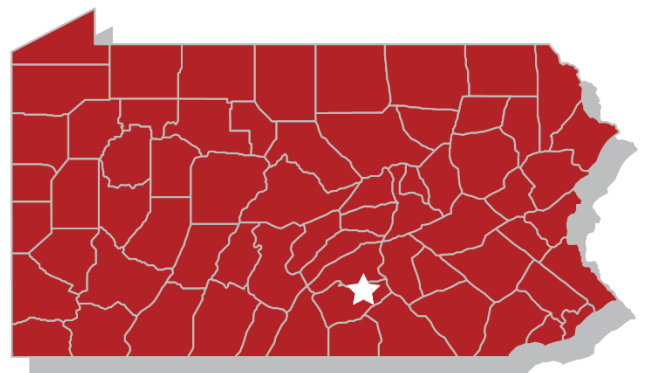

ENVIRONMENTAL IMPACT ASSESSMENT

MAY 2026

PENNSYLVANIA DIGITAL 1 (PAX-1) CARLISLE DEVELOPMENT PARTNERS, LLC

PROJECT NO. 1258-01



Section 718.D.0 – General Project Narrative

Project Overview

Pennsylvania Digital 1 is a planned hyperscale data center campus located on a 693-acre tract in Middlesex Township, Cumberland County, Pennsylvania, just east of Carlisle and approximately 20 miles west of Harrisburg. The property is fronted by **Country Club Road**, a Township roadway providing direct vehicular access to the site. The site was selected for its strategic combination of utility access, network connectivity, and physical characteristics that support high-density technology infrastructure while allowing for careful environmental planning and minimization of environmental impacts.

Scope of the Development

Pennsylvania Digital 1 is designed as a multi-campus data center development consisting of three distinct campuses. Campus 1 is six data center buildings while Campuses 2 and 3 are five data center buildings each. Every campus will be supported by its own dedicated substation, for a total of three new substations. The project also includes the construction of a PPL switchyard to facilitate the delivery of power to the site from the regional electrical grid.

The data center buildings are planned as two-story structures, ranging from 100,000 to 200,000 square feet per floor, designed to house high-density computing infrastructure while meeting modern standards for energy efficiency, cooling technology and operational reliability.

The site benefits from natural buffering provided by the Conodoguinet Creek, which borders a vast portion of the property. This natural feature consisting of forested floodplain and wetlands offers both a visual screen and an environmental separation between the facility and surrounding land uses, contributing to reduced visual impact and supporting the preservation and enhancement of adjacent riparian habitats.

Why Here

The site for Pennsylvania Digital 1 was selected following a comprehensive evaluation of power availability, network connectivity, environmental conditions, and land suitability. Key factors influencing this location include:

- **Proximity to High-Voltage Transmission** – The site is located adjacent to existing 500kV and 230kV high-voltage transmission lines, allowing for direct interconnection through new on-site substations and the planned PPL switchyard. These lines are special to the state of Pennsylvania and like the turnpike are critical infrastructure for intrastate transportation of power, specifically connecting several clean energy power generation stations across the commonwealth. Furthermore, these on-site lines minimize the need for new long-distance transmission corridors, reducing land disturbance and potential impacts to off-site habitats.
- **Robust Network Access** – Existing regional fiber routes provide high-capacity connectivity without the need for extensive new trenching through undeveloped areas, helping limit construction impacts beyond the project boundaries. The PA Turnpike close to this site has recently invested in new fiber optic

networks to further enhance intrastate network connectivity to support emerging transportation demands related to autonomous driving and other technological advancements on the horizon.

- **Large, Contiguous Parcel** – The 693-acre tract allows for a multi-campus layout with efficient land use and consolidated infrastructure, reducing the potential for fragmented development patterns that can disrupt local ecosystems.
- **Natural Buffers** – The presence of the Conodoguinet Creek along portions of the property provides natural screening and ecological separation from surrounding areas, helping to protect riparian corridors and maintain a visual buffer between the facility and nearby land uses.
- **Topography and Site Conditions** – The site's generally level terrain and absence of significant geologic hazards reduce the need for extensive grading, helping preserve soil stability and minimize erosion during and after construction.

Environmental Stewardship Focus

Pennsylvania Digital 1 is being developed with a clear focus on environmental stewardship and responsible site design. The property's existing advantages in power and network access reduce the need for new off-site infrastructure that could disturb sensitive ecosystems.

Importantly, this site was previously planned and entitled for large-scale residential development of approximately 1,400 dwelling units. That earlier plan would have resulted in significant land disturbance, utility installation, roadway improvements, and associated environmental impacts across the property. While the nature of the proposed data center use is different, the overall scale of site preparation and infrastructure work is comparable from an environmental perspective.

In recognition of this, Pennsylvania Digital 1 has been planned with detailed environmental assessments to ensure potential impacts are identified, understood, and mitigated. These studies include wetland delineations, wildlife habitat evaluations, sensitive species surveys, and thorough evaluations of surface water and groundwater resources. Because the public water system serving the project is supplied by municipal wells, project planning includes hydrogeological studies to assess aquifer capacity, protect the long-term sustainability of the water source, and safeguard neighboring private wells in proximity to the municipal wells and project site from any adverse effects. All of which will be and are requirements set forth by regulatory agencies including Middlesex Township Municipal Authority, DEP and Susquehanna River Basin Commission.

The project's design incorporates measures to protect and preserve the Conodoguinet Creek and its riparian corridors, maintain water quality, and avoid degradation of sensitive habitats. Stormwater management systems will be engineered to control runoff, reduce erosion, and limit pollutant discharges, while construction best management practices (BMPs) will be followed to minimize dust, sedimentation, and other forms of pollution.



By integrating these measures, Pennsylvania Digital 1 seeks to responsibly develop a site already planned for development at scale while ensuring that community water supplies, ecological systems, and overall environmental quality are preserved throughout construction and long-term operation.