SLATE BELT
TECHNOLOGY CAMPUS

A Responsible Technology Campus

A proposed data center campus on existing industrial property in Upper Mount Bethel Township, built on clear standards for lasting community benefit.

Who Is Slate Belt Holdings?

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The team proposing the Slate Belt Technology Campus in Upper Mount Bethel Township.

Slate Belt Holdings, LLC

The developer proposing the Slate Belt Technology Campus on industrial property it owns along River Road, in an existing industrial park.

Talen Energy

Pennsylvania-focused independent power producer that owns and operates power plants; a partner in Slate Belt Holdings.

River Pointe Logistics

Partner in Slate Belt Holdings. The River Pointe industrial park received preliminary land development approval from the Township (2022-2023); the campus builds on those plans.

Our commitment: pair major private investment with clear standards, local accountability and enduring community benefit, in good-faith dialogue with township leaders and residents.

How the Process Works

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Today's submission is the first step in a longer, multi-stage review.

WE ARE HERE

1 Preliminary plans	2 Township & agency review	3 Final plans & permits	4 Phased construction
Two site designs, narratives, stormwater plans and an updated $50M community benefits commitment were submitted.	The Township, its Planning Commission and Board of Supervisors, and outside agencies review the plans, with public input.	Detailed engineering, final land development plans, and state, local and utility approvals (e.g., PADEP, PennDOT, FirstEnergy).	Starts only after all required approvals. Phases follow the availability of electric capacity; no timetable is set yet.

Why two plans?

Design 1 (Lower Compute Density Design): about 3.3M sq ft of buildings, 80 ft typical height, about 1,200 employees.

Design 2 (Higher Compute Density Design): about 1.4M sq ft, 35 ft typical height, about 600 employees.

Same River Road site, same standards. The two plans reflect the two types of modern data centers currently being constructed, and there is not currently an end customer. They give the Township a clear range of scale, height and workforce to evaluate.

Responsible Standards for Community Priorities

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Electricity costs

The campus pays its own way for the energy infrastructure it requires.

Water use

Closed-loop cooling recirculates water to reduce ongoing consumption. No Delaware River water will be used.

Noise

Advanced mitigation technologies and performance standards.

Environmental stewardship

Campus designed around efficient resource use and protecting sensitive areas and species.

Public safety and Traffic

Working with fire department on appropriate plans, traffic mitigation plan part of development process.

Long-term community benefit

A $50 million agreement, tax revenue, jobs and local investment.

Power: Paying Its Own Way

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Both designs would protect electricity ratepayers by funding the energy infrastructure the campus requires.

Secures its own power

The project is responsible for securing the power needed to operate the campus.

1,020 MW

contracted with FirstEnergy today, for both designs

Funds the infrastructure

Grid interconnection and service costs are paid under FirstEnergy's regulator-approved tariffs.

~2,100 MW

total facility load at full build-out, built in phases as capacity is secured

No cost shift to residents

Costs are not shifted to local residents or other ratepayers.

~1,000 MW

more anticipated from grid service and onsite generation

Protecting Water Resources

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Cooling runs on a sealed, closed loop that recirculates and is closely monitored to ensure no losses. Domestic water and domestic wastewater are driven by the employees on site, and no river water is used or discharged.

Cooling

- Closed-loop system, filled once from an approved off-site source
- Water recirculates and is **closely monitored to ensure no losses**
- No evaporation

Domestic water

- Supplied through an extension of the Portland Borough Authority water system
- Used for restrooms, break areas and cleaning
- No on-site wells

Domestic wastewater

- **Domestic wastewater only, not industrial wastewater**
- Portland Borough sewer connection requested
- Cooling water never goes to the sewer

No river withdrawal

Fill water comes from off site.

No river discharge

Cooling water is not discharged from the site.

Noise, Lighting & Landscaping

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Noise

Designed to meet Township noise limits at all property lines, backed by a site-specific acoustical study.

- Sound-attenuated generator enclosures
- Equipment placed away from homes and Township Park
- Physical buffering
- Continuous fence-line sound monitoring

Lighting & Landscaping

Full cut-off, dark-sky compliant lighting with no uplighting, plus native plantings and berms.

- Full cut-off fixtures that limit light spill and glare
- Landscaped berm beside the Township Park
- Pennsylvania-native plantings, including evergreens
- Setbacks and architectural screening

Benefits, Jobs & Tax Revenue

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Upfront investment, local opportunity and long-term, stable revenue for Upper Mount Bethel Township.

PROPERTY TAXES

Long-term, stable revenue

Ongoing revenue

- New annual tax revenue strengthens the Township's tax base
- Supports the local school district and education
- Paid in addition to the $50M agreement

COMMUNITY BENEFITS AGREEMENT

Upfront investment

$50M

- **$8M** at signing and land development approvals
- **$20M** in eight annual payments of $2.5M, starting at first occupancy
- **$50M** goes to the Township within 8 years regardless of whether SBTC reaches 2,000 MW

JOBS + LOCAL OPPORTUNITY

Estimated permanent jobs

600-1,200

estimated permanent employees on site, depending on design (includes full-time contractors)

- Local business activity supported by construction and operations

WHY HAVING BOTH MATTERS

The CBA is upfront: dedicated funding for priorities like roads, bridges, community facilities and emergency services.

Taxes and jobs are long-term: stable, recurring revenue and employment that help the Township sustain services.

Overview of Project Area

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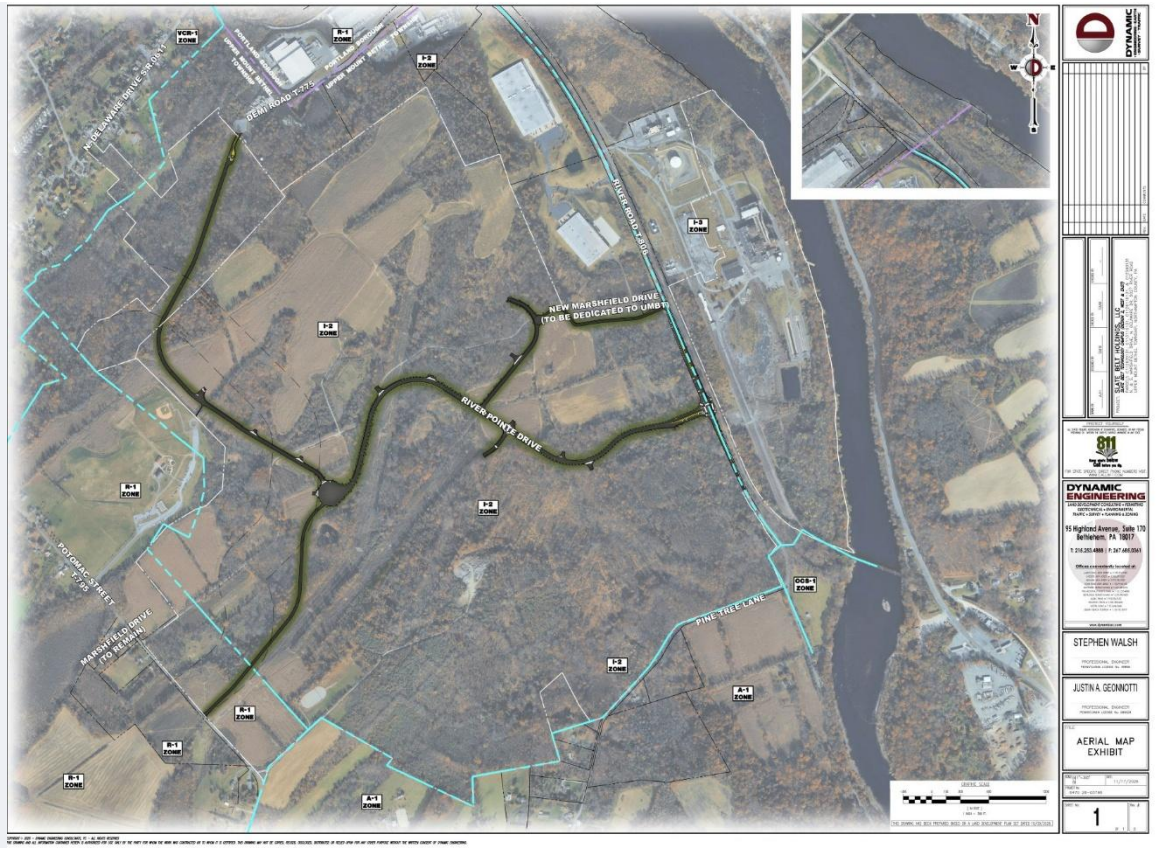

Project Location

- Project situated south of SR 611 between Delaware River and Potomac Street
- River Road bisects east and west portions of the project
- Property bounded by Pine Tree Ln to the south

Zoning

- I2 Zoning District west of River Road
- I3 Zoning District east of River Road

Main Infrastructure

- Utilizing primary roadway elements from RPL design
- Gated emergency access to Potomac Street

Access

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Access provisions in both designs

- Emergency access to Potomac Street
- Roadway improvements to Marshfield Drive
- Internal drive network and fire loop
- Construction traffic management plan
- Emergency response plan before occupancy
- Coordination with local first responders

Traffic expectations

A traffic assessment covers full build-out. Routine operations are mainly employee vehicles and periodic service deliveries, not continuous high-volume truck traffic.

During construction

Construction will take several years. Construction traffic won't clog key town arteries because roads near the site provide access, and workers would park away from the site and be shuttled in, reducing the number of cars.

Both designs include emergency access to Potomac Street and roadway improvements to Marshfield Drive.

Loading docks

Design 1 (Lower Compute Density): 27

Design 2 (Higher Compute Density): 24

Viewsheds and Screening

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From the Township Park: view 1



From the Township Park: view 2

Landscaped berm

A berm beside the Township Park softens views of the campus.

Screening and setbacks

Setbacks, architectural screening and enclosed equipment reduce visibility.

Retained vegetation

Existing vegetation is kept where practical, with Pennsylvania-native plantings, including evergreens.

Viewsheds: From the River

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Existing view from the river



Viewshed rendering from the river

Project Updates: Detailed Plans Submitted

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Land development plans
Developers submitted detailed preliminary land development plans for the proposed campus.

Two site designs
The plans show two potential site designs for the campus.

Phased approach
A responsible, phased approach to building the campus over time.

$50M commitment
An updated commitment to a $50 million community benefits agreement.

The plans address concerns expressed by community members and include protections aimed at preserving the township’s character and quality of life.

Where We Are in the Process

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1 Preliminary plans submitted

2 Township & agency review

3 Final plans & permits

4 Phased construction

Completed so far

- Preliminary land development plans submitted
- Two potential site designs and project narratives (Oct. 13, 2026)
- Updated $50M community benefits commitment provided to the Board of Supervisors
- Builds on River Pointe approvals from 2022-2023
- SBH has received some reviews back

Still ahead

- Township and outside agency reviews
- Detailed engineering and final land development plans
- State, local and utility permits and approvals
- Phased construction; no timetable established yet

This is the first step in a much more detailed process.

Design 1 vs. Design 2

	Design 1	Design 2
Data center buildings	23 west, 6 east of River Road	6 (5 west, 1 east)
Building footprint (approx.)	3.3M sq ft	1.4M sq ft
Typical building height	80 ft	35 ft
Employees (incl. contractors)	About 1,200	About 600
Off-street parking	1,050 spaces	450 spaces
Loading docks	27	24
Fire water storage	Up to about 5M gal	Up to about 3M gal
Domestic water / wastewater	35,000 GPD	17,500 GPD

What's the same

- Same River Road site, using River Pointe grading and stormwater planning
- Up to about 2,100 MW at full build-out; 1,020 MW contracted today
- Same standards for noise, lighting, cooling and fire protection

Design 1: The Lower Compute Density Design

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Design 1: Lower Compute Density Design

23 buildings on the west side of River Road and six on the east side, using the grading, stormwater and campus planning from the approved River Pointe industrial park plans.

This is the lower compute density design, which results in needing more buildings and more square feet.

Phased build-out

Plans show full build-out of up to about 2,100 MW. Construction proceeds in phases as electric capacity is secured; 1,020 MW is currently contracted with FirstEnergy.

23 + 6 Buildings: 23 west of River Road, 6 east

3.3M Square feet of building footprint (approx.)

80 ft Typical building height

Design 1: Master Site Plan

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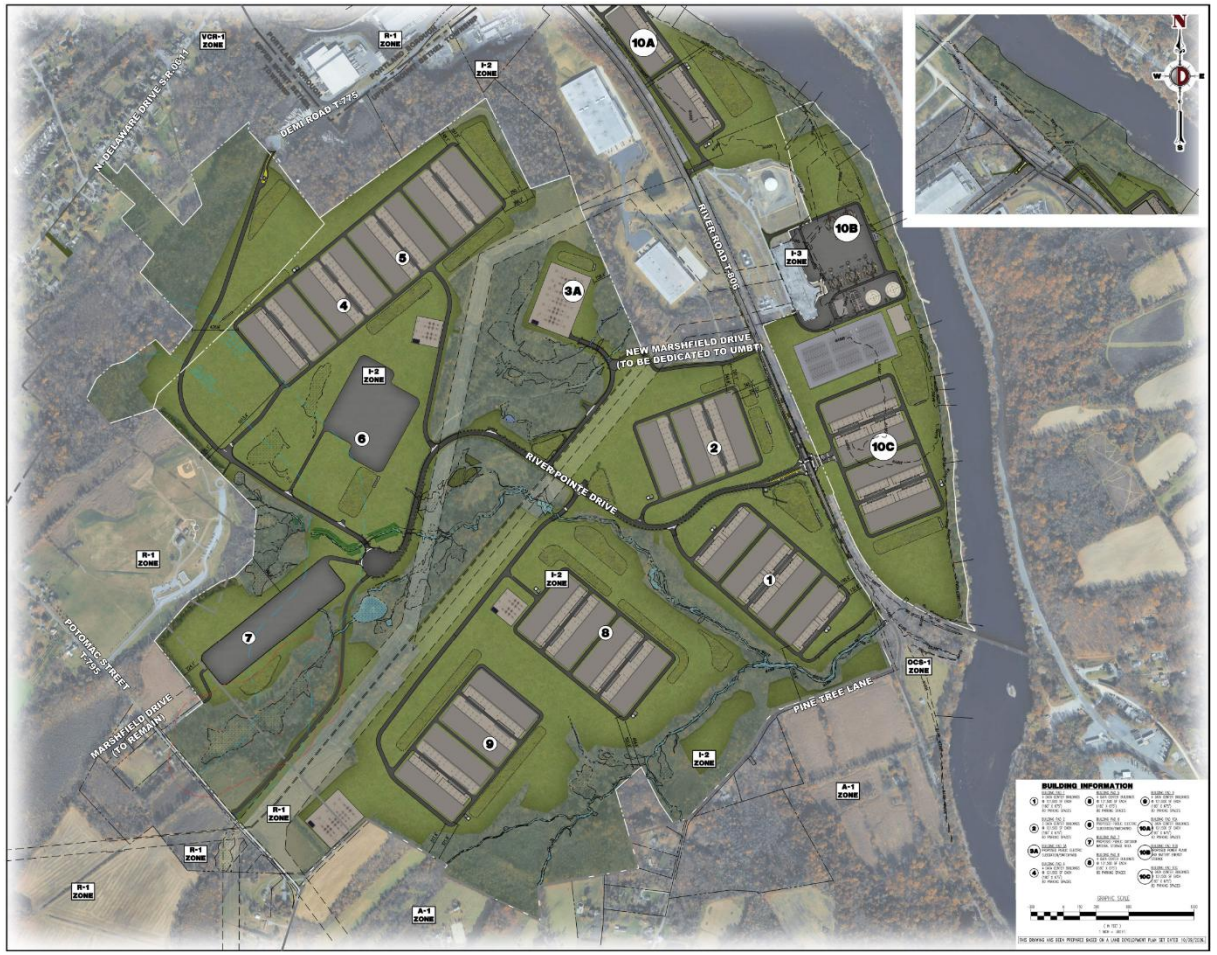

Lower Compute Density Design

- 29 data center buildings: 23 west of River Road, six east
- Lower compute density results in needing more buildings and more square feet
- Parking, access drives, loading areas and utilities
- Fire protection water loop and on-site storage at each building pad
- Substations and switchyards coordinated with FirstEnergy
- Stormwater management facilities

Design 2: The Six-Building Layout

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Design 2: six data center buildings

Five buildings on the west side of River Road and one on the east side, using the grading, stormwater and campus planning from the approved River Pointe industrial park plans.

This is the higher compute density design, which results in needing less building and fewer square feet.

Phased build-out

Plans show full build-out of up to about 2,100 MW. Construction proceeds in phases as electric capacity is secured; 1,020 MW is currently contracted with FirstEnergy.

6	Data center buildings: 5 west of River Road, 1 east
1.4M	Square feet of building footprint (approx.)
35 ft	Typical building height (does not include rooftop equipment)

Design 2: Master Site Plan

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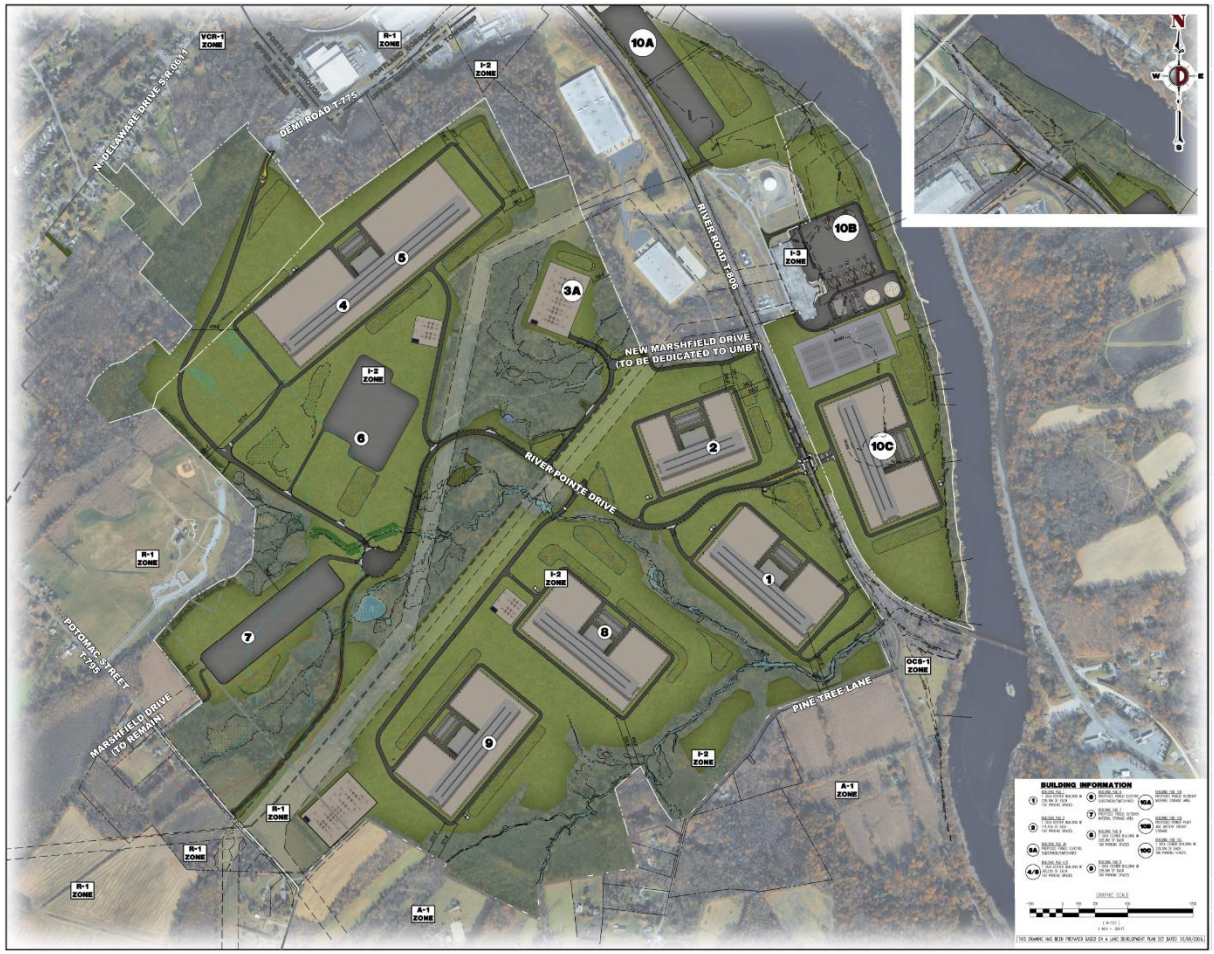

Higher Compute Density Design

- Six data center buildings: five west of River Road, one east
- Higher compute density results in needing less building and fewer square feet
- Parking, access drives, loading areas and utilities
- Fire protection water loop and on-site storage at each building pad
- Substations and switchyards coordinated with FirstEnergy
- Stormwater management facilities
- Building height does not include rooftop equipment

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A Collaborative Path Forward

Pairing major private investment with clear standards, local accountability and enduring community benefit, in good-faith dialogue with township leaders and residents.

More information at slatebelttechcampus.com