

An aerial architectural rendering of the Brightseat Tech Park. The image shows several large, modern, white, rectangular office buildings arranged in a cluster. The buildings have flat roofs and are surrounded by parking lots filled with cars. The surrounding area is lush with green trees and some existing industrial or commercial buildings. The overall scene is presented in a soft, slightly hazy light, suggesting a bright but overcast day. The text 'BRIGHTSEAT TECH PARK' is overlaid in large, bold, black letters across the center of the image.

BRIGHTSEAT TECH PARK

Prince George's County, Maryland

2/9/2024

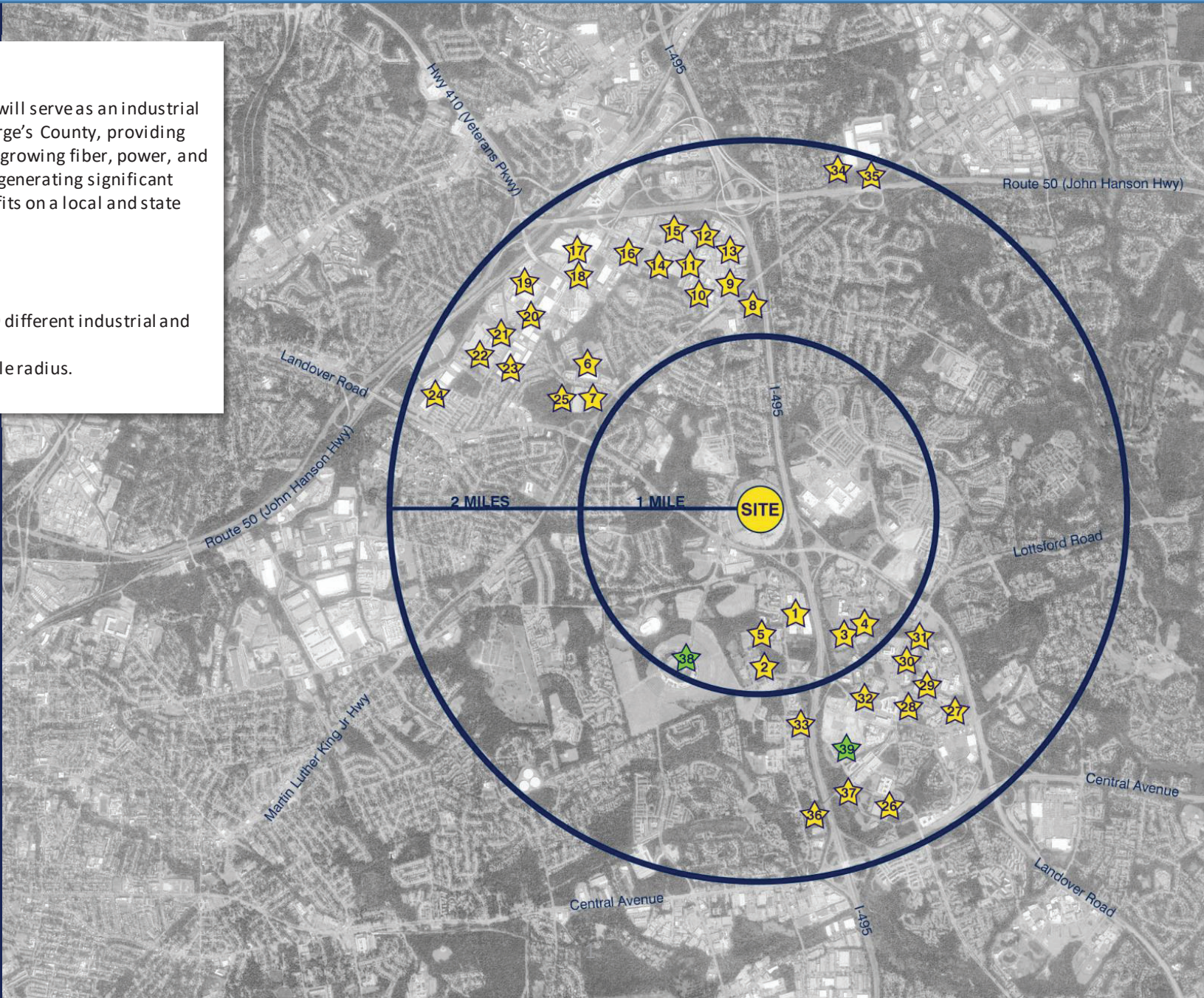
VICINITY MAP – DISTRIBUTION PROPERTIES & ADJACENCIES

A Sense of Place

- The Brightseat Tech Park will serve as an industrial hub in Central Prince George's County, providing the community with ever-growing fiber, power, and data connectivity – while generating significant economic and fiscal benefits on a local and state level.

Adjacent Properties

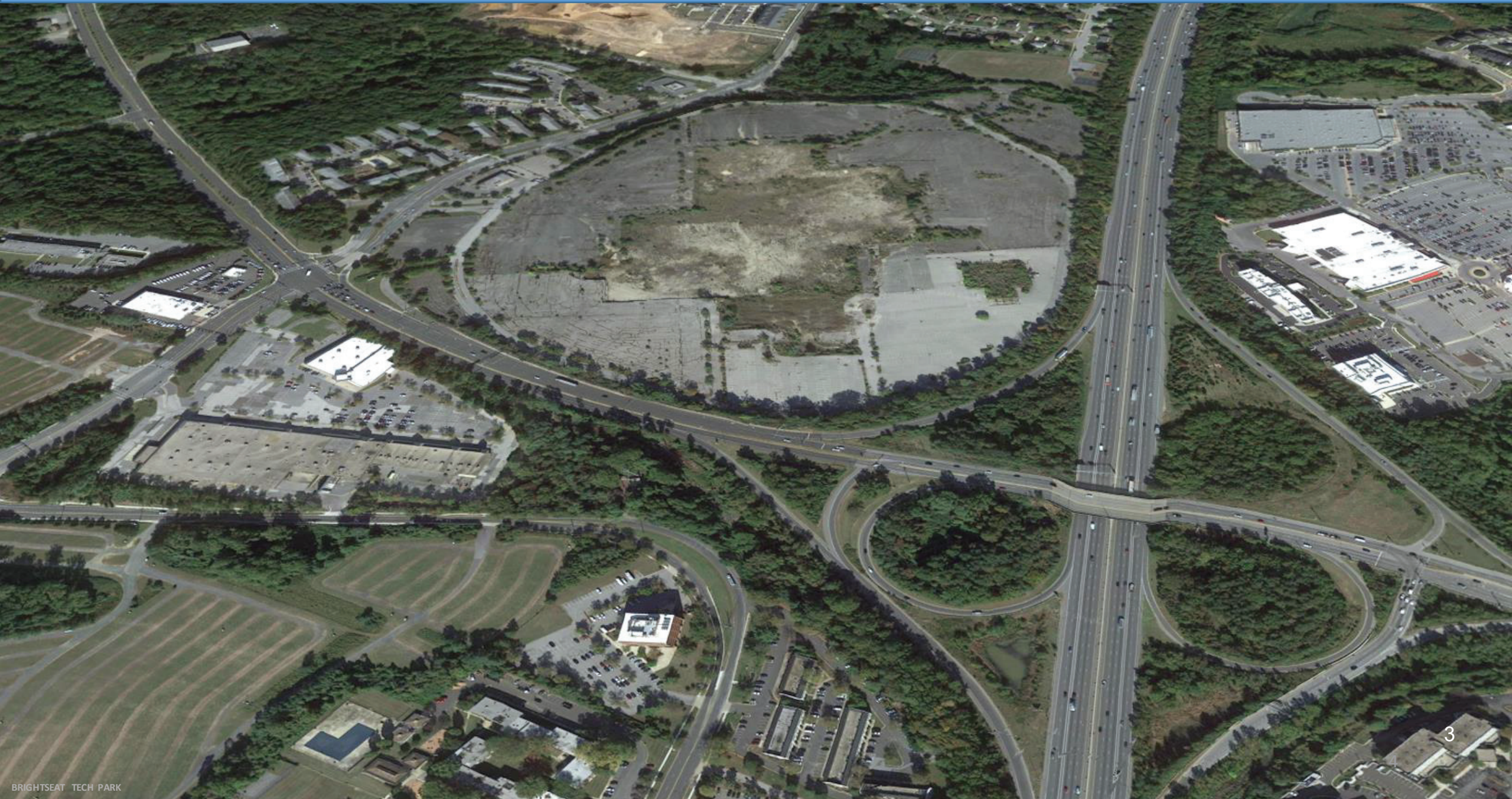
- Within a 5-mile radius; 39 different industrial and distribution properties.
- Multiple sites within 1-mile radius.



LEGEND

1. Cintas Uniform Production
2. Crozier fine arts
3. USDA Laboratory
4. Design Foundry
5. Maintenance Solutions
6. Transdev
7. Spectrum Distribution
8. Reza's Auto Services Center
9. Charley's Crane Services
10. YRC Freight
11. Serta Mattress Store
12. All Roads Trucks
13. ABC Label Corporation
14. AirSea Packing
15. UPS Customer Center
16. Lehigh Valley
17. Iron Mountain
18. Canada Dry Bottling
19. Smithsonian Exhibits
20. Spectrum Foods
21. Northeastern Supply
22. Domex Training
23. Metropolitan Warehouse
24. L&W Supply
25. US Express
26. Choice Companies
27. FedEx Pack and Ship
28. Apollo
29. DaVita Dialysis
30. Boland Supply
31. Terminix
32. Ebed Community Improvement
33. Fresenius Kidney Care
34. Crozier Fine Arts
35. Hargrove
36. Project Bridges
37. Phoenix International Holdings
38. FedEx Field
39. University of MD Capitol Region Medical Center

EXISTING SITE



MASTER PLAN

- **SITE DENSITY**
 - GREEN OPEN AREA: 20% OF GROSS SITE
- **SITE DENSITY**
 - TOTAL LOT AREA: 3,769,077 SF
 - BUILDING COVERAGE: 1,341,560 SF
 - SUBSTATION: 191,664 SF
 - ROADS AND PARKING: 819,760 SF
 - IMPERVIOUS AREA: 62%
- **HEIGHT**
 - 102' (PENTHOUSE INCLUDED)
- **IT CAPACITY**
 - 820 MW TOTAL SITE CAPACITY
 - ~100 MW IT CAPACITY PER DC, DEPENDENT ON DC DESIGN
- **BUILDABLE AREA**
 - BUILDABLE AREA: 74.42 AC/ 3,241,735 SF
 - TOTAL GROSS DATA CENTER SF: 4,132,500 SF (826,500 SF EACH)
- **PARKING REQUIREMENT**
 - REQUIRED: 1080 P
 - PROVIDED: 1147 P



PRIOR ZONING AND GENERAL PLAN DESIGNATION

General Zoning and Land Use



Acoustical Considerations

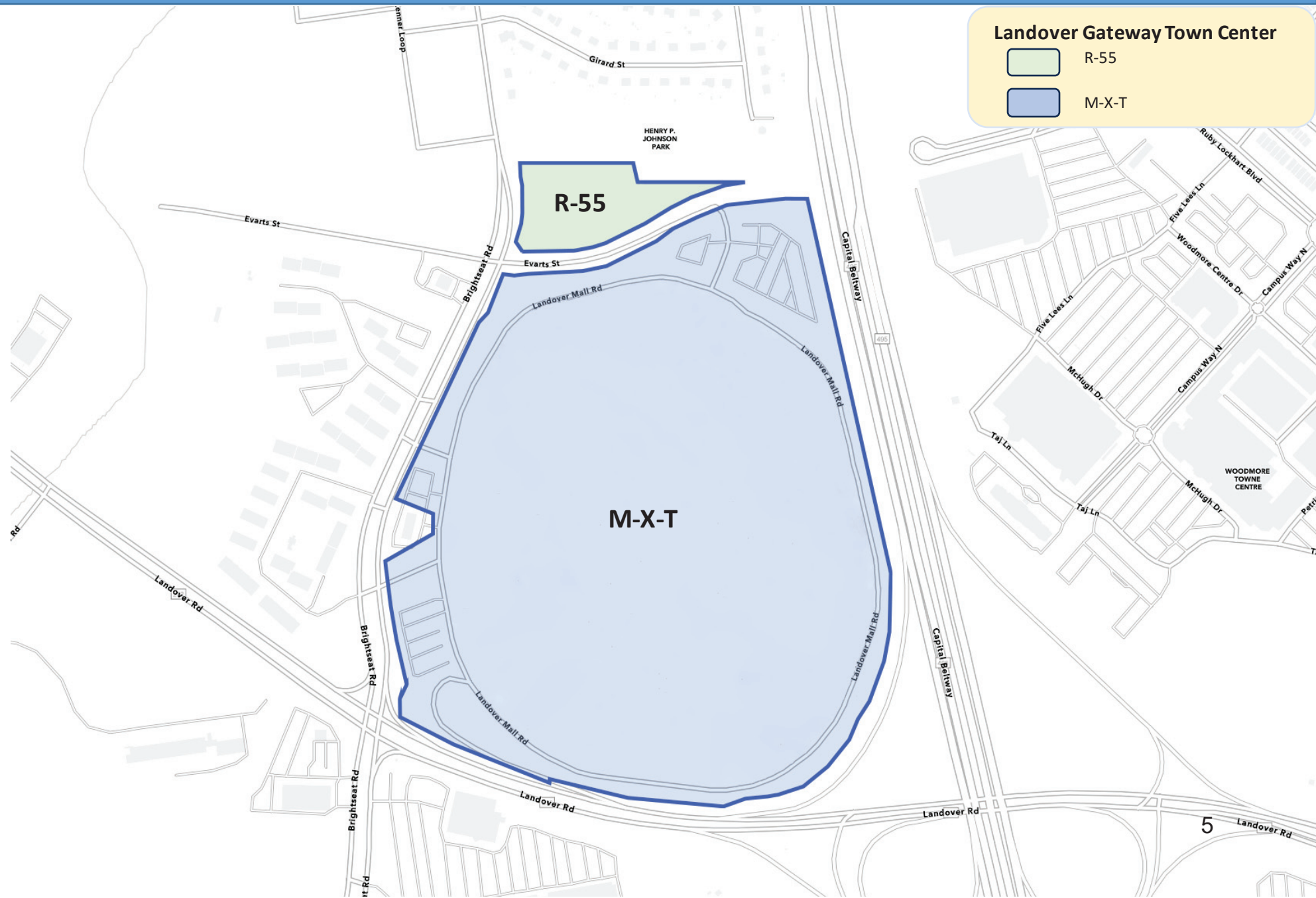


Vehicular and Pedestrian Circulation



Landover Gateway Town Center

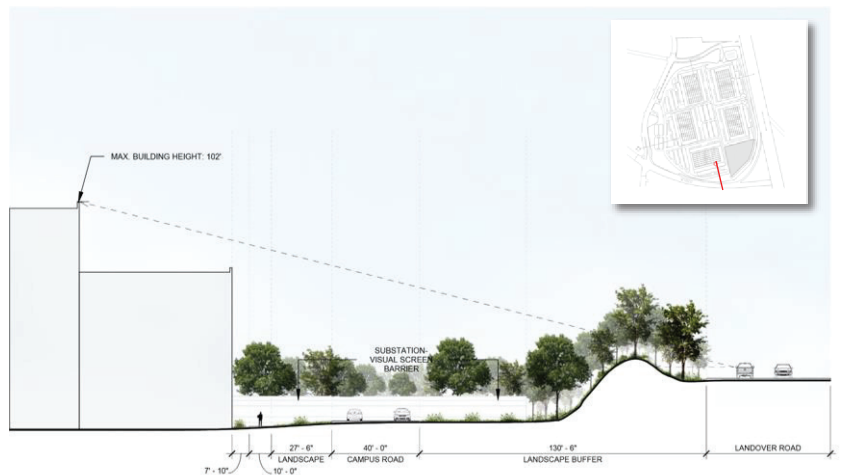
- R-55
- M-X-T



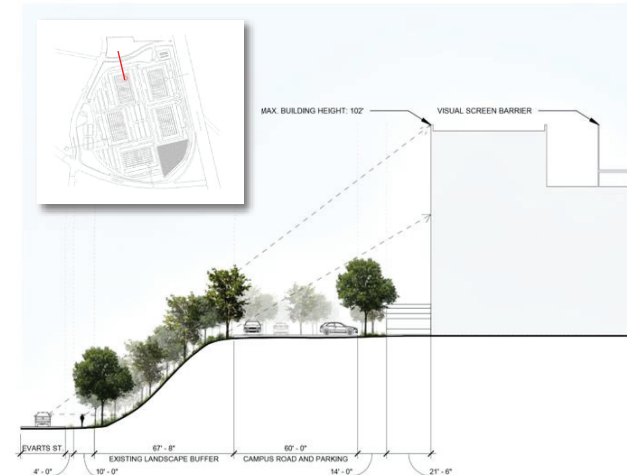
LINE OF SIGHT STUDIES



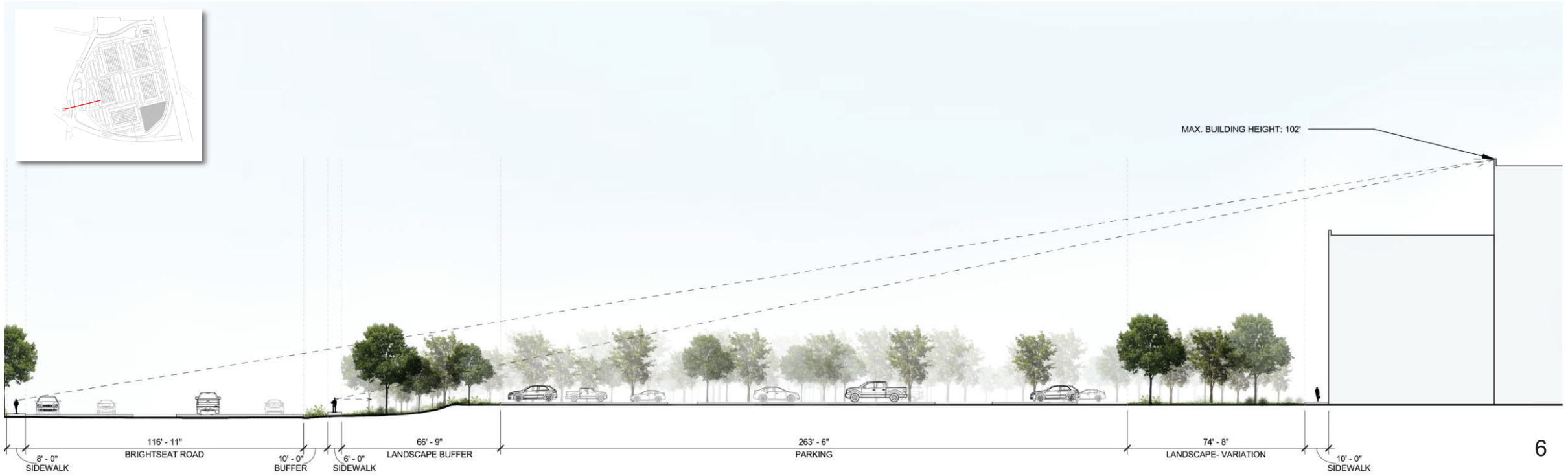
SITE SECTION – BELTWAY



SITE SECTION – LANDOVER RD



SITE SECTION – EVARTS ST



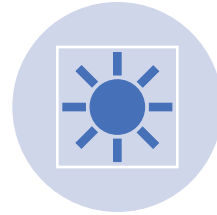
SITE SECTION – BRIGHTSEAT RD



PERMEABLE PAVING



RECYCLED AGGREGATE
MATERIALS.



AERATION OF PONDS
UTILIZING SOLAR POWER



RECYCLING OF
CONSTRUCTION
MATERIAL WASTE



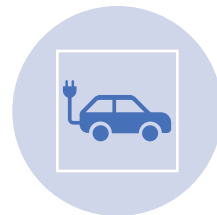
USE OF HIGH RECYCLED
CONTENT CONSTRUCTION
MATERIALS



LED SITE AND INTERIOR
LIGHTING



HEAT REFLECTIVE ROOF



EV CHARGING STATIONS



BICYCLE FACILITIES



DAYLIGHTING



Change in building height



Building set-backs or recesses



Thoughtful architectural design



Change in building material, pattern, texture, color

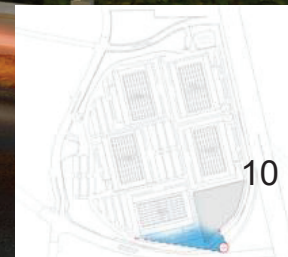


Sustainable materials

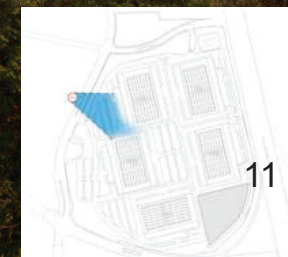
NW VIEW FROM BRIGHTSEAT ROAD



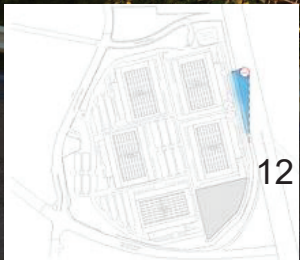
SE VIEW FROM LANDOVER ROAD



NW VIEW FROM BRIGHTSEAT ROAD



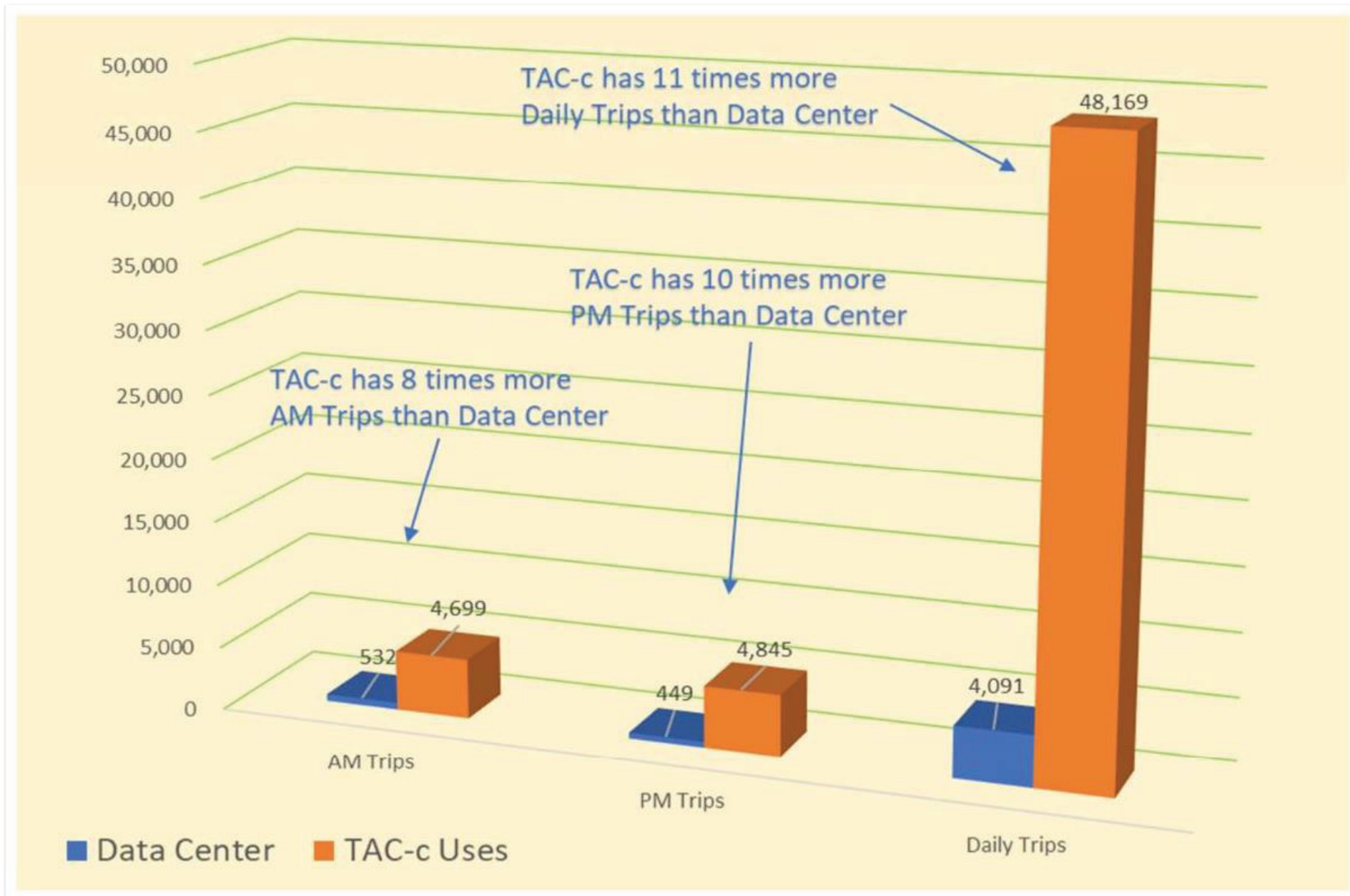
NE VIEW FROM CAPITAL BELTWAY



AERIAL MASSING DIAGRAM



TRIP COMPARISON



Economic opportunity

- Targeted industry in the County
- Potential driver of future growth in technology, financial services, and other data-dependent industries
- Unprecedented market opportunity due to shortage of land and power capacity in No Va
- Source of high-paying jobs and capital investment during time when both are difficult to attract

Fiscal opportunity

- Restore land to productive use
- Drive significant value to land
- Generate substantial construction employment income
- Ongoing operation = high paying jobs and very little new demand for tax supported services

Economic impact of construction

- \$5.0 B capital investment
- 27,000 annual construction jobs and \$2.4 B in construction income
- 9,000 annual multiplier effect jobs and \$450 M in income across other industries
- \$4.0 B in value-added output generated in the local economy

Revenue impact of construction

- \$53.5 M local tax revenue from economic activity across all industries
- \$88.6 M state tax revenue from economic activity across all industries
- \$416.7 M federal tax revenue from economic activity across all industries

Economic impact of operation

- 1,600 total annual jobs, including:
 - More than 500 high-paying jobs in data processing and utilities industries
 - Nearly 900 annual jobs generated by business-to-business economic activity
 - Nearly 200 annual jobs generated by additional household spending
- \$123.5 M in new annual labor income to County residents and businesses

Revenue impact of operation

- \$13.7 M annual local tax revenue
- \$16.3 M annual state tax revenue
- \$15.3 M annual federal tax revenue
- Almost all revenue from taxable income of households making more than \$100K annually and property tax revenue

LANDSCAPE PLAN



SUMMARY OF BENEFITS



Substantial increase in annual tax revenue to Prince George's County



Substantial increase in job growth



Substantial decrease in traffic impact to the surrounding road network



Implementation of sustainability measures



Enhanced site plan improvements



Enhanced architectural aesthetics



Extensive screening and buffering

