

# Gardner Data Center Project Common Questions

## *About the Project*

### **What is being proposed, and where?**

Data centers store and process the data behind everyday services – email, banking, healthcare records, and streaming services. Beale Infrastructure is proposing a data center campus on an approximately 300-acre site in Gardner at the southeast corner of 183rd Street and South Clare Road. The project is currently in the early planning phase; no construction permits have been issued, and the City Council will hold public hearings for entitlements.

### **What does the approval process look like?**

The project is going through Gardner’s standard public review process. The Planning Commission is scheduled to review the application on May 26, followed by City Council consideration on June 15. Community input is a valued part of that process, with public informational meetings scheduled for **May 13** (in-person) and **May 15** (virtual).

### **How long will construction take?**

Construction is expected to unfold in phases over multiple years. The skilled tradesmen and women employed during the construction phase will have the opportunity to go from apprentices to skilled journeymen over the course of the project, providing the foundation for a career not just a job. As soon as construction starts, the local economy begins seeing tangible economic benefits. The increase in local labor spending drives additional spending at local businesses, which in turn drives increased sales tax collection. As soon as the first phase is completed, the community begins receiving the direct tax benefits of the project. Upon operations of the first build-

ing, the City will receive significant franchise fee tax revenue and funding for schools.

### **Why is the site a good fit for Gardner?**

Data centers are the new American innovation that is creating job and economic opportunities across numerous sectors. In addition, substantial revenues will be generated that directly benefit Gardner. Our development philosophy is simple, “Community First.” At Beale, we are always striving for ways to give back to the communities in which we operate and have already started working with community organizations on partnership opportunities.

The project will increase and diversify Gardner’s tax base, generate enormous economic activity, and provide transformative funding to local schools, without adding a significant demand on City services. In addition, Beale will fund all required roadway, water and electrical infrastructure improvements. The site is already within Gardner’s city limits, the city controls the zoning, design standards, noise ordinances and the overall aesthetic of the site. Beale will be paying its own way and Gardner will be the biggest beneficiary.

## *Community & Environmental Compatibility*

### **How will noise be managed for nearby residents?**

The facility is designed to operate at carefully controlled noise levels, with sound mitigation and attenuation measures incorporated into the site plan. The berm and vegetation will serve as natural attenuation, and exterior equipment enclosures will ensure sound levels at the property line remain within traditional

residential limits. In addition, we are working with Gardner to establish a sound monitoring and reporting program to ensure compliance and accountability. For reference, normal conversation registers around 60–65 decibels; this facility is designed to operate below that threshold at the property line.

### **What about backup generators?**

Backup generators are for emergency use only, not routine operations. Where backup on-site generation is used, it will function as a resiliency measure and operate under strict noise standards, meeting the most stringent emission standards (Tier 4) – which ensures they operate at the lowest possible emission levels. Periodic testing is brief, staggered, and scheduled during weekday business hours. The backup generator testing is incorporated into sound monitoring to ensure it also complies with city ordinances. In addition, backup generation is regulated by federal, state and local regulations.

### **How will lighting be handled?**

All exterior lighting will be shielded and directed downward to prevent glare or spillover onto surrounding properties. The campus is designed with heavy landscaping and Dark Skies-compliant lighting. All fixtures are shielded and point downward to prevent light pollution, preserving the night sky for the community.

### **What will the campus look like from the road?**

The project will maintain 100 to 300 foot setbacks from the property line and utilize a seven foot tall berm with vegetative screens to minimize impacts to the viewshed. Existing, mature tree cover will be preserved where feasible. Building heights will comply with Gardner's 60-foot limit. Renderings of the site will be available for the public soon.

### **How much traffic will the campus generate?**

Construction will bring temporary activity, managed through designated routes and city-permitted work hours. Once operational, the facility is a low-traffic neighbor. Initial operations are expected to support

approximately 50 full-time, on-site positions. That is far less daily traffic than a warehouse, retail center, or residential subdivision of comparable scale. Plus, the project will include improvements to the roads at 191st Street, 183rd Street and S Clare Road – all funded by Beale.

### **How will water be used, and what is the impact on Hillsdale Lake?**

The campus will use a fully closed-loop, air-cooled cooling system. After an initial fill, the same water is continuously recirculated, there is no ongoing industrial water consumption and no discharge into Hillsdale Lake. Daily water use will be limited to domestic purposes (restrooms, kitchens, health and safety), roughly equivalent to two or three local restaurants. Domestic wastewater discharge is processed through the City of Gardner's sanitary sewer under their existing permitting process, which discharges to Kill Creek WWTP, where treated wastewater meeting EPA standards is discharged to Kill Creek.

### **Will the project affect Gardner's power grid or residents' electric bills?**

No. Evergy will serve the project directly, through dedicated, transmission level grid infrastructure that will be fully funded by Beale. This is independent from the distribution system serving Gardner homes and small businesses. The project would take service under Evergy's Large Load Power Service tariff, [approved by the KCC in 2025](#). The tariff includes key financial protections for existing ratepayers to ensure generation and transmission infrastructure serving large customers does not impact the electric bills of existing customers.

### **Are there any environmental or health risks associated with a data center?**

Data centers do not emit harmful radiation or pollutants. The closed-loop cooling system requires infrequent (five to ten year) water changes, and any wastewater from the closed-loop will be appropriately handled according to local requirements. The facility will comply with all applicable federal, state and local environmental regulations. There is no

discharge to Hillsdale Lake.

### **Economic Benefits for Gardner**

What is the economic benefit to Gardner?

At full buildout, the project is expected to become one of Johnson County's largest private infrastructure investments and one of its largest taxpayers. The project will contribute to property tax revenue supporting local school districts and generate revenue through the franchise fees from energy sales. This revenue will support public services like public safety, roads and other municipal services. Full economic impact numbers will be added when the agreements with the City are finalized.

### **What kinds of jobs will the project create?**

During construction, the project is expected to support hundreds of contractor and trade positions and generate demand for local businesses. Initial operations will support approximately 50 full-time on-site positions, with additional roles added in future phases. These are long-term positions with average salaries exceeding \$75,000 plus benefits. The facility will be supported by numerous third party contractors like mechanical and electrical maintenance, grounds maintenance, security, food services, and more, which support many full time jobs from local vendors.

### **How do tax incentives factor in?**

Any incentive structure is a negotiation, with the intent of benefiting the Gardner community. Franchise fees from energy sales flow directly to the city for the life of the project, generating millions of dollars per year. Even with economic development incentives, a project of this scale is expected to become one of Johnson County's largest taxpayers, generating sustained revenue for schools, public safety, and infrastructure without adding increased demand on city services. The tax structure in Kansas only permits a ten year real Property tax abatement, which is for the first ten years for a data center, including a payment in lieu of taxes. After the first ten years, the full property value is assessed for property taxes, thereby creating additional revenue.

### **How does this compare to other potential uses for this land?**

Compared to warehousing, manufacturing or large residential development, a data center generates substantial tax revenue with lower long-term service costs and reduced operational impacts – no continuous truck traffic, no large employee shift changes, no added students in local schools. The campus is designed to be a quiet, low-impact neighbor that pays its way. While typical large economic projects require city investment to support infrastructure improvements, this project will pay for all necessary improvements to service the site.

### **How will you keep residents informed?**

We are committed to proactive communication at every step of the process. We will host public forums, scheduled for May 13 (in-person) and May 15 (virtual). We will update the website as the project progresses. We will continue to engage with the community through construction activity updates, educational partnerships, chamber engagement, community investment, workforce development programs and more. We look forward to being a long term partner with the community of Gardner.