Design 1 Project Narrative / Statement of Intended Use

Slate Belt Technology Campus Narrative

C11-26-2-0131, C11-31-1-0131, C11-26-11-0131, & C12-5-6-0131
North/South Marshfield Drive, N. Delaware Drive (Demi Road), & 5027 River Road
Upper Mount Bethel Township, Northampton County, PA
October 13, 2026

1. Project Description

Slate Belt Holdings, LLC (SBH) is proposing the Slate Belt Technology Campus, also known as the River Pointe Data Center Campus.

- **Design 1:** twenty-nine (29) data center buildings, with twenty-three (23) on the west side of River Road and six (6) on the east side.

The proposed development is a "high tech industry" use permitted under the current Upper Mount Bethel Township Zoning Ordinance (see Zoning Ordinance § 350-15.H(3)(c)).

These plans include parking, access drives, loading areas, utilities, a fire protection water loop, on-site fire water storage tanks at each building pad, and stormwater management facilities. Several electric substations and switchyards are proposed across the site and are being coordinated with FirstEnergy (FE). The plans also accommodate potential onsite generation and battery energy storage facilities. The final configuration, capacity, and operating characteristics of any such onsite generation facilities will be determined during subsequent design and will be subject to all applicable regulatory approvals, local land development ordinances and permitting requirements.

The proposed development builds on the Preliminary Land Development Approval that Upper Mount Bethel Township granted for the River Pointe Logistics Center (Industrial Park) between September 2022 and November 2023, and uses the grading, post construction stormwater management (PCSM), and campus planning from those approved industrial park plans.

Infrastructure improvements proposed with this application include roadway improvements to Marshfield Drive, emergency access to Potomac Street, and public utility extensions to Portland for domestic water and sanitary sewer services.

The Preliminary Land Development Plans have been separated into the following volumes:

- **Volume 1:** Natural Features, Existing Conditions, Roadway Plans/Profiles, and Landscape Berm Design where adjacent to the Township Park.
- **Volume 2:** Site, Grading, and Utility/Drainage Plans. The Master Site Plan depicts improvements on all associated industrial park lands; therefore, a separate sketch plan is not provided as outlined in the Planned Industrial Park Ordinance.
- **Volume 3:** Master Post Construction Stormwater Management Plans, intended to serve as the master stormwater design for the overall park for consistency with Township and Act 167 requirements.

Separate PCSM Narratives have been prepared for the industrial park on the west and east sides of River Road, consistent with the analysis previously completed for the River Pointe Industrial Park. These calculations demonstrate consistency with Township and Act 167 requirements and will be expanded with subsequent submissions to provide additional detail (e.g., conveyance calculations and PADEP spreadsheets).

2. Statement of Intended Use

The proposed buildings will be used as data centers housing computer servers, data storage, networking, and telecommunications equipment, together with the electrical, mechanical, and life-safety systems required to support them. This use is consistent with the “high tech industry” and “industrial park for new industry” uses permitted under the Township’s existing zoning. Data centers are designed for continuous, 24-hour operation and require reliable electric service and continuous thermal management. Actual electrical demand may vary over time and may be managed consistently with applicable utility service arrangements and operating requirements. Each building will be staffed by facility operations, security, and technical personnel. No retail, manufacturing, or customer-facing activities are proposed.

3. Zoning Compliance

The proposed Slate Belt Technology Campus has been designed to comply with the current Upper Mount Bethel Township Zoning Ordinance. The design will also comply with the draft Data Center Zoning Text Amendment, as revised by Talen Energy and submitted to the Township on 7/30/2026.

4. Project Phasing and Utility Coordination

The Preliminary Land Development Plans depict the data center campus at ultimate build-out, which will, when fully completed, have up to approximately 2,100 megawatts (MW) of electrical demand. SBH currently has agreements with FE to supply 1,020 MW of electric service to the data center campus. SBH anticipates obtaining an additional approximately 1,000 MW of electric service to the campus through a combination of electric grid service with FE and onsite generation. Development will therefore occur in phases, with the timing and scale of each phase coordinated with the availability of electric service and associated utility infrastructure. Construction and improvements requiring electric capacity beyond the 1,020 MW currently contracted with FE will proceed when additional capacity is secured and all associated utility and regulatory requirements are satisfied. All costs of the incremental infrastructure required to interconnect the campus to the electricity grid, as well as the costs of taking service, will be paid in accordance with FE’s tariffs as approved by its state and federal regulators.

Land development plans, stormwater calculations, and the traffic assessment have been prepared for the full build-out scenario.

A construction timetable is not yet established. Construction will commence upon receipt of all required Township and outside agency approvals and will proceed in phases consistent with the availability and delivery of electric capacity and other required infrastructure.

Fiber optics to the site will be augmented by third-party carriers whose routes will be coordinated and permitted with the township and PennDOT where applicable. Lines will optimize existing public rights-of-way and utility corridors with any disturbed areas being restored.

5. Building Program Summary

Characteristic	Campus Total
Total Building Footprint (approx.)	3,300,000 SF
Building Height (typical)	80’
Power Usage Effectiveness (PUE) (avg.)	1.25
Total Facility Load *	Up to approx. 2,100 MW at full build-out
Domestic Water Demand	35,000 gallons/day (GPD)
Wastewater Generation	35,000 GPD
Fire Protection Storage	Up to approx. 5,000,000 gallons (gal)
Off-Street Parking	1,050 spaces
Loading Docks	27
Employees Total**	Approximately 1200
Employees (Max. Shift)**	Approximately 600

*The 2,100 MW figure represents the ultimate campus planning envelope. See Section 4 for further details.

** Parking and Employees include fulltime contractors.

6. Mechanical, Electrical, and Plumbing Narrative

6.1 Total Electrical Demand

The current planning basis assumes an average Power Usage Effectiveness (PUE) of approximately 1.25 for purposes of sizing utility and supporting infrastructure. The potential total facility electric load at full build-out is up to approximately 2,100 MW, which accounts for the electric load of ancillary equipment beyond computer hardware. See Section 4 for further details.

6.2 Standby Generation

The campus is anticipated to include standby generation to support facility reliability during utility interruptions and emergency conditions. SBH anticipates using Tier 4 equivalent generators. The final technology, capacity, and configuration of the standby generation systems will be established during detailed design. Standby generation is not intended to serve as the primary source of power for the data center campus. Generators will operate only during utility outages, emergency events, and routine testing and maintenance. All generators will be permitted through PADEP, and emissions will comply with applicable EPA and PADEP air quality requirements. Generator specifications and the planned testing schedule will be provided with the air quality permit application.

6.3 UPS Battery Systems

Each building is anticipated to include battery systems housed within low-voltage (LV) electrical rooms that serve as an uninterruptible power supply (UPS), bridging the short interval between a utility interruption and generator startup.

6.4 Cooling System

All buildings will use a closed-loop water cooling system designed to minimize water use. Cooling water (and propylene glycol, where required for freeze protection) will be recirculated within a sealed piping system between the building and the heat rejection equipment. Evaporative cooling towers and to a lesser extent, adiabatic cooling, which can use large volumes of water every day, will not be utilized on this campus. Once a closed loop is filled, the system reuses the same water continuously, so the campus will not place an ongoing, daily cooling-water demand on local water resources. Specific contractual arrangements will be made to provide the water necessary to fill the closed loop cooling system from an approved off-site source and will not utilize groundwater from on-site wells, or water from the Delaware River. Any occasional water drained from the closed-loop system will be loaded into tanker trucks and taken to an off-site PADEP-approved facility for disposal. such that no cooling system water will be discharged to the public sewer system or the stormwater management system.

6.5 Direct to Chip Cooling

Cold plates sit directly on the computer processors and other hot components. Coolant flows through small channels in each plate and carries the heat to a manifold in the rack. From there a secondary loop (the technology cooling system, or TCS) takes it to a Coolant Distribution Unit (CDU). The CDU's heat exchanger passes the heat to the facility water system (FWS), which will be a closed loop system as described above.

6.6 Water Demand and Wastewater

Public water and sewer service will be provided through extensions of the Portland Borough Authority (water) and Portland Borough (sewer) systems for domestic and sanitary uses. Domestic water demand and wastewater generation are driven by the number of employees on site, not by the data center cooling process. The campus is anticipated to use approximately 35,000 GPD of domestic water for restrooms, break areas, cleaning, and routine maintenance. Wastewater generation is conservatively estimated to be equivalent to water consumption, or 35,000 GPD for the campus.

6.7 Fire Protection

Similar to any commercial or industrial development, a dedicated fire protection water loop will be constructed around each building pad, with fire hydrants and building fire service connections located in accordance with the International Fire Code and the requirements of the Township and the responding fire company. Fire protection water will be provided by on-site water storage tanks that will store the surge volume necessary to fight fires so as to minimize impact to the public water system. The fire protection storage volume is approximately 5,000,000 gallons for the total campus. These systems will be slow-filled in coordination with the public water authority to ensure no adverse impact to the public water supply as each building is commissioned as is standard practice for any industrial or commercial building. Building fire suppression systems will be designed for the final equipment configuration and will be submitted as part of the building and fire code review.

6.8 Mechanical and Electrical Equipment Locations

Generators, coolers, chillers, transformers and battery/LV electrical enclosures will be located in equipment yards along the long sides of each building, within the building pad limits depicted on the Site Plans. Equipment is positioned to maximize separation from adjacent residential properties and the Township Park, with the building structure acting as an acoustic and visual barrier. Equipment yards will be screened by landscaped berms, plantings, and/or architectural screening in accordance with Township requirements. Substations and switchyards are shown on the plans at the locations coordinated with FE. Final equipment layouts will be refined during detailed design while maintaining applicable setbacks, screening, noise, and safety requirements.

6.9 Anticipated Noise and Vibration

The principal sources of exterior sound will be heat rejection equipment (chillers), transformers, and standby generators during testing or emergency operation. The project will be designed to comply with the Township's noise limits at all property lines. A site-specific acoustical study will be prepared and will document background sound levels, modeled sound levels at the property lines and nearest sensitive receptors, equipment operating assumptions, generator testing conditions, and required attenuation measures. Anticipated mitigation includes sound-attenuated generator enclosures, low-noise chiller fans, equipment orientation, sound barriers or berms, and limiting routine generator testing to weekday daytime hours.

Rotating and vibrating equipment will be mounted on vibration isolators and concrete pads designed to prevent transmission of vibration beyond the equipment foundation. Vibration is not expected to be perceptible at the property lines.

7. Environmental and Community Considerations

7.1 Preliminary Land Development Plan Process

As typical with all land development, we will mature these plans, coordinate with regulatory agencies and continue to advance the project to ensure compliance with local, state and federal requirements.

7.2 Emissions and Air Quality

The data center buildings will be served by the electric grid. On-site emissions sources may include standby generators and, if ultimately developed, separate on-site generation facilities. Standby generators will be Tier 4 equivalent and are intended primarily to support facility reliability during utility interruptions, emergency conditions, and routine testing and maintenance. Any separate on-site generation facility would be subject to its own detailed design, regulatory review, and permitting requirements and process. All regulated emissions will be subject to PADEP air quality plan approval and permitting, including applicable emission limits, operating-hour restrictions, and recordkeeping requirements. Final equipment selections and operating assumptions will be incorporated into the applicable air permitting process prior to operation.

7.3 Stormwater and Natural Resources

Stormwater management has been designed for the full build-out condition as described in the Master PCSM plans and narratives. The closed-loop cooling system is fully separated from the stormwater management system. Fluid containment, leak detection, and spill-response procedures will be

incorporated into the facility operating and emergency response plans. Any regulated materials such will be stored and managed using appropriate secondary containment and spill-prevention measures. An Environmental Impact Statement (EIS) has also been prepared that details the provisions made for protection of the environmentally sensitive features on the site. The EIS is being submitted under separate cover.

7.4 Lighting, Landscaping, and Visual Design

Exterior lighting will consist of full cut-off fixtures designed to limit light spill at property lines; no uplighting is proposed. Lighting will be directed downward and designed to minimize glare and visibility from surrounding residential properties and public roadways. Landscaping will use Pennsylvania-native species throughout the site and within buffer areas, including the landscape berm adjacent to the Township Park. Outdoor equipment will be enclosed and screened. Existing vegetation will be preserved where practical, and landscaped berms, setbacks, plantings, and architectural screening will be used to reduce views of buildings and outdoor mechanical and electrical equipment from neighboring properties and public areas.

7.5 Traffic, Access, and Emergency Services

A traffic assessment has been prepared for the full build-out scenario. Unlike a warehouse or distribution facility, routine data center operations are expected to consist primarily of employee vehicles and periodic maintenance, service, and equipment deliveries rather than continuous high-volume truck traffic. Each building provides off-street parking and loading areas appropriate to the applicable building design. Construction traffic will be managed through a construction traffic management plan. Emergency access is provided through the internal drive network, the fire loop around each building pad, and the emergency connection to Potomac Street. The development team will coordinate with the Township and the responding fire and emergency medical services during the review process, and an emergency contact list and emergency response plan will be provided prior to occupancy. The emergency response planning process will address the specific mechanical and electrical systems ultimately installed at the campus. The project team will coordinate with local first responders regarding site access, facility characteristics, and emergency-response procedures prior to operation.

7.6 Construction and Community Coordination

Construction of the campus will occur in phases. Construction activities will be conducted in accordance with applicable Township and agency requirements relating to working hours, dust control, erosion and sediment control, roadway access, noise, and site safety.

The development team will maintain ongoing coordination with the Township and applicable public agencies as the project advances through final design, permitting, construction, and operation. Updated information regarding project phasing, infrastructure improvements, and applicable environmental and safety approvals will be provided through the required public review and permitting processes.

7.7 Municipal Fiscal Impacts / Community Engagement

The development team intends to maintain an open line of communication with the community and reviewing agencies through informational meetings and responding to public questions. Additionally, a draft community benefits agreement term sheet has been provided to the township to facilitate discussions around a project specific community benefits agreement.