

Frequently Asked Questions- Project Shelby

About the Project

Modern data centers are among the lowest-impact forms of industrial development. They generate minimal traffic, no manufacturing emissions, no production waste, and relatively few permanent vehicle trips while providing substantial tax revenue, high-paying technical careers, and long-term economic investment. For communities with established industrial land, they often represent a transition to a quieter, cleaner use with significantly lower day-to-day impacts than many traditional industrial facilities.

While every development is unique, data centers are fundamentally different from traditional heavy industrial operations. They do not manufacture products, process raw materials, or operate around-the-clock production lines. Instead, they quietly support the digital infrastructure that powers businesses, hospitals, schools, emergency services, and millions of everyday online activities.

Project Shelby At a Glance

Project Type

- *Modern data center campus supporting cloud computing, computing and machine learning, business operations, healthcare, education, and digital services.*

Location

- *Existing industrially zoned property within the City of Canton.*
- *No rezoning is required.*

Community Investment

- *Approximately 670 construction jobs.*
- *Long-term property tax revenue.*
- *High-paying technical careers.*
- *Partnerships with local workforce development and trade programs.*

Local Business Opportunities

- *Commitment to utilizing qualified local contractors, subcontractors, suppliers, and vendors whenever possible.*
- *Significant spending with local businesses throughout construction.*

Traffic

- *Non-intensive operational daily vehicle traffic.*
- *Significantly fewer truck trips than many traditional industrial developments.*

Noise

- *Facility designed to adhere to noise limits.*
- *Mechanical equipment enclosed and strategically located away from neighboring properties.*

Air Quality

- *No manufacturing emissions during normal operations.*
- *Emergency backup generators expected to utilize modern EPA Tier 4 compliant technology. Final generator specifications will be determined through tenant's future permitting process.*
- *Generator testing is limited and conducted under federal and state air permit requirements established through tenant's future permitting process.*

Water

- *Municipal water service provided by the City of Canton.*
- *The City has confirmed adequate system capacity.*
- *No impacts to residential water pressure or availability are anticipated.*

Stormwater

- *Modern engineered stormwater detention and drainage systems.*
- *Improved stormwater management compared to the existing site conditions.*

Lighting

- *Downward-facing, shielded fixtures designed to minimize light beyond the property line.*

Safety & Security

- *Secure, professionally managed campus with controlled access, fencing, surveillance systems, and 24/7 staffing.*

Environmental Review

- *Subject to all required local, state, and federal permitting and environmental regulations before construction begins.*

Construction

- *Approximately 30 months of core site and building construction following final approvals.*
- *Standard daytime construction hours in accordance with local ordinances.*

Project Commitment

- *Panattoni is committed to transparency with residents, local officials, and community stakeholders throughout the life of the project.*

What is being proposed?

Panattoni is proposing a modern data center campus in the City of Canton. Data centers are highly secure facilities that store, process, and transmit the digital information that powers the internet and many of the online services people use every day.

These facilities support cloud computing, computing and machine learning, healthcare systems, financial institutions, schools, businesses, emergency communications, video streaming, online shopping, and countless other digital services.

Unlike manufacturing facilities, data centers do not produce products. Their primary function is to securely house computer servers and supporting infrastructure.

What will this facility be used for?

The facility is designed to support a broad range of computing needs, including:

- *Cloud computing*
- *Computing and machine learning*
- *Enterprise computing*
- *High-performance computing*
- *Data storage*
- *Digital communications*
- *Business applications*

Whether someone is streaming a movie, attending a virtual meeting, shopping online, or accessing medical records, the information supporting those activities is processed through facilities like this one.

Why was this site selected?

Several factors made this location well suited for a modern data center, including access to existing utility infrastructure, high-capacity fiber connectivity, appropriate industrial zoning, and compatibility with surrounding land uses.

The property is located within an established industrial zone. A modern data center represents a very different type of industrial use than traditional manufacturing. It generates minimal traffic, no manufacturing activity, no production waste, and significantly fewer day-to-day impacts while bringing long-term investment to the community.

Who will operate the data center?

The future operator has not yet been publicly identified.

It is common practice in the data center industry for end users to remain confidential during the early stages of site selection, permitting, and development. This allows companies to complete technical evaluations, infrastructure planning, and business decisions before making a public announcement.

*While the operator has not yet been announced, the facility is being designed for a major American technology company that provides digital services such as cloud computing, computing and machine learning, enterprise applications, and secure data processing. The project is **not** intended for cryptocurrency mining.*

If and when the future operator authorizes the release of its identity, that information will be shared publicly.

Does the project require rezoning?

No. The property is already zoned for industrial use, so no rezoning is required.

The project will still undergo all required engineering, environmental, utility, and site plan reviews before construction can begin. Those reviews ensure the project complies with all applicable local, state, and federal regulations.

Community Benefits

How will the data center benefit the Canton community?

The project is expected to provide substantial long-term economic benefits while generating relatively few impacts on surrounding neighborhoods.

Benefits include:

- *Approximately 670 construction jobs during development.*
- *Permanent, highly skilled technical careers once the facility is operational.*
- *Significant spending with local contractors, suppliers, hotels, restaurants, equipment providers, and service businesses.*
- *Ongoing property tax revenue that supports local public services.*
- *Partnerships with local trade schools and workforce development programs.*
- *Minimal daily traffic compared to many industrial uses.*

Studies have also found that every direct data center job supports approximately six additional jobs throughout the local economy through suppliers, contractors, and local businesses.

How many construction jobs will be created?

Current estimates anticipate approximately 670 construction jobs.

Construction will require workers across numerous skilled trades and will occur over multiple phases, creating opportunities for local contractors, suppliers, and skilled labor throughout the region.

What permanent jobs will the facility create?

Data centers operate 24 hours a day, seven days a week and require a highly skilled workforce.

Typical positions include:

- *Critical facilities technicians*
- *Electricians*
- *HVAC and chiller operators*
- *Building automation and controls specialists*
- *Data center IT technicians*
- *Structured cabling technicians*
- *Inventory and logistics personnel*
- *Physical security professionals*
- *Environmental health and safety specialists*
- *Facility managers*
- *Operations managers*

These positions are generally well-paying technical careers with opportunities for long-term advancement.

Will local contractors and businesses be used?

Yes. Panattoni is committed to utilizing qualified local contractors, subcontractors, suppliers, and vendors whenever possible.

In addition to construction trades, local businesses often benefit through engineering services, trucking, landscaping, equipment rental, concrete and paving, restaurants, hotels, fuel providers, and many other support services throughout construction.

Is Panattoni supporting workforce development?

Yes. Panattoni partners with local trade programs and educational institutions to support workforce development, including scholarships for students entering the construction trades and opportunities to connect local workers with project contractors.

Will the project generate tax revenue?

Yes. Like other commercial developments, the project will generate property tax revenue.

Tax distributions among the City of Canton, local schools, Stark County, and other taxing entities are determined by Ohio law and local taxing authorities, not by the developer or future tenant.

How could the project affect local schools?

Any property tax revenue allocated to schools is determined through Ohio's existing tax distribution process.

The developer and future tenant do not determine how tax revenue is distributed.

Construction

When is construction expected to begin?

Construction is anticipated to begin following final approvals and completion of project negotiations.

As with any major development, the schedule will depend on permitting, utility coordination, and final project approvals.

How long will construction last?

Core site development and building construction are expected to take approximately 30 months.

Interior equipment installation will occur in phases as utility infrastructure becomes available.

What will construction hours be?

Construction is anticipated to occur Monday through Friday from approximately 7:00 a.m. to 5:00 p.m., with select Saturdays when permitted.

Construction activities will comply with all applicable local ordinances.

What construction noise should nearby residents expect?

Construction activity will be similar to other commercial or industrial developments. Residents can expect typical daytime construction equipment such as earthmoving equipment, trucks, cranes, and building construction activities during approved working hours. Every effort will be made to minimize disruptions while construction is underway.

How will dust, mud, and debris be controlled?

The general contractor will implement industry-standard best management practices throughout construction.

These include:

- *Water trucks and sprinklers for dust suppression*
- *Street sweeping as needed*
- *Stabilized construction entrances*
- *Routine cleaning of adjacent roadways*
- *Proper material storage*
- *Ongoing site housekeeping*

These measures help minimize impacts to neighboring properties and public roads throughout construction.

Environmental & Utilities

Will the project affect local air quality?

Normal day-to-day operations do not produce industrial air emissions.

The only emissions associated with the facility come from emergency backup generators, which operate only during utility outages or periodic maintenance testing.

The project will utilize modern EPA Tier 4 compliant generators, which are among the cleanest diesel generators available and are designed to significantly reduce particulate matter and nitrogen oxide emissions compared to older equipment.

Generator testing is conducted during daytime hours, in limited groups, and within strict limits established through federal and state air permits.

Compared to many traditional industrial facilities, a modern data center has a significantly smaller ongoing air emissions profile.

Will this project create the same kinds of environmental impacts as other industrial facilities?

No. Data centers operate very differently than traditional manufacturing or heavy industrial facilities.

They do not manufacture products, process raw materials, or operate continuous production lines. They generate very little daily traffic, produce no manufacturing waste, and have substantially fewer ongoing impacts than many traditional industrial uses.

The project will be required to meet all applicable federal, state, and local environmental regulations before construction and operation.

Will the project affect Canton's water supply?

No. The City of Canton has reviewed the project's anticipated water demand and confirmed there is adequate capacity to serve the facility without affecting existing customers.

Where will the facility obtain its water?

The facility will receive municipal water service provided by the City of Canton.

No private wells are planned.

Will wastewater or cooling water be discharged into the ground?

No. All process water will be managed through the approved sanitary sewer system.

No processed water will be discharged into groundwater or storm drains.

What are the detention basins for?

Stormwater detention basins temporarily collect rainfall to reduce flooding and control runoff during storm events.

The basins are designed with engineered liners and controlled discharge systems.

The completed project will provide modern stormwater management that improves how rainfall is managed across the property while helping protect neighboring properties during heavy rain events.

Will hazardous materials be stored on site?

No manufacturing chemicals or hazardous industrial materials will be used as part of normal operations.

Like any large commercial building, the facility will maintain standard maintenance products and backup fuel for emergency generators in accordance with all applicable federal, state, and local regulations. These materials are stored within engineered containment systems designed to protect people and the environment.

Will electrical infrastructure costs be passed on to residents?

No. The developer is responsible for funding the infrastructure necessary to serve the project.

The project will pay for the electrical infrastructure required to support the facility.

Does the facility require cooling all year?

No. The cooling system is designed to take advantage of Ohio's climate.

During cooler months, outdoor air provides much of the cooling required. Mechanical cooling is primarily needed during warmer periods, helping improve overall energy efficiency.

Will the project create light pollution?

Lighting is carefully engineered to minimize impacts on neighboring properties.

The lighting plan includes:

- *Downward-facing fixtures*
- *Shielded lighting*
- *Photometric analysis during design*
- *Lighting levels designed to remain within property boundaries*

These measures provide appropriate site security while minimizing impacts on nearby homes and businesses.

Operations

How loud will the facility be?

The facility will adhere to the City of Canton noise limits.

Unlike manufacturing facilities, data centers do not generate noise from production equipment or industrial processes. Most of the sound comes from mechanical cooling equipment, which is specifically designed to operate quietly.

To minimize noise, the project incorporates:

- *Sound-attenuated cooling equipment*
- *Acoustically treated mechanical systems*
- *Generator enclosures with exhaust silencers*
- *Strategic placement of equipment away from neighboring properties*
- *Mechanical equipment located within interior service yards whenever practical*

Will the facility generate heavy truck traffic?

No. Unlike warehouses or manufacturing facilities, operational data centers generate very little daily traffic.

Most vehicle trips consist of employees, maintenance personnel, or occasional deliveries. Once construction is complete, truck traffic is expected to be minimal compared to many industrial facilities.

Is this a cryptocurrency mining facility?

No. The facility will not be used for cryptocurrency or Bitcoin mining.

Instead, it will support cloud computing, computing and machine learning, healthcare systems, financial institutions, educational institutions, emergency communications, business operations, video streaming, online gaming, and many of the digital services people rely on every day.

Will there be any nuclear facilities on site?

No. There are no nuclear facilities planned as part of this project.

Safety & Security

How will the site be secured?

During construction, the general contractor will be responsible for site security.

Once operational, the facility will be a secure campus with controlled access, perimeter fencing, surveillance systems, and professional security personnel.

The site is not open to the public.

Will the facility be staffed around the clock?

Yes. The facility will operate 24 hours a day, seven days a week with trained personnel on site.

How will police and fire departments work with the facility?

Emergency response plans will be developed in coordination with the appropriate police and fire departments before the facility becomes operational.

Emergency access procedures will also be established in advance to ensure first responders can quickly and safely access the site if needed.

Will emergency responders require specialized training or equipment?

No. Local emergency services are not expected to require specialized equipment beyond their normal capabilities.

As with any major commercial development, the project team will work closely with local first responders to familiarize them with the site, building systems, and emergency access procedures before operations begin.

Project Schedule

What is the anticipated project timeline?

Construction is expected to begin following final approvals.

Core site development and building construction are expected to take approximately 30 months, with interior equipment installation occurring in phases as utility infrastructure becomes available.

As with any large development, the schedule may evolve based on permitting, weather, utility coordination, and tenant requirements.

Can site plans or renderings be shared publicly?

Public site plans submitted through the City's approval process are available for public review.