

Tuckahoe Technology Park Community Meeting

- Please sign in on the sign in sheets
- Notecards: If you have a question, please fill out a notecard

**Notecard questions will be answered first after presentation*

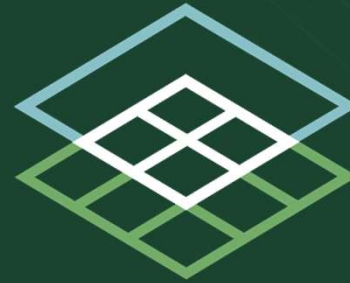
- Agenda

- Presentation
- Notecard Topic Q & A
- General Q & A

01		Power and Water	04		Buffers, Setbacks and Height
02		Sound and Generators	05		Use and Data Centers in General
03		Access and Transportation	06		Community Benefits and Other

As a courtesy to your neighbors and to ensure all in attendance can see, please leave all signs outside of the auditorium

tract



- Tuckahoe Technology Park, Goochland County, Virginia
- Community Meeting
- July 23, 2026

Agenda

- Introduction
- Conceptual Plan Review
- Water
- Power
- Generators
- Smell & Air Quality
- Sound
- Property Values
- Community Benefits
- Q&A

Your Questions Answered



Q&A Format

- ✓ Notecard questions by topic
- ✓ General Q&A
- ✓ If you do not want to ask your question publicly, notecards are available
- ✓ If we do not get to your question, notecards are available



Meeting Etiquette



Please be respectful and courteous to everyone in the room



Limit total questions to 2 minutes each



Focus on questions that you want answered



More Ways to Ask Questions

Opportunity for additional questions/comments:



Notecards at the back of the room



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Available now and throughout the process

Who is Tract?

Master developer of planned data center campuses



DECADES OF EXPERIENCE

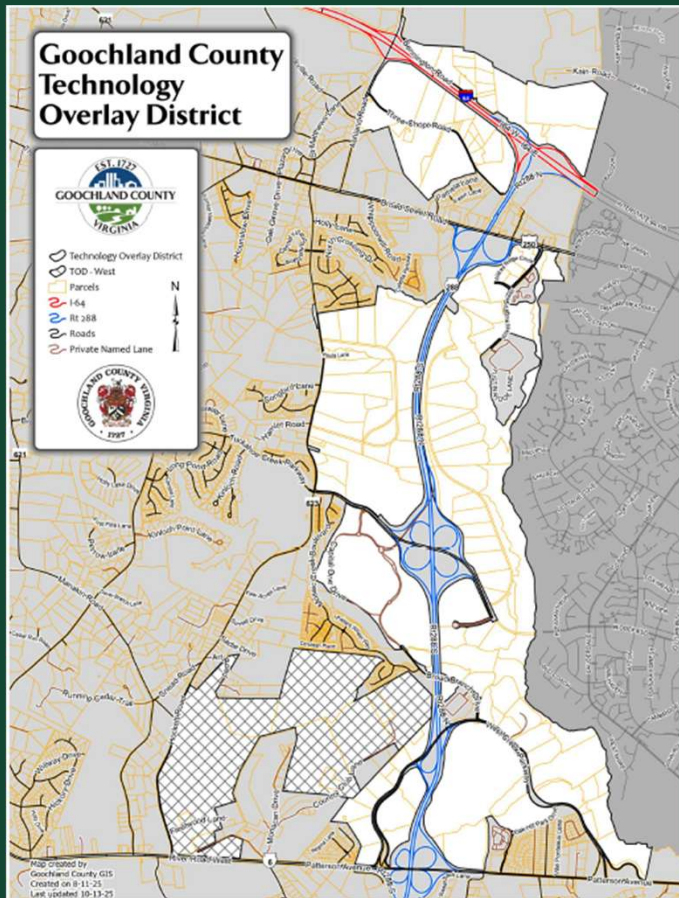
in large-scale data infrastructure projects



EXPERIENCE WITH HYPERSCALERS

trusted by leading operators worldwide

Technology Overlay District



Site Plan Standard	TOD Requirement
 Height	60 – 80 feet
 Setbacks	500 feet from residential 100 feet from arterial / collector / local 200 feet from agricultural 500 feet if 60–80 feet
 Buffers	250 feet from residential 200 feet from agricultural 35 feet from commercial 150 feet from arterial 100 feet from collector / local
 Access	No local access except emergency

What is a data center?



Why do we need data centers?



"The Cloud" storage
for files, photos, etc.



Email, text
messages, voicemail



Healthcare, telehealth,
prescription refills



Emergency response,
disaster recovery



Streaming
movies, TV, games



Video calls, virtual
meetings, FaceTime



Airline, hotel, car,
travel bookings



Mapping apps,
navigation, GPS



Social media,
internet



Online banking,
bill pay



Online Shopping,
e-Commerce



Search Engines,
Artificial Intelligence

Tuckahoe Tech Park Conceptual Plan



Tuckahoe Tech Park Conceptual Plan

Master Plan. References to "the Master Plan" shall mean the Master Land Use Plan dated October 14, 1987 prepared by Clower Associates, Inc. The Master Plan is a conceptual plan and none of the specific roads, parcel dimensions or other matters identified on the Master Plan are proffered to be included within the development as shown, except to the extent specifically included within these proffered conditions.

Prior to issuance of a building permit for any project within the property, detailed site plans including all information and requirements for Plan of Development review under Article 17, Section 18 of the Goochland County Zoning Ordinance and also including landscaping plans shall be submitted for review and approval by the Goochland County Planning Commission.

Excerpt from West Creek rezoning proffers

Development Areas

- Total Site = 870 acres
- Development Areas = 423.7 acres
- Developable Area = 48.7%

Development Areas:

- Buildings, substations, circulation/ internal roads, utilities, parking areas, stormwater facilities, landscaped areas, and other similar improvements.

Undeveloped Areas:

- May include roads/circulation, utilities, stormwater management facilities, and similar.



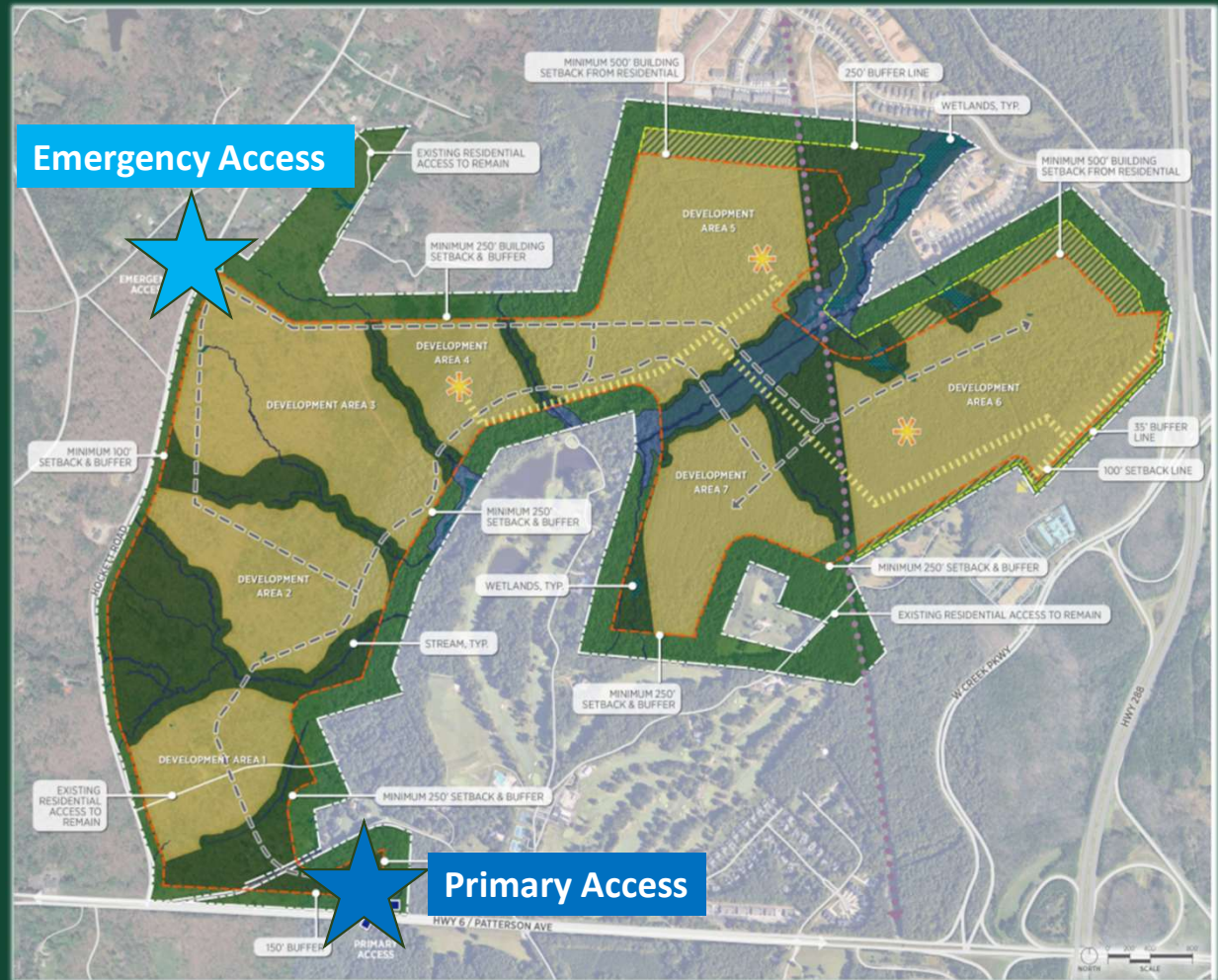
Height

- 60 feet
- 80 feet in Development Area 6
 - Setbacks 500 feet



Access Points

- Primary Access
 - Route 6 with new median break
 - Subject to VDOT
- Emergency Access
 - Hockett Road
- Existing Residential Access TO REMAIN
 - Cobblestone Circle
 - Fleetwood Lane
 - Country Club Lane
 - Art Road



Buffers and Setbacks



Minimum **500-foot setback** **250-foot vegetated buffer** from residentially zoned or a mixed-use development with residential uses

Minimum **35-foot setback and buffer** from commercially-zoned property

Minimum **250-foot setback and buffer** from if property is not M-1 or M-2

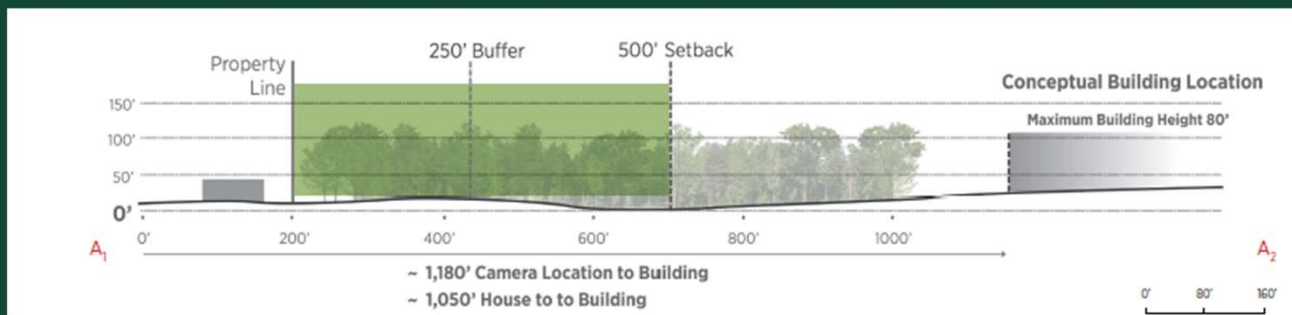
NEW: Setback from residential buildings to generator enclosures

- 1,000' from existing residential structures within the Mosaic at West Creek subdivision
- 500' from all other existing residential structures



Viewshed Analysis

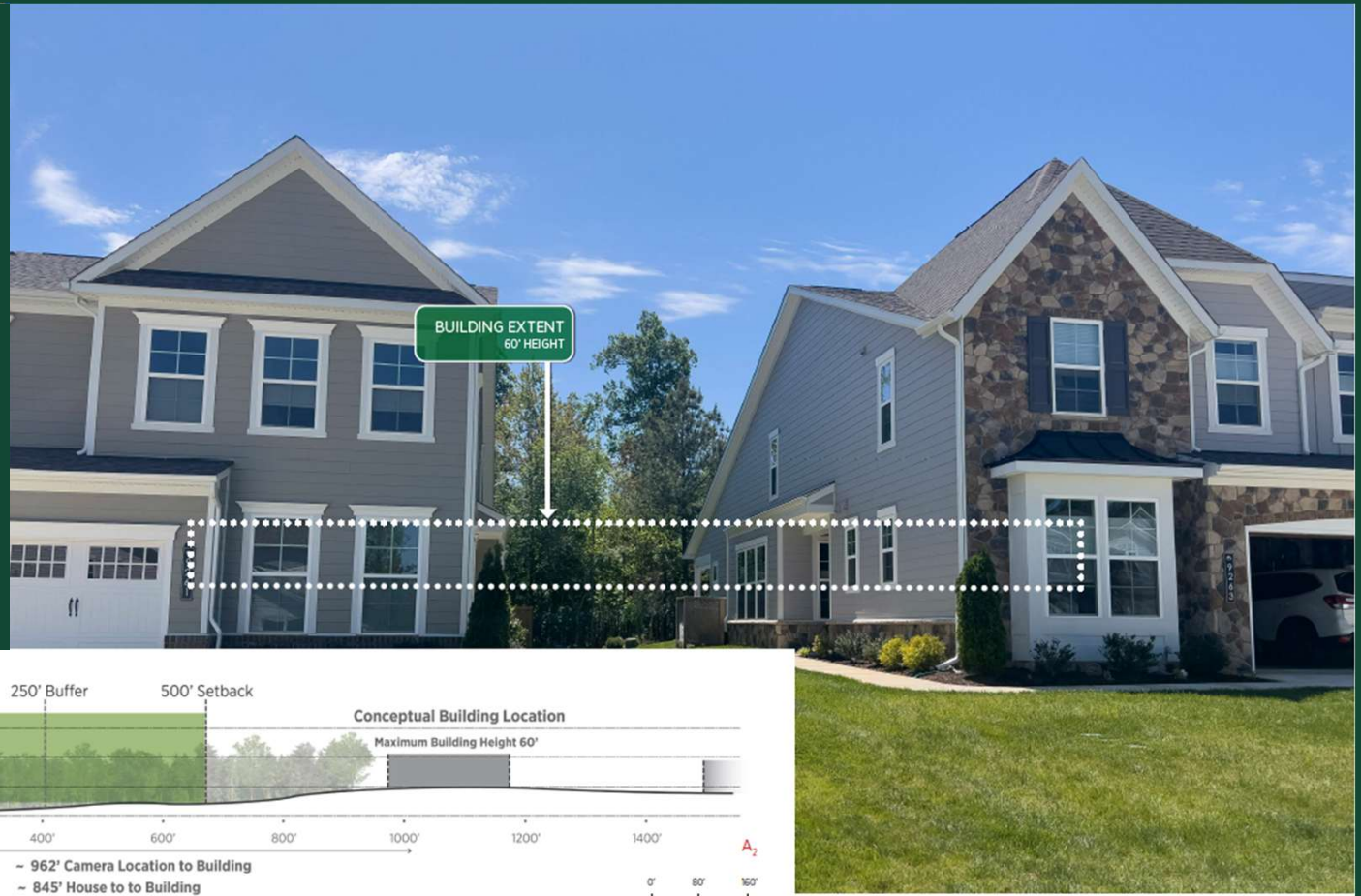
From Basque Terrace to
Development Area 6



All photos were taken from public right-of-way in February 2026

Viewshed Analysis

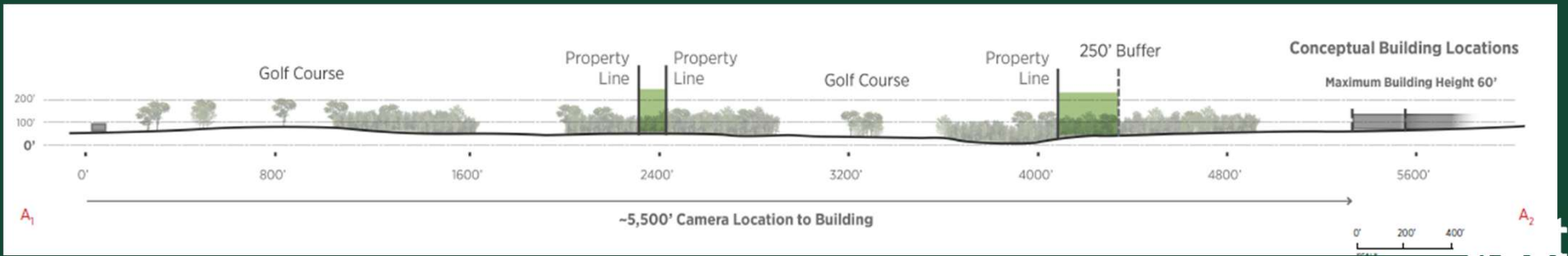
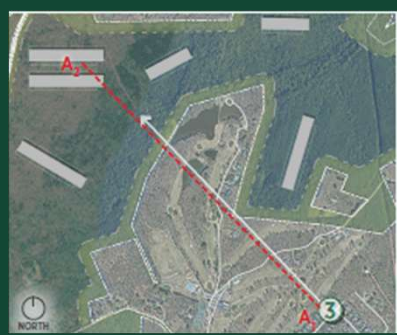
From Cerulean Place to
Development Area 5



All photos were taken from public right-of-way in February 2026

Viewshed Analysis

From Regina Lane
(Creekmore) to
Development Area 3

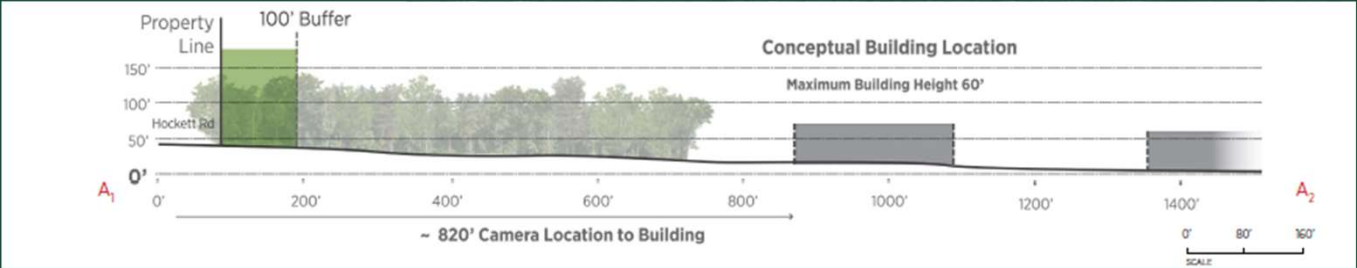


All photos were taken from public right-of-way in February 2026



Viewshed Analysis

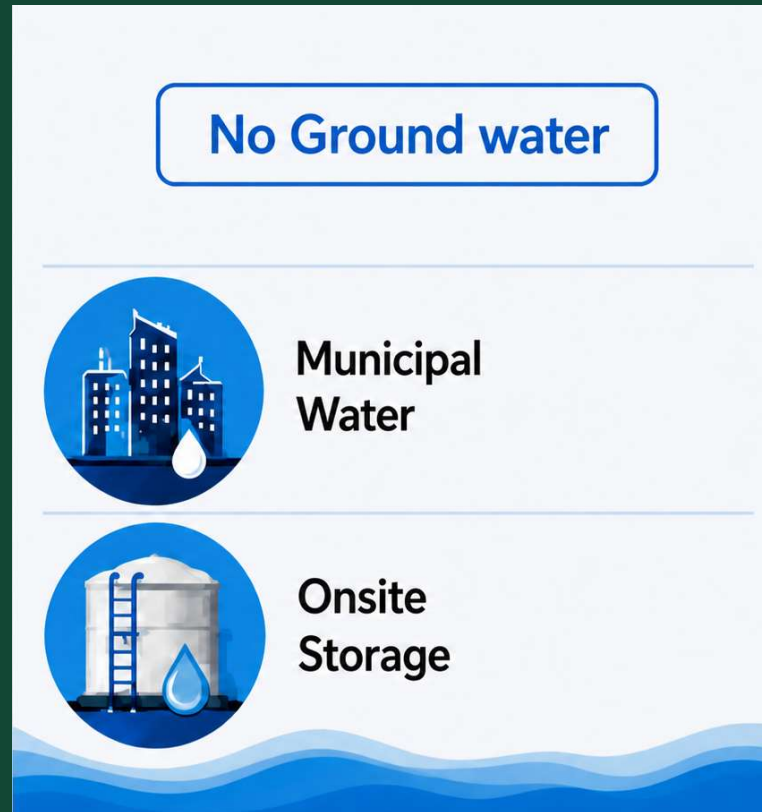
From Hockett Road to
Development Area 3



This photo was taken from public right-of-way in April 2026

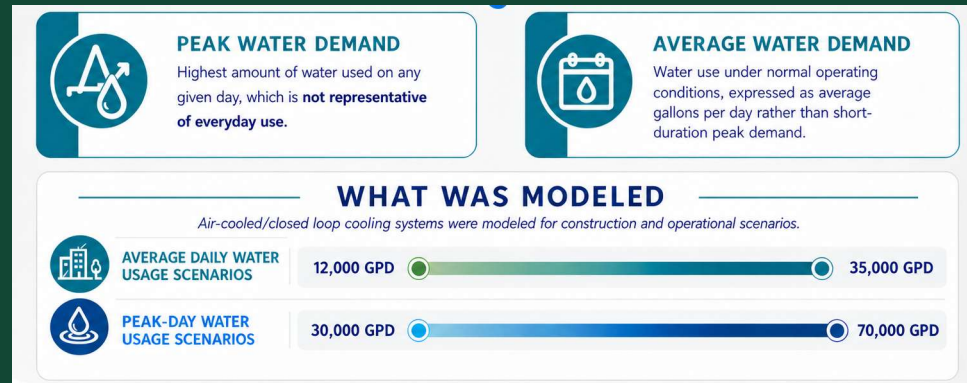
Water

Will this impact my well or groundwater?

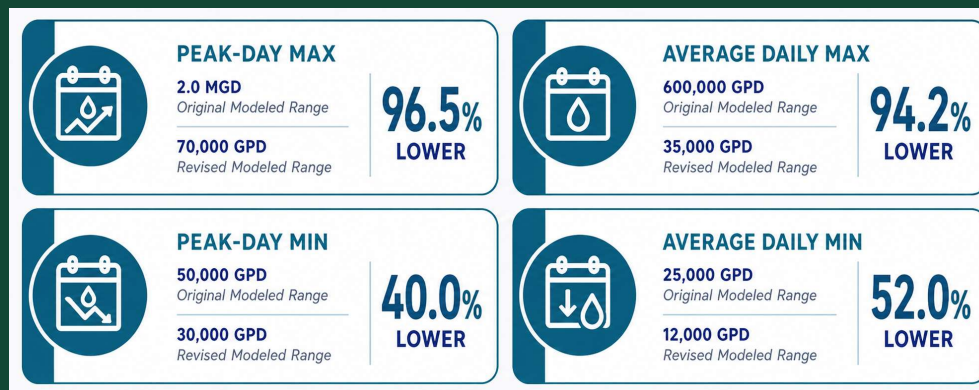


NEW: Cooling System: Air Cooled/Closed Loop Campus

How much water will be used on this campus?



How does that compare to the Pre-Application?

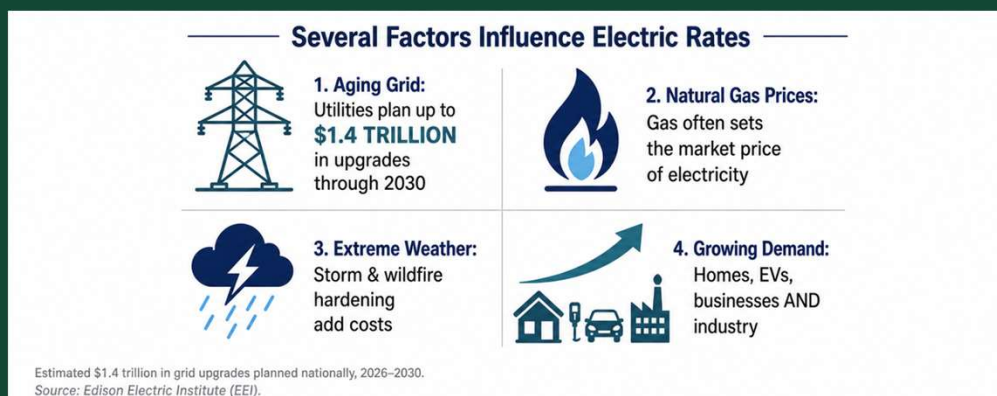


Power

What does it mean that data centers “pay their way”?

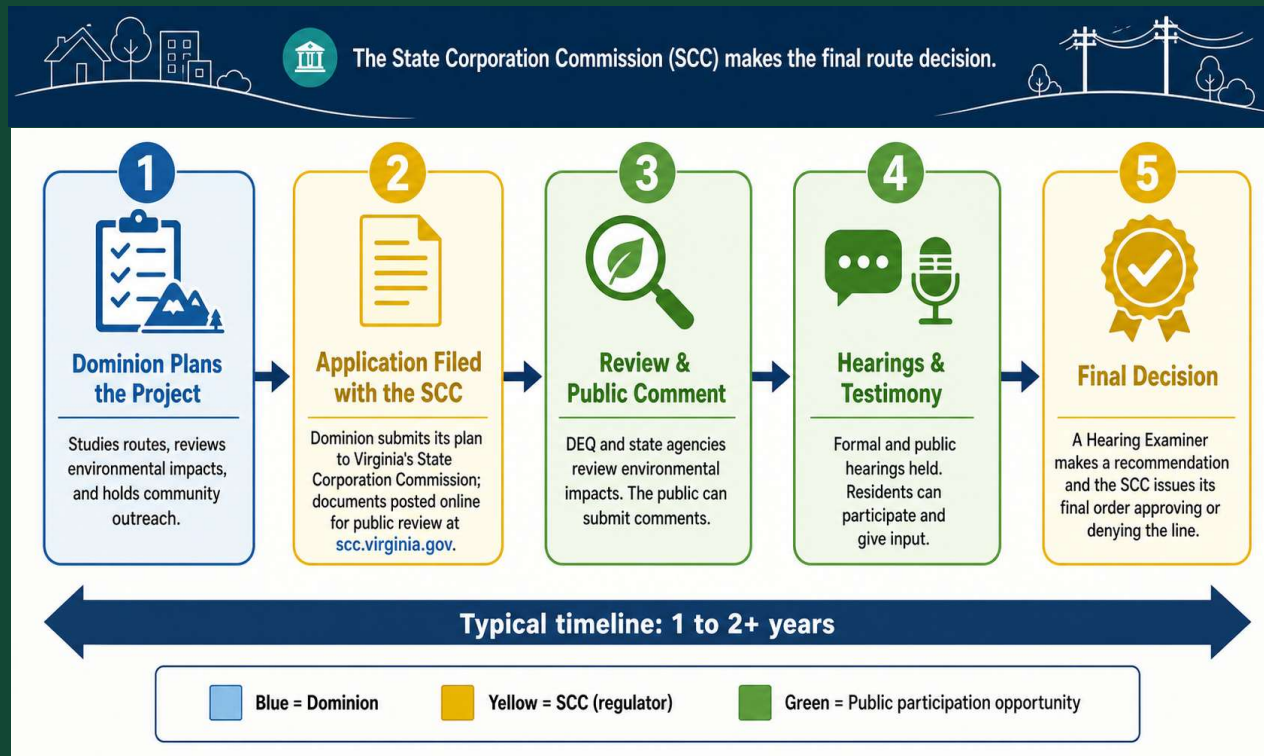


Will my electric bills go up?



Power

Where will the power lines come from?



Anticipated alignment of power to serve Eli Lilly



No Onsite Energy Generation is Proposed

Generators

What are the TOD requirements?

 Daytime Testing Only Testing allowed only 10 AM–5 PM, weekdays, and no more than 2 hours a day.	 Posted in Advance Yearly testing schedule posted online, with 48-hour notice of any changes.	 Backup Power Only Generators run only for brief testing or a real emergency — never routinely.
 Cleaner Engines Modern Tier 4 (or equivalent) engines with advanced emission controls.	 Quiet & Screened Placed behind buildings and inside enclosures with walls, berms, and landscaping.	 Set Back from Homes Kept well outside required setbacks — 500 feet from nearby residential land.

Why Tier 4 generators?

 NO_x Tier 4 generators reduce NO _x and particulate matter	 Advanced controls such as DPF + SCR support improved local air quality	 UP TO ~90% LOWER NO_x / PM VS EARLIER DIESEL BASELINES
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Will generators run all the time?

**WHEN GENERATORS WILL RUN**

**Routine testing**
Generators are required by state permitting to be tested on a regular basis to ensure reliability.

**Emergencies (like a power outage)**
Generators automatically start during power outages to keep critical systems running.

**WHEN THEY WILL NOT RUN**

**Avoid using normal utility power**
Operators cannot choose to run generators instead of utilizing regular power from the utility.

**Avoid peak demand charges**
Generators will not be used to avoid peak demand charges or reduce utility costs.

Generators

Who regulates generator use and permitting?



WHAT'S RESTRICTED



Limits on pollutants: NO_x, particulate matter (PM), carbon monoxide (CO), sulfur dioxide (SO₂)



Cleaner "Tier 4 / BACT" controls required for new permits (as of July 1, 2026): SCR, diesel particulate filters



Low-sulfur diesel fuel only



Limits on how many hours generators can run



Must stay under 100 tons/year of pollution to remain a "minor source"

What testing is required for generators?



WEEKLY:

visual inspection



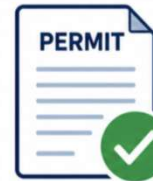
MONTHLY:

30-minute exercise under load



ANNUAL:

fuel quality check + supplemental load-bank testing when needed



1

DEQ Issues the Permit

Sets clear limits on allowable air emissions



2

Periodic Testing Required

Facilities must test emissions on a regular schedule



3

Results Are Reported

Test data is submitted to DEQ for review



4

Ongoing Accountability

Ensures the facility stays within permitted limits over time

Sound

What is the TOD requirement?



55 dBA

TOD requirement for
A-weighted sound
at the property line



65 dBC

TOD requirement for
low frequency,
C-weighted sound
at the property line

What sounds were modeled?

1

EVERYDAY OPERATION



Cooling equipment is
the main routine source.
Chillers and related
cooling systems are the
main source of sound
during operations.

2

GENERATOR TESTING



**Generators are louder,
but time-limited.**

Generators are tested monthly
for maintenance purposes.
Industry standard is
30-minutes per month,
at 30% load. TOD limits
duration and timing of testing.



Normal
operations dBA

MODELED RANGE
AT PROPERTY LINE

48-54

TOD LIMIT

55 LIMIT



Normal
operations dBC

58-62

65 LIMIT



Generator
testing dBA

MODELED RANGE
AT PROPERTY LINE

48-54

TOD LIMIT

55 LIMIT



Generator
testing dBC

61-65

65 LIMIT

Noise levels do not apply to sounds generated by construction, generators operating during an emergency, or periods of generator testing. (TOD, Sec. 15-449.A.(1).b.)

Sound

How do we know the required levels will be met?



All Mitigation Measures Required

The operator must take any and all steps needed to meet the sound requirements — no exceptions.



The Obligation Stays With the Land

This responsibility is tied to the property itself. It carries over to every future owner, no matter who owns or operates the site.



Meeting the sound standard is a permanent commitment of the land.

Smell

What smells emit from data centers?

 ✓ No Smell Buildings & substations don't emit odor.	 Backup diesel generators can smell when running — like a bus or truck.	 Modern Tier 4 generators (required) smell far less.	 Smell dissipates by half every 10 feet.	 500+ foot setbacks + building shielding + buffer dissipate odors.
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How often are generators run?

 WHEN GENERATORS WILL RUN	 WHEN THEY <u>WILL NOT</u> RUN
 Routine testing Generators are required by state permitting to be tested on a regular basis to ensure reliability.	 Avoid using normal utility power Operators cannot choose to run generators instead of utilizing regular power from the utility.
 Emergencies (like a power outage) Generators automatically start during power outages to keep critical systems running.	 Avoid peak demand charges Generators will not be used to avoid peak demand charges or reduce utility costs.

Air Quality

What are the air quality impacts of data centers?



1. When Do Generators Run?

- Backup generators only run during power outages and brief monthly testing
- They sit idle almost all the time — typically less than 1% of the year.



2. How Emissions Disperse

- Wind and airflow dilute emissions quickly
- Concentrations drop sharply with distance from the site
- Impacts are highly localized and short-lived.



3. How Emissions Are Controlled

-  EPA Tier 4 low-emission engines
-  Ultra-low sulfur diesel fuel
-  Exhaust filters & catalytic controls
-  Permit limits on testing hours
-  Pre-construction air quality modeling

Can living by a data center make me sick?



There is **no established scientific evidence** that living near a data center, by itself, causes illness.

Property Values

Do data centers lower property values?



- ✓ Do not find strong evidence of a broad average value decline.
- ✓ Recent studies found that appreciation of homes near data centers is in line with homes that are not near data centers.

What impacts property values the most?

WHAT DRIVES PROPERTY VALUES



Strong local economy and job growth



Quality of schools and neighborhoods



Parks, amenities, and community services



Safe, well-maintained communities

How do we know?



NORTHERN VIRGINIA (2023 STUDY):

Homes closer to data centers sold for more than **4%** on average.

COMPARISON CALLOUT

VS.



INDIANA SAMPLE (2021–2026):

42% growth near sites vs 41% local markets overall; mixed by county.



Sources: George Mason Univ./Schar School (Northern Virginia study, 2023); IPM/Mirror Indy on Integra Realty Resources Indiana analysis (2026); Newsweek reporting on the GMU study (2026).

Community Benefits



SIGNIFICANT PRIVATE INVESTMENT

Attracts substantial private investment in Goochland County.



LONG-TERM ECONOMIC STRENGTH

Expands the tax base and supports sustainable economic growth for Goochland County.



THOUGHTFUL SITE PLANNING

Substantial setbacks and buffers in compliance with the TOD.



INFRASTRUCTURE IMPROVEMENTS

Supports road improvements and strengthens utility reliability for the community.



GOOD-PAYING JOBS

Creates construction jobs today and high-quality technology jobs for the future.



MINIMUM USE OF COUNTY RESOURCES

Designed to place low demand on traffic, schools, and emergency services.

The Four S's

COMMUNITY CONCERN		IMPACT
 See	NO	
 Smell	NO	
 Sound	NO	
 Sickness	NO	

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Available now and throughout the process

Your Questions Answered

01



Power and Water

02



Sound and Generators

03



Access and Transportation

04



Buffers, Setbacks and Height

05



Use and Data Centers in General

06



Community Benefits and Other



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Thank You!



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