop destinations for business and leisure travel. 2019 also marked the implementation of the first phase of the Indy airport's Concessions Refresh program, which is delivering new retailer and restaurant concepts that reflect a mix of national brands and local Hoosier favorites in food, beverage, and retail products.

In recent years the Indy airport has also been recognized repeatedly by J.D. Power, Condé Nast Traveler, and Travel + Leisure for continued excellence in customer experience and satisfaction. Passengers cite the openness and cleanliness of the terminal, its smooth security process, and convenience to food, beverage, and retail amenities as well as parking.
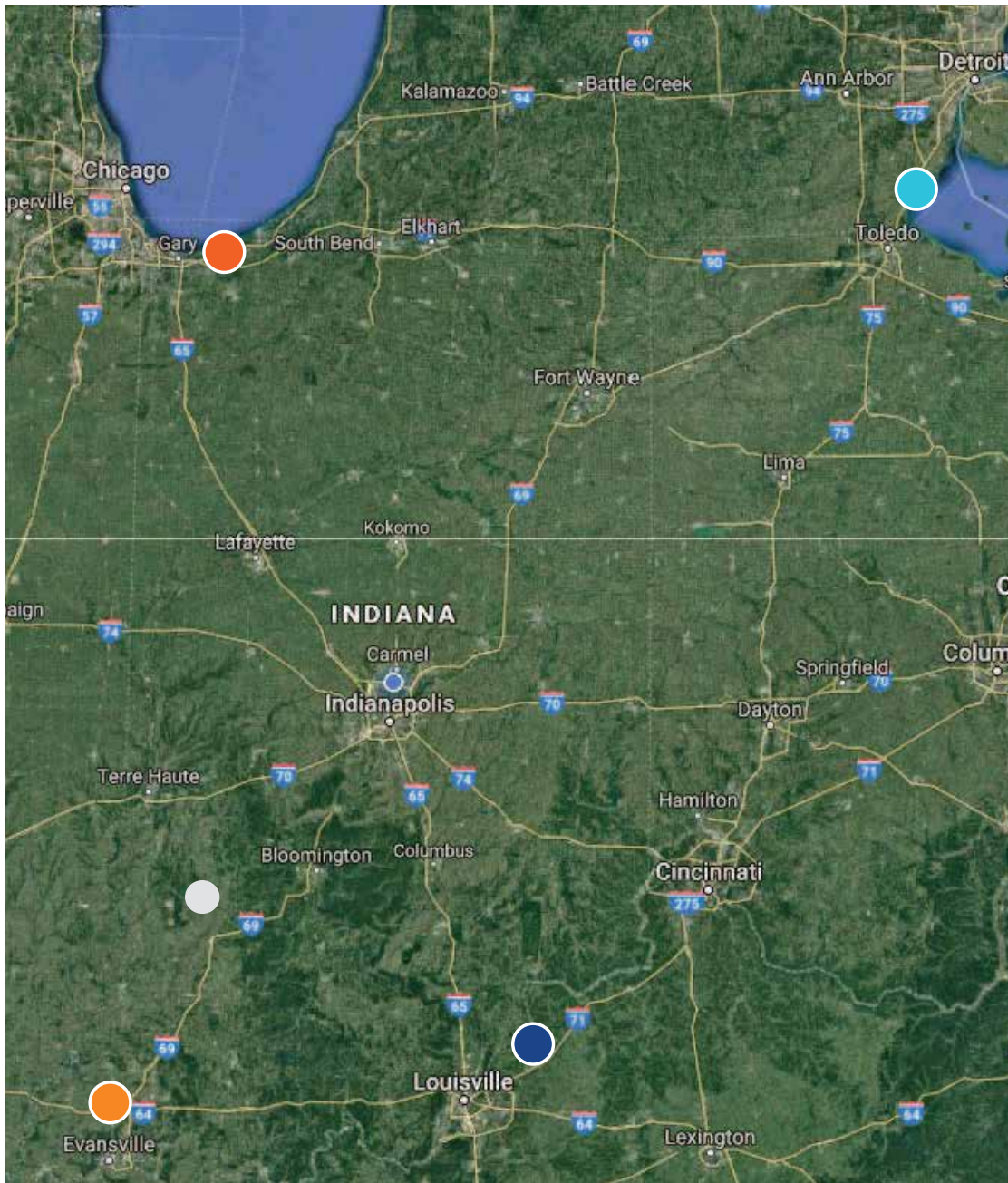
SEAPORTS

Indiana-Mount Vernon
Ohio River
111 miles (2 hrs)

Burns Harbor
Lake Michigan
166 miles (2.5 hrs)

Jeffersonville
Ohio River
124 miles (2 hrs)

Port of Monroe
Lake Erie
342 miles (5.25 hrs)

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PERMITS & APPROVALS

SUBMITTALS AND PERMITS
Submittals are required to be made for the following permits:

- Improvement Location Permit
- Building Permit

AGENCY OR GOVERNMENT UNIT:
Authority having jurisdiction: Town of Plainfield

DESCRIPTION OF APPROVAL PROCESS:
Depending on the scope of the development, the project will have to go before the Technical Assistance Committee and Design Review Committee, which could take place over a 1-month time frame. Should any revisions be needed to fit the current zoning or come to an agreement for a variance, the revisions would have to be done two weeks prior to the hearing date and one week before having to go back before the Technical Assistance Committee.

Construction Plan approval will be required before any actual permits are issued. This can take place concurrently with the public hearing approval.

In most cases, a project would take up to 60 days to get through the public hearing process. Projects will not need to have underground engineering or any other underground design completed in order to go through the public hearing process.

Please see Appendix D: Town of Plainfield Development Review Process

IS A PLAN COMMISSION MEETING REQUIRED?
YES

Description: The Town of Plainfield Plan Commission typically meets on the 1st Monday of every month.

IS A TOWN/CITY/COUNTY COUNCIL MEETING REQUIRED?
YES

Description: The Town of Plainfield Town Council typically meets on the 2nd and 4th Monday of every month.

PERMITS, FEES & APPROVALS

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ANTICIPATED FEES

DOES THE COMMUNITY HAVE IMPACT FEES?
YES

Description: The Town of Plainfield boasts wonderful park space, which can partly be attributed to their park impact fees.

WHAT FEES CAN BE EXPECTED FROM THE MUNICIPALITY?
Please see Appendix G: Fees.

WHAT FEES CAN BE EXPECTED FROM THE COUNTY?
N/A

Description: Town of Plainfield is the authority having jurisdiction, thus no County fees are anticipated pending final use.

LIST FEE(S):
N/A

WHAT OTHER FEES ARE EXPECTED?
No other fees are expected at this time.

RULE 5 NOI FEE:
This is pending use and limits of disturbance.

Description: IDEM will be required to review the final site plans in order to determine the fee.

Note: Additional fees may be required pending final use determination, Site Plan, Drainage, and Architectural design development.

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INCENTIVES

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DUKE ENERGY IMPACT

RENEWABLE SOLUTIONS:
Duke Energy develops solutions to meet customers' needs that support their renewable, resiliency, sustainability and financial goals. Duke Energy Renewables is a leader in developing innovative wind and solar energy solutions for customers across the country. By developing renewable and clean energy technologies, they're reducing customers' environmental footprint. Duke Energy owns and operates more than 2,975 megawatts (MW) of solar and wind projects, and they're adding additional renewable energy solutions such as battery storage and microgrids to the portfolio. Duke Energy Renewable Services provides operations and maintenance services to third-party renewables operators – helping them to optimize the performance of their clean energy plants.

INCENTIVES:
Duke Energy can offer flexible rate options that include access to MISO and renewables pricing in addition to the Indiana Economic Development Rider 58 that allows a 5-year reduction on the Duke Energy electric bill – up to 30% depending on qualifying factors – for any new or additional load associated with an economic development project.

NET ZERO CARBON EMISSIONS BY 2050:
Duke Energy has already reduced carbon dioxide (CO_2) emissions 31% since 2005. Building on that strong track record, Duke is fundamentally changing the way they generate and deliver the electricity customers depend on. The company expects it can achieve significant reductions in carbon emissions by 2050 with the technology that exists today. Getting to net-zero emissions will require innovation and new technologies. We are investing in research and partnering with experts to help ensure the technologies of tomorrow arrive in time to achieve a cleaner energy future. Taking action now will help reduce overall costs for energy customers and keep electricity reliable.

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TOWN OF PLAINFIELD

INDIANA ECONOMIC DEVELOPMENT CORPORATION: DATA CENTER SALES TAX EXEMPTION

The Data Center Gross Retail and Use Tax Exemption provides a sales and use tax exemption on purchases of qualifying data center equipment and energy to operators of a qualified data center for a period not to exceed 25 years for data center investments of less than $750 million. If the investment exceeds $750 million, the IEDC may award an exemption for up to 50 years. This program is established by Indiana Code § 6-2.5-15. Local governments may also provide a personal property tax exemption on qualified enterprise information technology equipment to owners of a data center who invest at least $25 million in real and personal property in the facility.

To qualify for the exemptions, data centers must reach a certain threshold for investment within 5 years of receiving an exemption certificate from the Department of Revenue. The minimum investment required is determined by the population of the county in which the qualified data center is located:

- $25 million in counties with less than 50,000 people
- $100 million in counties between 50,000 and 100,000 people
- $150 million in counties with 100,000 or more people

Equipment that is eligible for the exemption includes the servers and related computer equipment or software purchased or leased for the processing, storage, retrieval or communication of data, as well as other equipment essential to the operation of the data center. This includes electricity used in qualified data center operations. Prior to qualifying for an exemption, the IEDC must approve all planned data center equipment purchases.

TOWN OF PLAINFIELD TAXES AND INCENTIVES

The Town of Plainfield offers tax abatement to encourage job creation and private investment in the community. Tax abatement may be granted on:

- Real property
- Personal property, along with personal property that would include laboratory equipment and computers used in research or development labs
- New construction (only to the increase in assessed value for the new construction)
- Property rehabilitation (only to the increase in assessed value for the rehabilitation)
- New or used manufacturing, research, or development equipment not previously taxed in Indiana.

The exemption from property tax is for all or part of the new assessed value or the increased assessed value. The exemption would last between 1 and 10 years, with payments of property taxes phased in increments over that period of time.
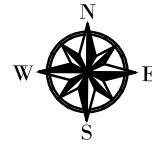
SITE PLAN

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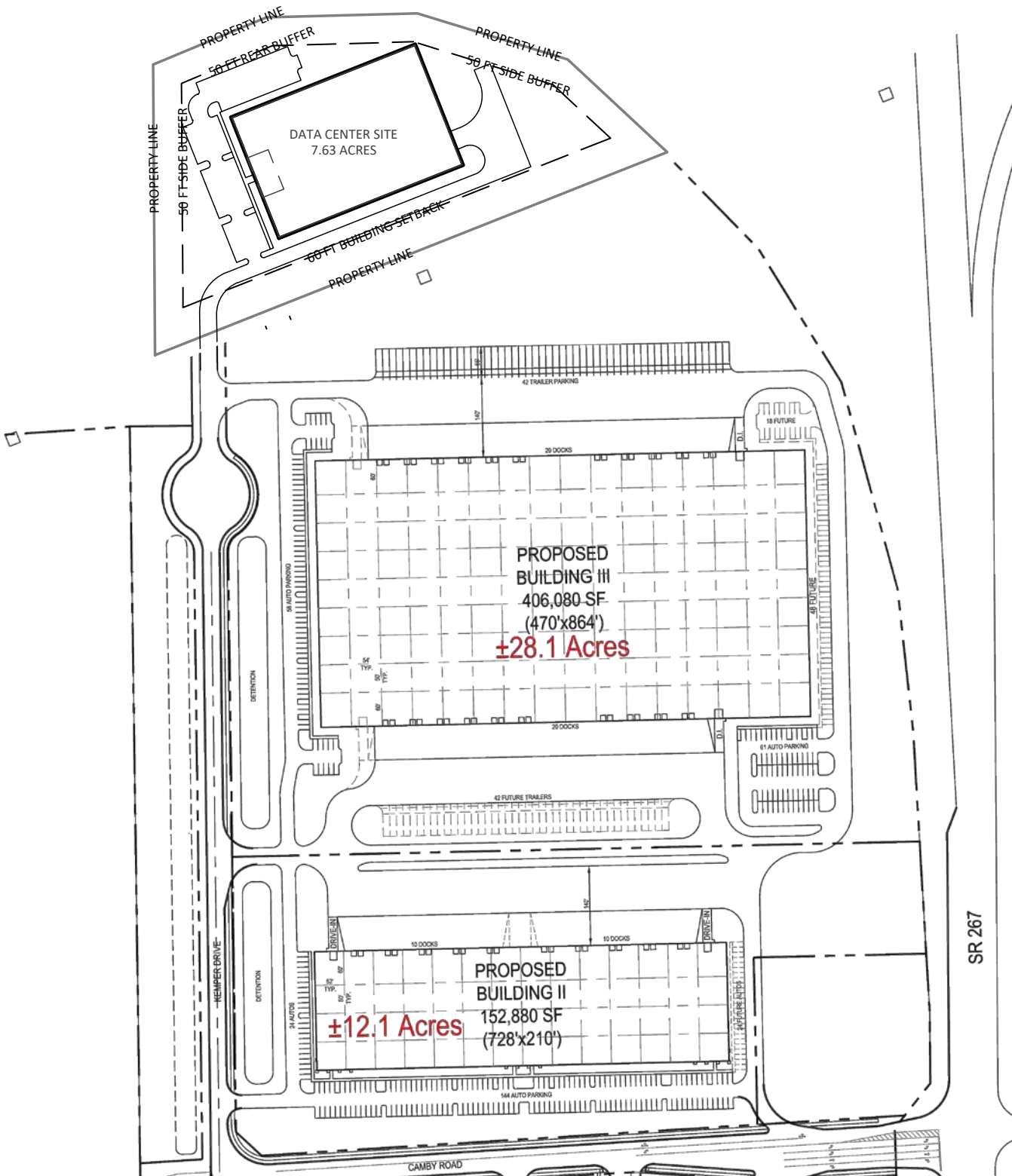
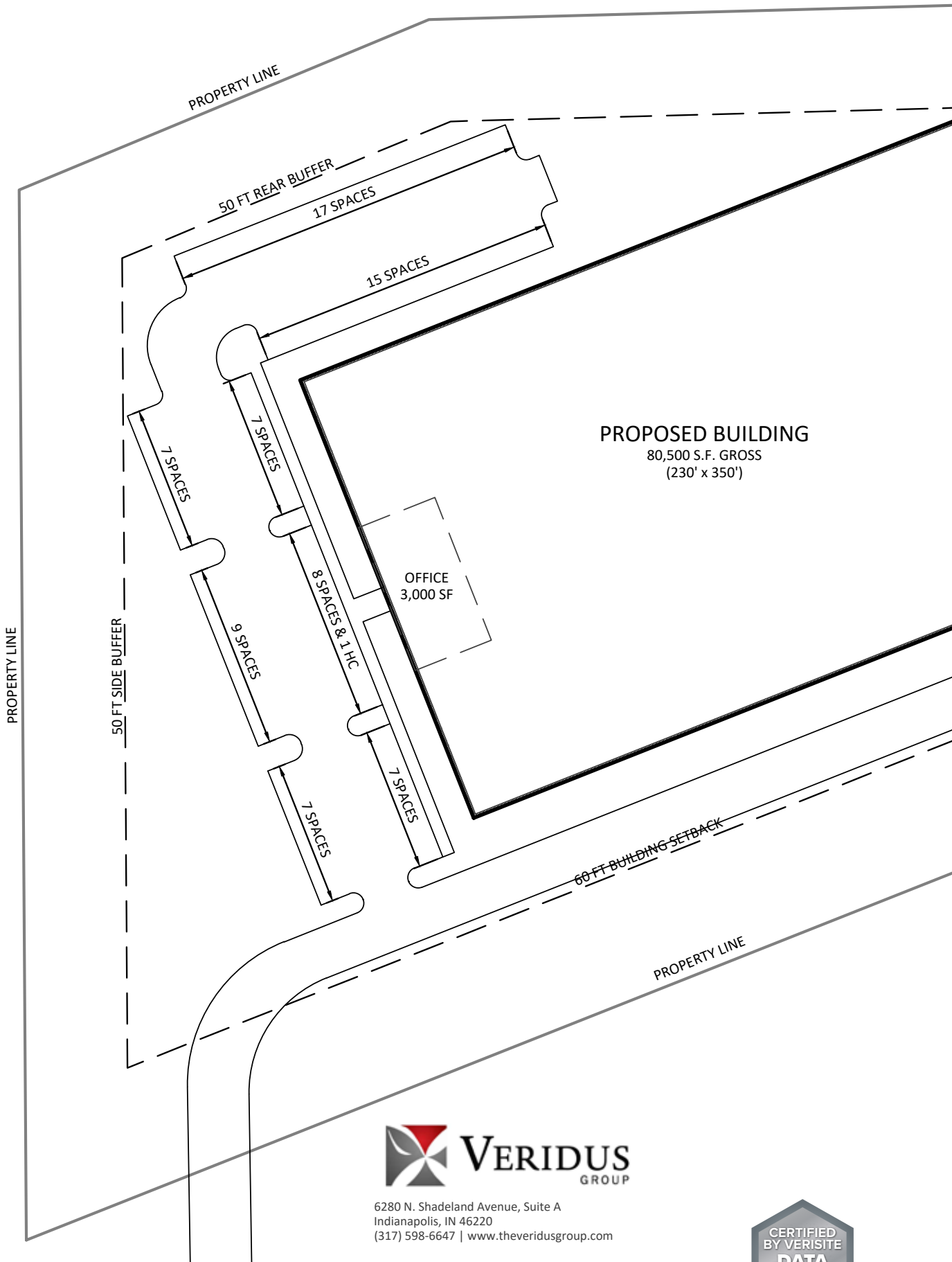CERTIFIED BY VERISITE
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VERIDUS GROUP

6280 N. Shadeland Avenue, Suite A
Indianapolis, IN 46220
(317) 598-6647 | www.theveridusgroup.com

CONCEPTUAL SITE PLAN
Scale: 1" = 200'

DATA CENTER SITE
7.63 ACRES

PROPOSED
BUILDING III
406,080 SF
(470'x864')
±28.1 Acres

±12.1 Acres

PROPOSED
BUILDING II
152,880 SF
(728'x210')

SR 267

CAMBY ROAD

PROPERTY LINE

50 FT REAR BUFFER

17 SPACES

15 SPACES

7 SPACES

7 SPACES

9 SPACES

8 SPACES & 1 HC

7 SPACES

7 SPACES

PROPERTY LINE

50 FT SIDE BUFFER

PROPOSED BUILDING
80,500 S.F. GROSS
(230' x 350')

OFFICE
3,000 SF

60 FT BUILDING SETBACK

PROPERTY LINE

VERIDUS
GROUP

6280 N. Shadeland Avenue, Suite A
Indianapolis, IN 46220
(317) 598-6647 | www.theveridusgroup.com

CERTIFIED
BY VERISITE
DATA
CENTER

PROPERTY LINE

50 FT SIDE BUFFER

LOADING DOCK
DELIVERY

N
W E
S

CONCEPTUAL SITE PLAN
Scale: 1" = 60'

0	720.0014	1440.0029

Feet

SITE INFORMATION

JURISDICTION	PLAINFIELD
ZONING	I-2 INDUSTRIAL
ORDINANCES	I-2, & ARTICLE-4
PROPOSED USE	DATA CENTER
ACREAGE	7.6 AC.

SETBACK / BUFFER REQUIREMENTS

ADJACENT ZONING	I-2 INDUSTRIAL
FRONT YARD	MAINTAINED 60 FT SETBACK
SIDE & REAR YARD	50 FT SETBACK

DEVELOPMENT REQUIREMENTS

MAXIMUM BUILDING HEIGHT	75 FT
PERIMETER SITE LANDSCAPE	BUFFER VALUE-1
PARKING	
- DATA CENTER	1 / 3,000 sf TABLE 4.10-B.34
- INTERNAL OFFICE	3.5 / 1,000 sf TABLE 4.10-B.23
- TOTAL REQUIRED	37 (26 DATA / 11 OFC.)

DEVELOPMENT SUMMARY:
SITE AND ORDINANCE WILL SUPPORT A MAXIMUM OF AN
80-90,000 SF DATA CENTER BUILDING PENDING FINAL USE
PARAMETERS

VERIDUS
GROUP

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Indianapolis, IN 46220
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DATA CENTER MARKET

OVERVIEW

This photo is for illustrative purposes only and is not reflective of the Plainfield Data Center.

ANALYSIS OF POTENTIAL DATA CENTER DEVELOPERS

The data center market is complex and full of many key players - from Real Estate Investment Trusts who finance many sites, to the highly specialized construction companies that build them, to the multitude of colocation and cloud providers that manage them. To better understand and determine which companies would be best suited to market the proposed Plainfield Data Center Site, Ginovus analyzed the entire US Market along with the State of Indiana and the Central Indiana Region to focus on the key players that could potentially locate a data center in the region. Since finding information on individual companies is challenging due to confidentiality, private-use data centers are not included in this report.

U.S DATA CENTER MARKET

The primary markets in the US by number of physical sites are Northern Virginia, Silicon Valley/San Francisco, Northern New Jersey/New York, Metro Dallas/Fort Worth, Atlanta, Chicago, Phoenix, Los Angeles, Seattle, and Minneapolis (Fig 1). These markets have seen and are continuing to see the most growth as the industry tends to cluster around these technology hubs. The average data center size in the top 10 regions is 271,149 square feet, with a median of 156,414 square feet. The largest market is Northern Virginia with 9,280,000 sq. ft. See Appendix, Table 1: Top 10 Data Center Regions.

TOP 10 U.S/ DATA CENTER MARKETS

*Does not include private or classified data centers.
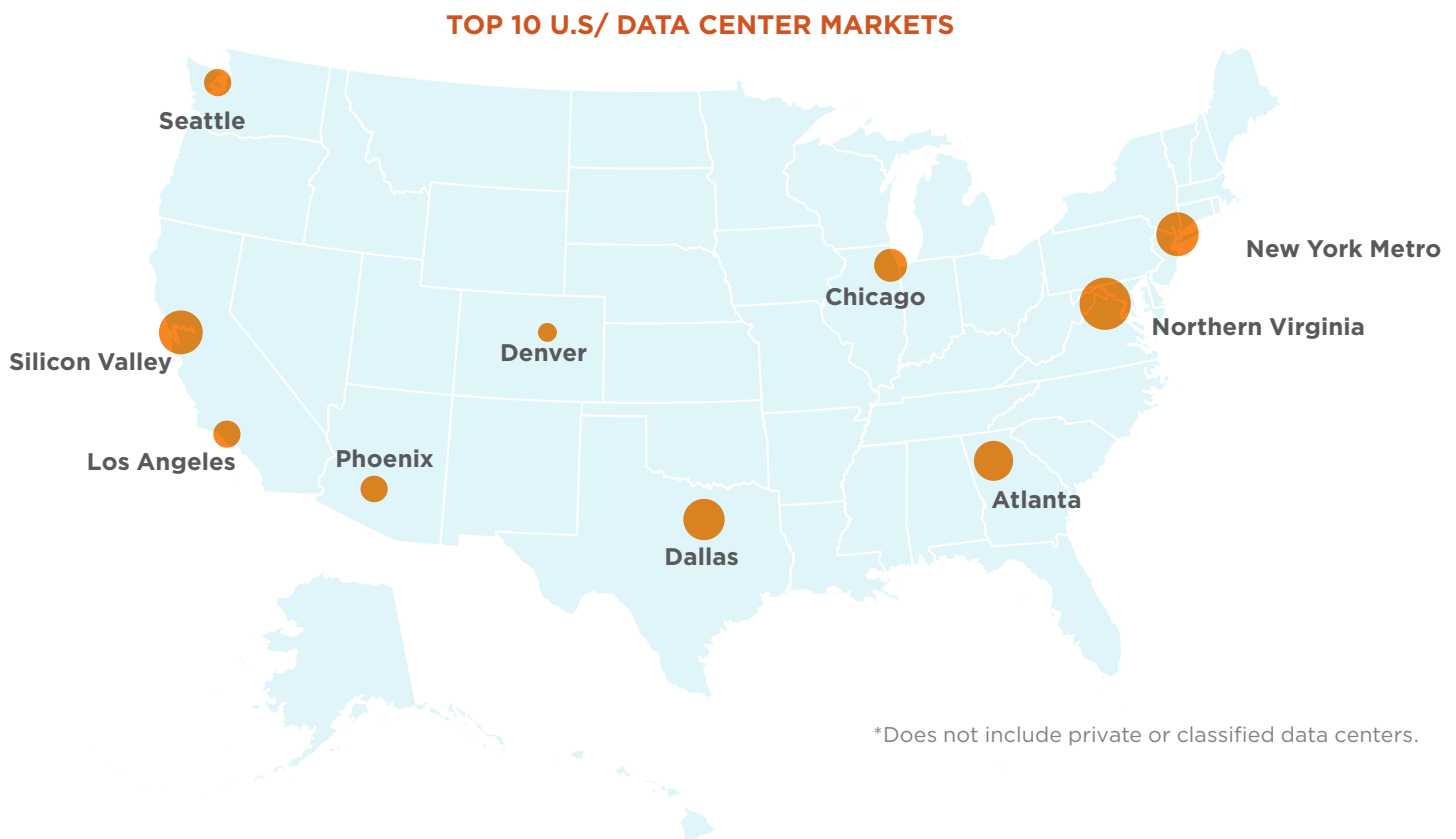
KEY MARKET PLAYERS

The top data center company in the US is Digital Realty, based in San Francisco and organized as a REIT (Real Estate Investment Trust). Digital Realty has 81 sites with an average size of 231,345 square feet, and its largest site is over 1 million sq. ft. in Chicago. The Chicago locations are the closest to Central Indiana with the majority of their sites being on the East and West coasts (18 in Northern Virginia alone). A close second in terms of locations is Equinix with 73 US locations, but has a much smaller footprint of 70,379 square feet. See Appendix, Table 2: Top 10 Data Center Companies Based on Locations. In terms of overall average square footage, Dartpoints is the largest with an average of 548,263 square feet. QTS also has very large data centers with an average of 388,764 square feet. See Appendix, Table 3: Top 10 Data Center Companies Based on Square Footage. Of the top 10 US companies based on locations or size, only CyrusOne has a data center in Indiana. See Appendix, Table 4: Indiana Data Centers.

INDIANA DATA CENTER MARKET

Indiana is considered a secondary market for data centers. Figuring out where a data center is located can be difficult as many are unlisted and many data center sites are confidential. Around 32 physical data center sites exist in Indiana, with Central Indiana having the most with 18, see Appendix, Table 4. The average building size according to tax records is 75,532 sq. ft. with the average published size being 46,506 sq. ft.

While South Bend has only 7 data centers, its footprint is much larger (average of 54,327 sq. ft. versus Indianapolis at 31,294 sq. ft.). The largest is owned by The Renaissance District One LLC which has repurposed the old Studebaker Factory Building 84 and turned a portion of the building into a 150,000 sq. ft. data center managed by Global Access Point. The Union Station Technology Center, with 93,000 sq. ft., also operated by Global Access Point, was repurposed out of the old Union Station.

The newest data center, run by Digital Crossroads of America, is located in the former State Line Energy Plant in Hammond, and will have 105,000 sq. ft. of colocation space available.

INDIANA DATA CENTERS

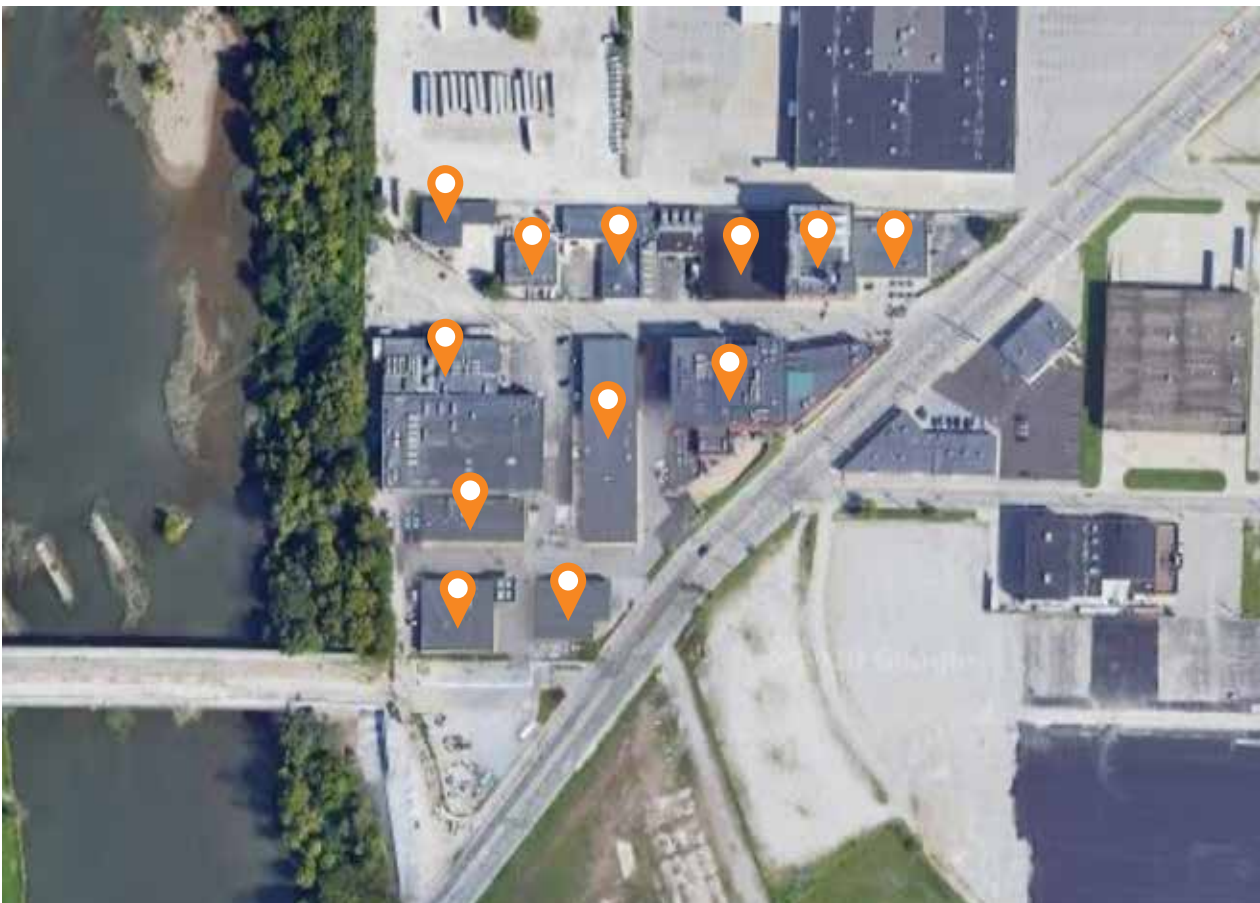*Does not include private or classified data centers.

INDIANAPOLIS DATA CENTER CLUSTERS

Fifteen out of the nineteen data centers in Central Indiana are clustered in the 46225 zip code, and sixteen of those are near Kentucky Avenue on southwestern portion of downtown Indianapolis, see the Appendix: Table 5.

Twelve of those are owned by the Indy Telcom Center LLC which only publishes information about two of those building on their website, but according to tax records owns more. Indy Telcom has approximately 250,000 total sq. ft. with the average building being about 21,000.

The largest data center in the Indianapolis market, is the Life Line Data center owned by Live Wire Technologies LLC. The data center is repurposed out of the former Eastgate Mall on Shadeland Ave is reported to be 80,000 sq. ft. with the total building size of 379,159 sq. ft. The second largest site in the Data Center Cluster is Databank IND1, which is owned by the Mahrdt Family Properties and has 54,000 sq. ft. of space.

DATA CENTER STAKEHOLDERS

This photo is for illustrative purposes only and is not reflective of the Plainfield Data Center.

DATA CENTER STAKEHOLDERS

Taxes and Incentives

Data Centers in the United States are a complex and varied market of different companies that make up the data warehousing landscape. To develop a robust marketing plan, understanding the key players in the data center industry is essential.

Builders/Owners

New/repurposed data centers sites are usually built by a public REIT (Real Estate Investment Trust) or private real estate company. REITs must keep 75% of their total assets in real estate, so they are most likely to be the lessor of the building space and all data center equipment and hosting is provided by the lessee. Five prominent companies dominate the market: Digital Realty (the largest), Equinix, CoreSite, CyrusOne, QTS Realty trust. In Indiana, only CyrusOne has a presence in South Bend with two locations and with fewer than 40,000 sq. ft. total. These were acquired rather than built by CyrusOne—See Appendix: Table 4: Indiana Data Centers.

PROPOSAL: Market to the five largest REITs - especially CyrusOne, which already has a presence in Indiana.

See Appendix Table 6: REIT Potential Marketing Targets

CERTIFIED BY VERISITE DATA CENTER

Prepared by Verisite

In Indiana, companies are rarely building data centers from the ground up and instead are repurposing old buildings instead. A good example, mentioned above is the Indy Telecom LLC which has built one building in the last 10 years, but has repurposed others in their portfolio. These types of Data Centers are used either for wholesale (one customer rents the majority or the entirety of the space) or retail (multiple companies sharing space and/or equipment) colocation services.[1]

PROPOSAL: Market to those who have already invested in owning, constructing or refurbishing buildings to be used as Data Centers in Indiana.

See Appendix Table 7: Local Potential Marketing Prospects

Colocation Service Providers

While they may not own or build the data center, Colocation service providers are the heart of the data center market. These companies lease space in the building to provide their own technological solutions to interested parties to sublease space and/or host their data centers. For example, a Lifeline Data Centers on Shadeland Ave, Indianapolis, has close to 150 companies leasing in their 80,000 sq. ft. space.[2]

PROPOSAL: Colocation companies manage most of the data centers. Marketing to them would help extend the reach of those who may have interest in the site.

See Appendix Table 8: Colocation Companies Marketing Targets

---

1 Cynthia Harvey, "Data Center Companies", July 19, 2017,datamation.com/data-center/data-center-companies.html

2 Anthony Schoettle, "State bets tax breaks will lead to influx of data centers", Indianapolis Business Journal, May 8, 2019

BUSINESS CONTINUITY REVIEW

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NATURAL DISASTER RISK

The site is near, but not in, areas where base flood elevations have been determined. These areas must be kept free of encroachment so that the 1% annual chance of flood can be carried without substantial increases in flood heights; however, this site is not in the floodway.

According to the US Natural Hazards Index, Hendricks County has a relatively low index of 13, which means the area has less hazardous activity. The beta version of the US Natural Hazards Index help visualizes historical and projected data for numerous natural hazards. The index was created to provide communities and public health officials with an overview of the risks that are prominent in their county, and to facilitate the comparison of hazard level between counties.

COUNTY NAME: HENDRICKS
STATE NAME: INDIANA

HAZARD INDEX	13
WILDFIRE HAZARD	LOW
VOLCANO HAZARD	NONE
TORNADO HAZARD	HIGH
SNOWFALL HAZARD	MEDIUM
LANDSLIDE HAZARD	MEDIUM
HURRICANE HAZARD	NONE
EARTHQUAKE HAZARD	LOW
DROUGHT HAZARD	NONE
HEATWAVE HAZARD	MEDIUM
AVALANCHE HAZARD	NONE
FLOOD HAZARD	MEDIUM

MAN-MADE DISASTER RISK

According to IDEM, facilities that generate certain quantities of hazardous waste must register with U.S. EPA/IDEM, and are subject to inspections. Manufacturing or industrial facilities that store and/ or treat the wastes they generate are responsible for managing their hazardous waste according to hazardous waste generator regulations. Facilities that wish to accept off-site hazardous waste for treatment, storage or disposal must be properly permitted. Facilities managing hazardous waste are required to clean up ("close") units utilized to treat or store hazardous waste when the facility ceases operation of the unit. Hazardous waste disposal facilities are required to close disposal unit(s) by properly preparing the unit for post-closure maintenance and monitoring. Post-closure maintenance and monitoring is managed pursuant to a post-closure plan, typically contained within an operating permit or a post-closure permit. This location is near majority industrial activity; however, no incidents have been reported.

POLICE AND CRIME INDEX

Please see UCR_Indiana 2018 for the uniform crime reporting information. However, the rankings do not provide insight into the many variables that mold the crime in a particular town, city, county, state, region, or other jurisdiction.

To assess criminality and law enforcement's response from jurisdiction to jurisdiction, one must consider many variables, some of which, while having significant impact on crime, are not readily measurable or applicable pervasively among all locales. Geographic and demographic factors specific to each jurisdiction must be considered and applied if one is going to make an accurate and complete assessment of crime in that jurisdiction.

FIRE AND RESCUE SERVICES

The nearest location is Plainfield Fire Territory Station 121 at 1080 Edwards Drive, which is approximately **2.4 miles from the targeted site**. This location is open 24 hours.

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PUBLIC TRANSPORTATION

There are currently no public transportation stops at the site. The nearest stop is north of I-70 – South Plainfield Connector, which is inside the industrial park.

The South Plainfield Connector, a service of CIRTA, connects Central Indiana workers to South Plainfield jobs with starting wages of up to $14 an hour. All you need is access to an IndyGo bus route.
Using the South Plainfield Connector is easy:

- Just take IndyGo's Route 8 – Washington Street west to the Bridgeport Road stop.
- Get off that bus and go to the South Plainfield Connector sign (it's right there at the IndyGo stop), where the Connector will stop for pick up and drop off.
- Get on the South Plainfield Connector, pay your fare and ride to your job!

The Connector travels through the South Plainfield warehouse and industrial park area, making multiple stops (see map below) to get you to your workplace. To make sure you get to work and home on time, the Connector operates Monday through Friday, starting at 5:15 a.m. (for the earliest bus, see note below). It takes a break from 9:30 a.m. until 12:30 p.m., when it resumes and continues until 6:30 p.m.

The fare for the South Plainfield Connector is $1 in exact change per one-way trip. No pennies are accepted. A 10-trip pass is available for purchase on the bus with cash ($10). Agencies and employers may contact CIRTA for information about purchasing multiple passes. All sales are final and are non-refundable.

Note: The 5:15 South Plainfield Connector starts its run in downtown Indianapolis. In order to accommodate early morning shifts, the first run leaves at 5:15 am in downtown Indianapolis from the Plainfield Connectors sign on Washington Street, near Delaware Street, across the street from the Indianapolis Downtown Transit Center. The Connector then travels directly to Plainfield, circulates through its regular stops, and continues its regular route for the remainder of the day.

HUMAN CAPITAL

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ECONOMY OVERVIEW: TOWN OF PLAINFIELD

THE POPULATION IN HENDRICKS COUNTY, INDIANA WAS

160,940

PER AMERICAN COMMUNITY SURVEY DATA FOR 2014-2018.

The region has a civilian labor force of **87,543 with a participation rate of 70.2%.** Of individuals 25 to 64 in Hendricks County, Indiana, **39.4% have a bachelor's degree or higher** which compares with 32.9% in the nation.

The median household income in Hendricks County, Indiana is **$78,355** and the median house value is **$179,600.**

As of 2019, total employment for Hendricks County, Indiana was **78,862.** Over the year ending 2019, **employment increased by 0.7%** in the region**.**

The largest sector in Hendricks County, Indiana i**s Transportation and Warehousing, employing 14,114 workers.** The next-largest sectors in the region are **Retail Trade (12,926 workers)** and **Accommodation and Food Services (7,831).**

Over the next 5 years, employment in Hendricks County, Indiana is projected to **expand by 8,066 jobs. The fastest-growing sector in the region is expected to be Health Care and Social Assistance with a +2.5% year-over-year rate of growth.** The strongest forecast by a number of jobs over this period is expected for **Transportation and Warehousing (+1,717 jobs), Retail Trade (+1,529), and Accommodation and Food Services (+955).**

Source: JobsEQ

POPULATION CHARACTERISTICS

| MILLENNIALS (AGES 25-39):	RETIRING SOON:	RACIAL DIVERSITY:
227,403	**256,318**	**381,801**
The national average for an area this size is **208,371**.	The national average for an area this size is **293,386**.	The national average for an area this size is **401,557**.

TARGET ECONOMIC BASE INDUSTRIES

GENERAL WAREHOUSING AND STORAGE
Providers of third-party warehousing and storage services to businesses in the manufacturing, wholesale, and retail sectors. E-commerce has led to more customized shipments, which is expected to increase demand for warehouse space.

FREIGHT TRUCKING
Providers of short and long-distance cargo transport services within and between metro areas. Increased use of online retailers and increased consumer spending are expected to drive growth in this industry.
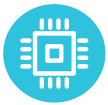
ELECTRONIC PARTS AND EQUIPMENT WHOLESALERS
Sellers and distributors of electronic components like RFID chips and communications equipment. Demand from consumers and businesses for electronics and communication equipment is expected to drive growth.

ROBOTICS
Automation has been prominent in manufacturing, but artificial intelligence and machine-learning technologies are making this technology feasible for warehouses as well.

DIGITAL SUPPLY CHAIN
Combining physical devices such as RFID chips and sensors with software-based tracking and management systems, logistics companies are finding ways to track packages and analyze processes to improve outcomes.

SHARED, AUTONOMOUS, AND ELECTRIC VEHICLES
Driverless and driver-assisted vehicles and "drones" are expected to change both long distance freight trucking and "last-mile" deliveries to customers.

RENEWABLE ENERGY
As logistics companies look to save money and compete with customers, renewable energies like wind and solar are being considered as alternatives to traditional power sources.

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RECOMMENDED TARGET OCCUPATIONS

These occupations are specialized in the regional economy, and appear prominently in the staffing patterns of Plainfield's Target Aspirational Industries and Target Emerging Industries.

SOFTWARE DEVELOPERS

- Research, design, and develop computer and network software.
- Analyze user needs and develop software solutions.
- Update software or enhance existing software capabilities.
- May work with computer hardware engineers to integrate hardware and software systems.

Examples: Computer Applications Engineer, Computer Systems Engineer, Mobile Applications Developer, Software Applications Architect, Software Engineer, Systems Software Developer

COMPUTER SYSTEMS ANALYSTS

- Analyze science, engineering, and business problems to develop and implement solutions.
- Improve existing systems, and review computer system capabilities, workflow, and schedule limitations.
- May analyze or recommend commercially available software.

Examples: Applications Analyst, Data Processing Systems Analyst, Information Systems Analyst, Systems Architect
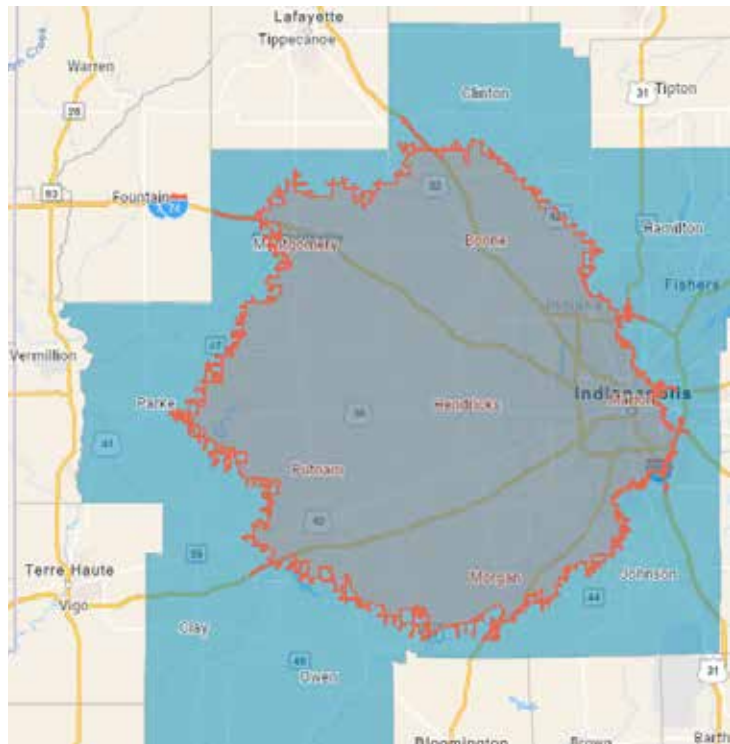
COMPUTER USER SUPPORT ANALYSTS

- Provide technical assistance to computer users.
- Answer questions or resolve computer problems for clients in person, via telephone, or electronically.

Examples: End-User Support Specialist, Help Desk Technician, IT Support Specialist

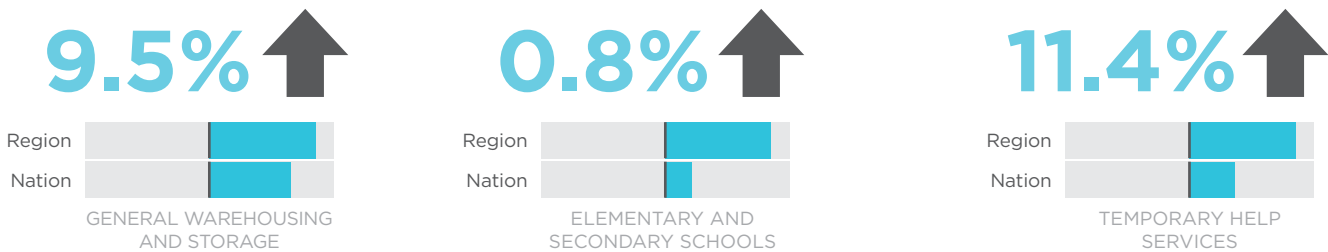# REGION OF ANALYSIS:

45-MINUTES' DRIVE FROM HENDRICKS COUNTY

TOP OCCUPATION GROUPS
DATA CENTER INDUSTRY STRENGTHS

OCCUPATION	CURRENT			5-YEAR HISTORY	5-YEAR FORECAST		
	EMPL	AVG ANN WAGES2	LQ	ANN CHANGE %	TOTAL DEMAND	EMPL GROWTH	ANN % GROWTH
MANAGEMENT ANALYSTS	237	$77,100	0.56	5.5%	145	33	2.6%
BUSINESS OPERATIONS SPECIALISTS, ALL OTHER	217	$58,400	0.40	4.8%	136	28	2.5%
NETWORK AND COMPUTER SYSTEMS ADMINISTRATORS	123	$76,100	0.65	6.2%	53	12	1.9%
COMPUTER AND INFORMATION SYSTEMS MANAGERS	96	$121,600	0.47	7.6%	54	14	2.8%
COMPUTER NETWORK ARCHITECTS	56	$86,900	0.71	4.6%	25	6	2.1%
COMPUTER NETWORK SUPPORT SPECIALISTS	32	$60,600	0.34	5.2%	16	4	2.3%
TOTAL - ALL OCCUPATIONS	78,862	$39,800	1.00	4.6%	58,023	8,066	2.0%

TOP INDUSTRIES

AVG ANN % CHANGE IN EMPLOYMENT, LAST 10 YEARS

9.5% ↑

Region
Nation

GENERAL WAREHOUSING AND STORAGE

0.8% ↑

Region
Nation

ELEMENTARY AND SECONDARY SCHOOLS

11.4% ↑

Region
Nation

TEMPORARY HELP SERVICES

TURNOVER

DATA PROCESSING, HOSTING, AND RELATED SERVICES IN INDIANA, 2020Q1

| NAICS	Industry	CURRENT	1-YEAR HISTORY			1-YEAR FORECAST				
		EMPL	EMPL CHANGE	ANN %	ANN % - USA	TOTAL DEMAND	EXITS	TRANSFERS	EMPL GROWTH	ANN % GROWTH
5182	DATA PROCESSING, HOSTING, AND RELATED SERVICES	2,927	96	3.4%	3.7%	297	84	166	48	1.6%
	TOTAL - ALL INDUSTRIES	3,286,583	3,923	0.1%	1.0%	368,206	153,190	205,089	9,927	0.3%

TOTAL TURNOVER: 8.5%

Source: JobsEQ®

INDUSTRY SNAPSHOT

From 2015-2020, data indicates the overall industry base for the region increased by 1.5%, which aligns with the US rate and was higher than the Indiana rate of 1.0%. Additionally, the region is expected to grow 0.8% over the next five years, higher than both Indiana and US.

Note, this data pre-dates any COVID-19 impacts.

Legend: 45-MIN DRIVE · INDIANA · UNITED STATES
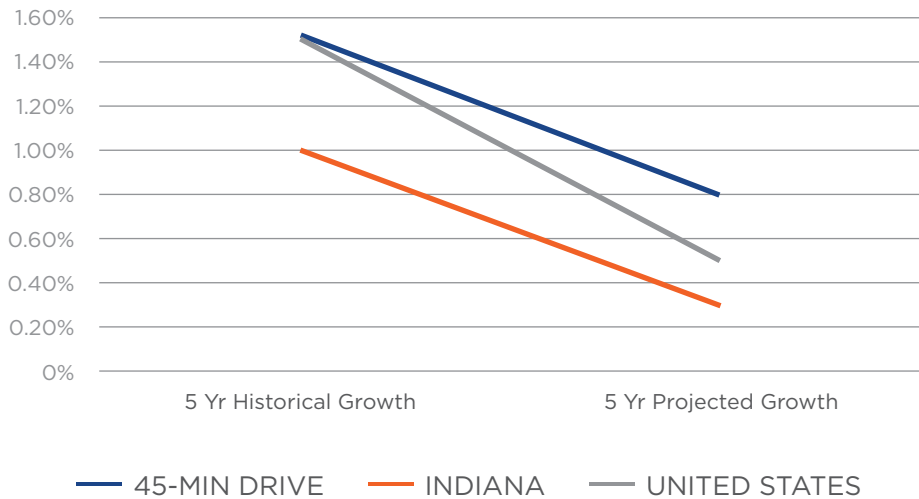
JOBS (REGION)

▲ **75,257**

1,038,155 (MARCH 2020)

Jobs increased by **75,257** over the last five years and are expected to grow by **43,164** over the next five years.

EARNINGS

The average worker in the 45-min drive time region earned annual wages of **$53,016** as of March 2020. Average annual wages per worker is higher than Indiana ($47,690) but lower than the U.S. ($57,624).

REGION	5 YEAR % CHANGE IN EMPLOYMENT
45-MINUTE COMMUTE FROM HENDRICKS COUNTY	8.4%
INDIANA (18)	5.8%
USA	7.8%

Source: JobsEQ®

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COMMUTING

INTO HENDRICKS COUNTY

OUT OF HENDRICKS COUNTY

Into	County	Out of
1,700	BOONE COUNTY	2,960
134	CLINTON COUNTY	62
2,819	HAMILTON COUNTY	5,130
39,983	HENDRICKS COUNTY	39,983
2,503	JOHNSON COUNTY	1,732
15,530	MARION COUNTY	35,224
373	MONTGOMERY COUNTY	289
3,089	MORGAN COUNTY	890
327	OWEN COUNTY	62
176	PARKE COUNTY	41
1,314	PUTNAM COUNTY	756

Source: StatsIndiana 2017

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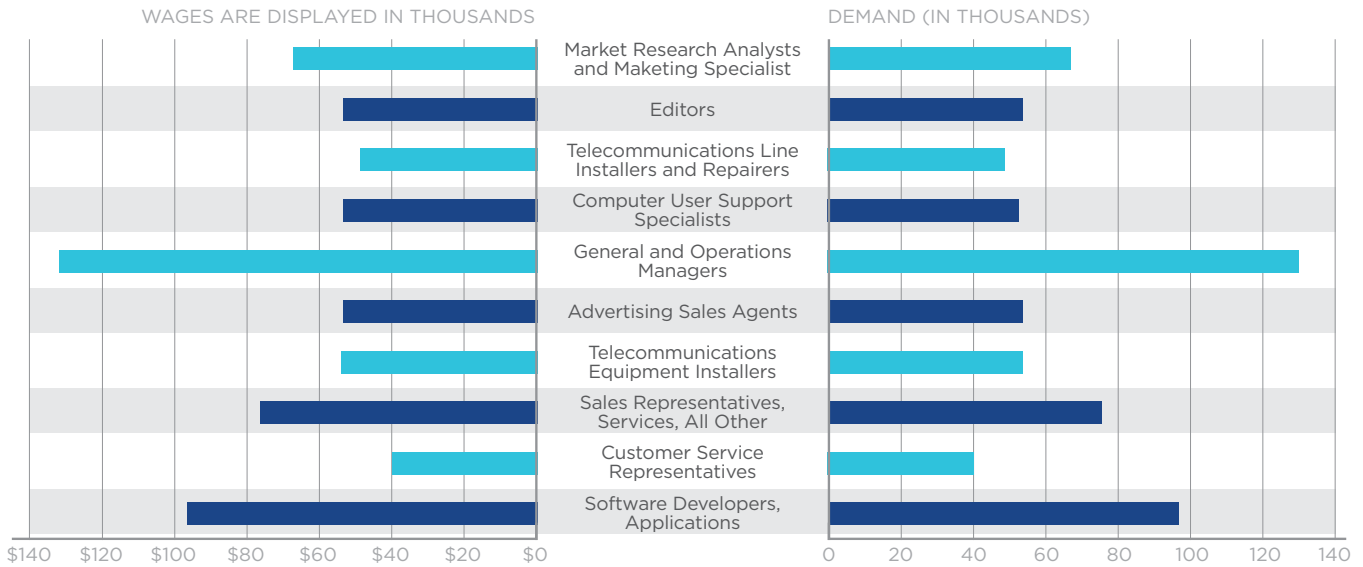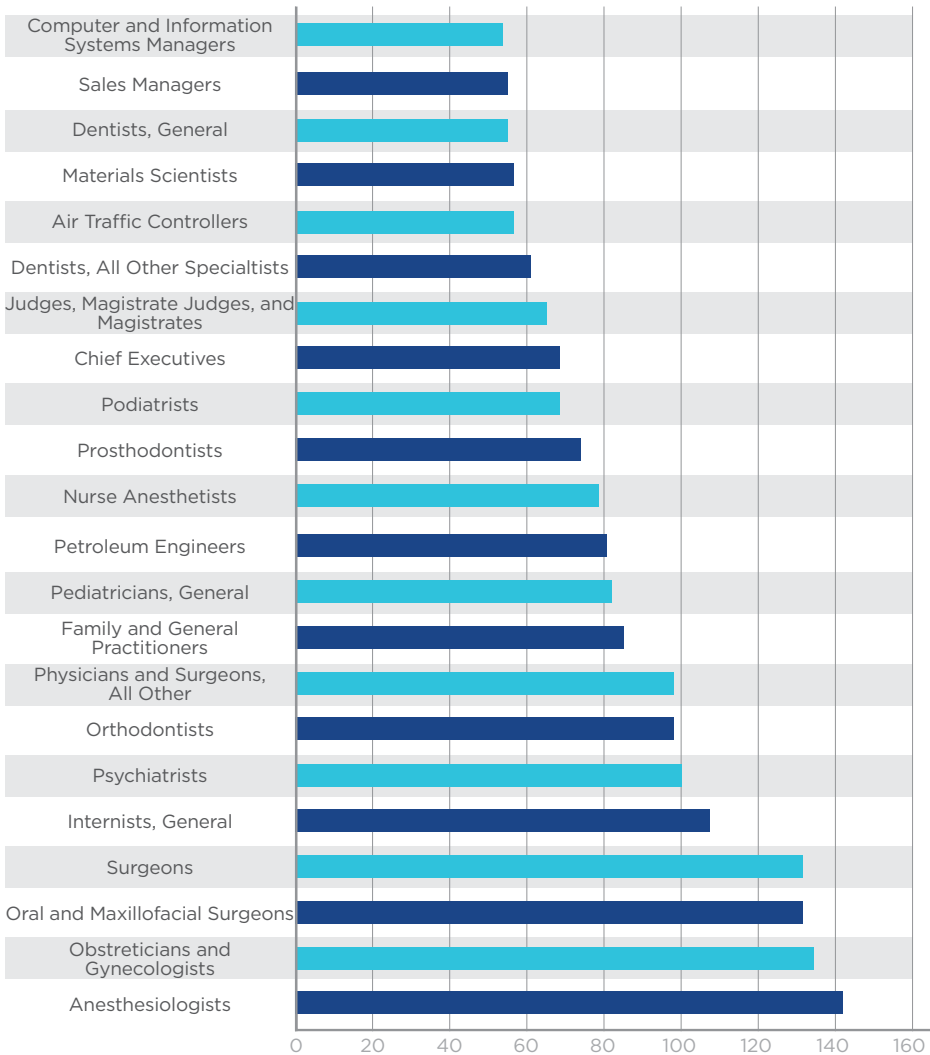
OCCUPATIONS

INFORMATION OCCUPATIONS:
Avg Annual Wages and Demand of Highest Paying Information Occupations 2019

WAGES ARE DISPLAYED IN THOUSANDS   DEMAND (IN THOUSANDS)
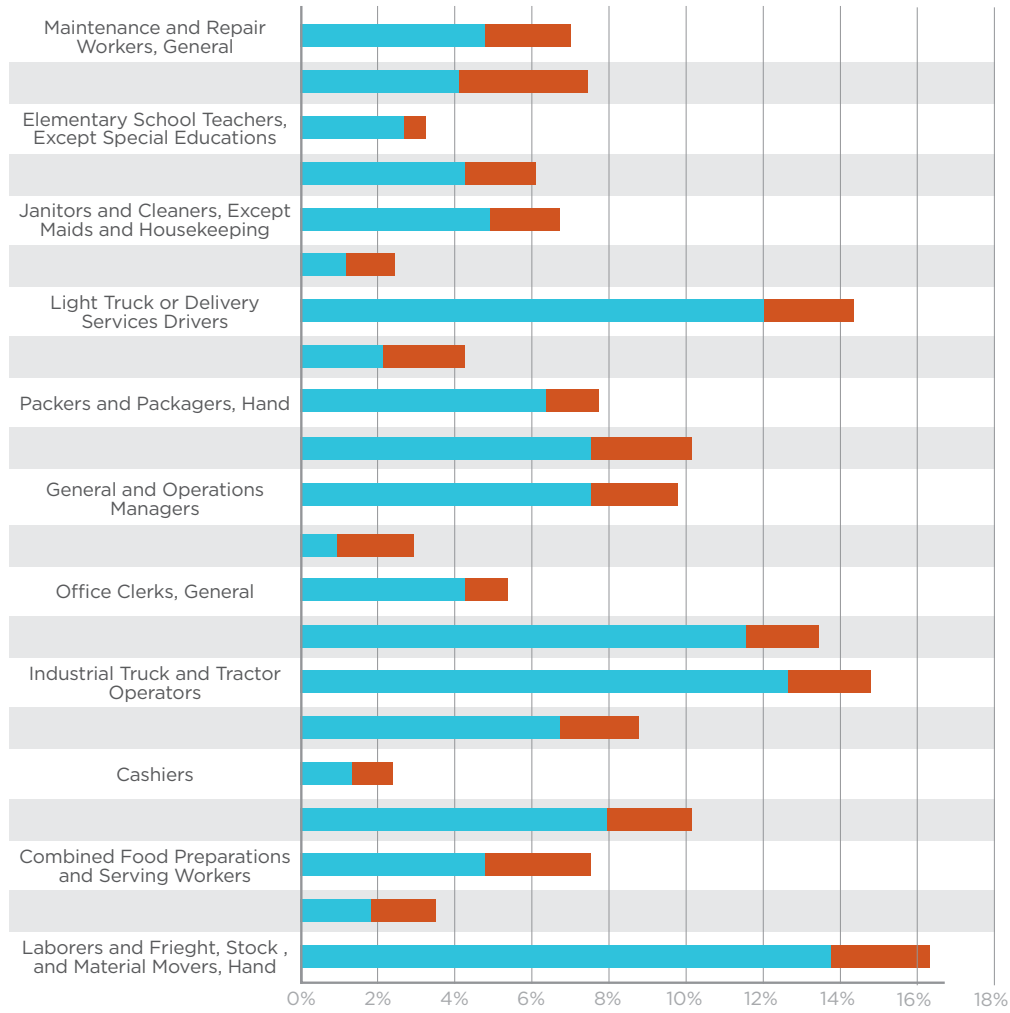

HIGHEST PAYING OCCUPATIONS
WAGES ARE DISPLAYED IN THOUSANDS

FASTEST GROWING OCCUPATIONS

Legend: ■ HISTORICAL 5-YR GROWTH % ■ 5-YR PROJECTED GROWTH %

Categories (top to bottom):
- Maintenance and Repair Workers, General
- Elementary School Teachers, Except Special Educations
- Janitors and Cleaners, Except Maids and Housekeeping
- Light Truck or Delivery Services Drivers
- Packers and Packagers, Hand
- General and Operations Managers
- Office Clerks, General
- Industrial Truck and Tractor Operators
- Cashiers
- Combined Food Preparations and Serving Workers
- Laborers and Frieght, Stock , and Material Movers, Hand

EDUCATIONAL ATTAINMENT
EDUCATIONAL ATTAINMENT LEVELS WITHIN THE REGION

Postgraduate Degree
Bachelor's Degree
Associate's Degree
Some College, No Degree
High School Graduate
No High School Diploma

0%   5%   10%   15%   20%   25%   30%   35%

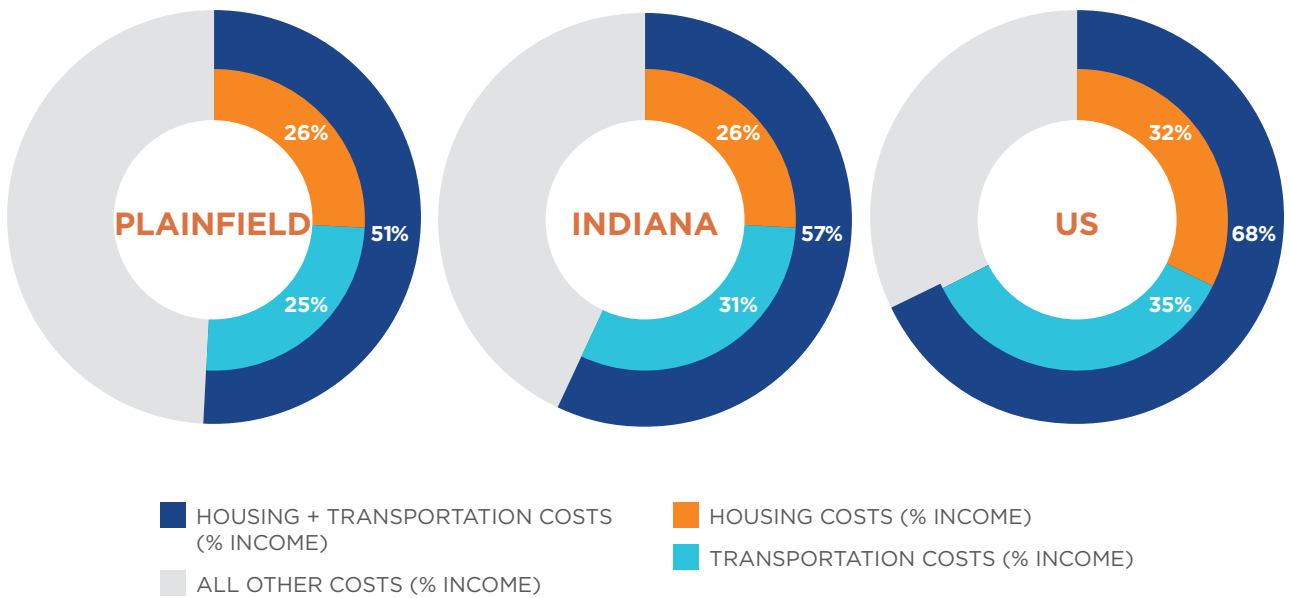■ 2019 NATIONAL % POPULATION   ■ 2019 STATE % POPULATION   ■ 2019 % OF HENDRICKS COUNTY POPULATION
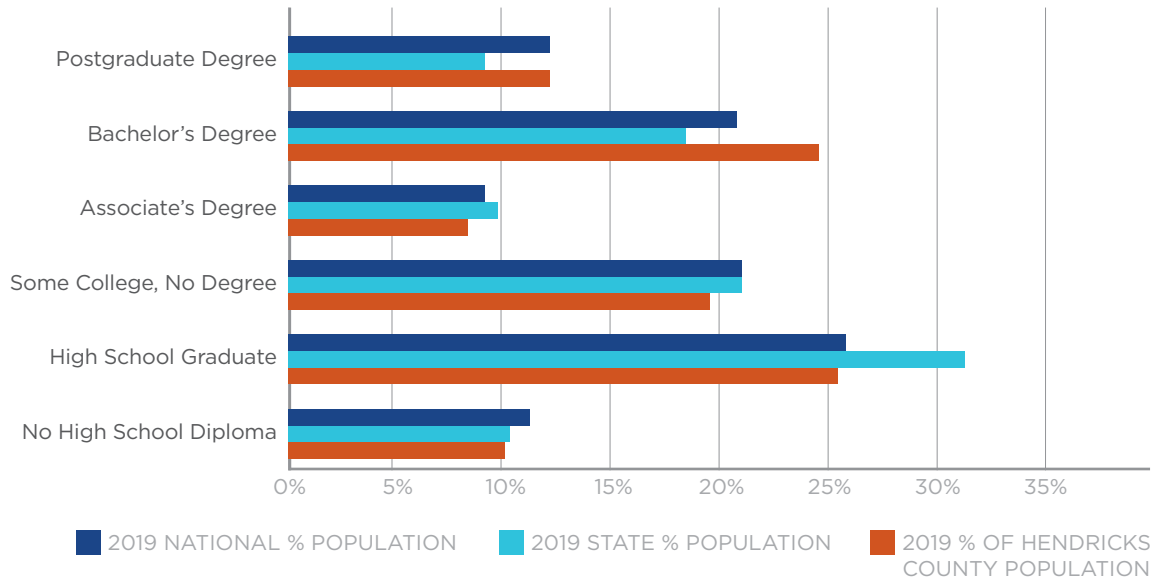
HOUSING - HENDRICKS COUNTY

HOUSING UNITS (JULY 2019):	OWNER-OCCUPIED HOUSING UNIT RATE (2014-2018)	MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS (2014-2018)
63,952	**78.5%**	**$179,600**

MEDIAN SELECTED MONTHLY OWNER COSTS -WITH A MORTGAGE (2014-2018)	MEDIAN SELECTED MONTHLY OWNER COSTS -WITHOUT A MORTGAGE (2014-2018)	MEDIAN GROSS RENT (2014-2018)
$1,378	**$479**	**$1051**
		BUILDING PERMITS (2019) **1053**

Source: Emsi 2019

HOUSING AND TRANSPORTATION AFFORDABILITY:

PLAINFIELD
- 26%
- 51%
- 25%

INDIANA
- 26%
- 57%
- 31%

US
- 32%
- 68%
- 35%

■ HOUSING + TRANSPORTATION COSTS (% INCOME)

■ HOUSING COSTS (% INCOME)

■ TRANSPORTATION COSTS (% INCOME)

■ ALL OTHER COSTS (% INCOME)

Source: H&T Index

CHILD CARE SPACE AVAILABILITY

3,465

HENDRICKS COUNTY, IN (2017)

Number of slots available for children in licensed centers: 3,465

Source: STATSIndiana

INNOVATION INDEX 2.0: HENDRICKS COUNTY, IN

Indexes attempt to present complex data simply, somewhat like a dashboard gauge. The headline, categorical and core indexes score a region or county relative to the United States on a continuous scale. Scores above 100 are strong, and those under 100 are less innovative.

105.5
Headline Index

280
Rank of 3110 Counties

This area has a very high relative capacity for innovation.

Source: Innovation Index 2.0 STATSIndiana

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DATA CENTER

Prepared by Verisite

INNOVATION INPUTS

Human Capital and Knowledge Creation Index: 113.9
Explores the population and labor force's ability to innovate.

Business Dynamics Index: 62.6
Gauges the region's competitiveness by looking at the entry and exit of individual firms.

Business Profile Index: 99.1
Assesses local business conditions and resources available to entrepreneurs.

Employment and Productivity Index: 124.2
Measures economic improvement and the direct outcomes of innovation.

Economic Well-Being Index: 131.7
Evaluate economic well-being and standard of living for residents.

CONNECTIVITY

Walkscore.com measures the walkability of any address based on the distance to nearby places and pedestrian friendliness, such as dining and drinking, groceries, shopping, errands, parks, schools, and culture and entertainment. **Plainfield's Walk Score is 20**, meaning the county is car-dependent. The county's **Bikescore is 49 (out of 100)**, meaning there is minimal bike infrastructure. This index measures whether an area is good for biking based on bike lanes and trails, hills, road connectivity, and destinations.

Source: Walkscore.com

CRIME
CRIME IS RANKED ON A SCALE OF 1 (LOW CRIME) TO 100 (HIGH CRIME)

Hendricks County violent crime is 17.4. (The US average is 22.7)

Hendricks County property crime is 42.3. (The US average is 35.4)

Source: Bestplaces.com

HEALTH

U.S. News and World Report provides a health index evaluating the health of communities. The population health category assesses access to care, healthy behaviors, prevalence of health conditions, mental health and resulting health outcomes within communities.

Overall Hendricks County Population Score: 71.3

State Average: 51.2

Peer Group Average (Urban, High-Performing): 58.3

U.S. Average: 47.4

Source: U.S. News and World Report

VERISITE