II | PROJECT DESCRIPTION

A State-of-the-Art Data Center Campus

Project Double Reed encompasses approximately 90 acres of permanent development; 60 acres on the North Campus and 30 acres on the South Campus. These areas include an approximately 2.2 million-square-foot data center campus, housing three (3) two-story buildings. An additional 40 acres will be utilized as temporary construction logistics areas in support of the project. Stream Data Centers has a long-term commitment to developing projects that benefit local communities and our facilities are designed to be both technologically advanced and aesthetically pleasing. Further, as a leading partner to world-class tech companies, our company is developing this facility to meet their exacting needs, and this project is being undertaken in direct collaboration with a prominent existing tenant, a Fortune 50 company with an S&P credit rating of at least AA-.

Economic Impact and Job Creation

The development of Project Double Reed will significantly contribute to the local economy. Through a revised capital investment to increase by more than 60% from prior filings, in construction and critical infrastructure, the development will generate high-paying jobs in technical and support roles. This includes approximately 125 permanent positions for skilled trade professionals to maintain critical equipment, oversee IT support, and provide physical security and day-to-day assistance in office-like environments. Data centers are a valuable asset to local communities, generating substantial revenue without placing a significant burden on public services.

Infrastructure

To ensure the project's long-term sustainability and minimal environmental impact, Project Double Reed has incorporated a comprehensive infrastructure design. This includes advanced energy strategies, efficient water usage, and acoustic mitigation measures.

- **Energy Strategy:** Advanced cooling technologies will minimize energy consumption and reduce environmental impact. The project will require a connection to the utility power grid (National Grid). The Genesee Economic Development Center (GCEDC) has secured NYISO approval for a 300MW substation and its expansion to 600MW total. The project is estimated to require approximately 500MW of utility power and will utilize existing right-of-way for interconnection and distribution. As such, the project will not result in any additional impact beyond what has been anticipated to establish the STAMP Development.

- **Emergency Backup Power:** 12 Emergency diesel-powered generators will provide backup power, ensuring uninterrupted operations during utility power outages to support critical IT, networking, and house loads, such as lighting and essential health, safety, and security systems. Given the project's connection to high-voltage transmission infrastructure, it is likely that there will be infrequent use of these generators. Air emissions will follow applicable Federal, State, and Local regulations and requirements. The count of 12 generators across 3 buildings is approximately a 90% reduction in generator count over conventional data center designs and a huge reduction in terms of the potential impact of the development.

- **Networking:** Proposed telecommunication infrastructure will establish redundant, high-capacity connectivity between the North and South Campuses. This connection is necessary to support operational continuity, carrier diversity, and long-term scalability across the project's full built out. To achieve this the installation of duct banks housing conduit generally routed along Crosby Road will form a continuous north-south backbone between the campuses. The proposed alignment, shown in the following exhibits, will remain within a defined utility corridor and will be coordinated with the broader STAMP site infrastructure to ensure compatibility with existing and planned utilities, including compliance with required depth separations and utility spacing standards. Utility easements approximately 25-feet in width per alignment will be established to accommodate construction, maintenance access, and long-term operational needs. The proposed alignment was selected to maximize the use of existing disturbed utility and roadway corridors, and the project will coordinate with the U.S. Army Corps of Engineers (USACE) and New York State Department of Environmental Conservation (NYS DEC) to implement construction methodologies designed to avoid or minimize impacts to environmental resources.

- **Water Efficiency and Conservation:** The facility's water and wastewater usage are anticipated to be similar to that of a small office building with a comparable number of occupants. This is assumed to be 20,000 gallons per day (approximately 125 staff over three buildings). Water consumption will primarily be for domestic purposes, such as restroom facilities and limited kitchen preparation. Building cooling will be achieved through the use of air-cooled technology. There will be no consumptive water use in the cooling system; the design being deployed here represents the best-in-class cooling system design for water efficiency.

- **Environmental Management:** The project's main development areas will avoid sensitive environmental resources such as wetlands and streams. Field delineations confirm that no jurisdictional or non-jurisdictional wetlands exist within the proposed property boundaries for the North and South Campuses; all such features are located entirely outside the main development work area and limit of disturbance. Further, best management practices will be implemented to capture, treat, and release rainwater runoff from the site. The preliminary site design includes stormwater management basins for volume control. Stormwater plans are included in the following exhibits, outlining proposed locations for stormwater management features and outfall locations from the project site, which further align with existing observable rainwater surface flow regimes.

  Additionally, the project will utilize Horizontal Directional Drilling (HDD) where utility installation intersects any sensitive environmental resources, employing the same construction methodologies successfully used for existing water and wastewater infrastructure at the STAMP site. This trenchless method will route utilities beneath sensitive features with minimal surface disruption and comply with a comprehensive Inadvertent Return Contingency Plan (IRCP) submitted to jurisdictional authorities. This plan includes real-time pressure monitoring, dedicated on-site inspection, and pre-positioned recovery equipment to ensure the timely detection and management of any fluctuations in the drilling environment.

- **Acoustics Approach**: A noise assessment and model have been completed for the proposed design, demonstrating that the project fully complies with NYS DEC guidelines. To achieve this, specific mitigation measures have been integrated into the project design, focusing on both architectural treatments and strategic equipment siting:

    - *Rooftop Screening:* Architectural treatments are utilized on the building roof to mitigate noise from chillers.

    - *Ground-Level Screening:* Dedicated screening walls are sited at ground level to manage sound from generators.

    - *Strategic Siting:* The project optimizes the placement of point sources (specifically generators) on the site to maximize distance from sensitive receptors.

    Detailed professional acoustical modeling has informed the current site design and equipment selection. As the project progresses into final engineering phases, these findings will be used to further refine standard minimization options—such as silencers and enclosures—to ensure continued alignment with STAMP's intended uses and all permitting requirements.

    Stream remains committed to adhering to all STAMP GEIS requirements, with attention paid to sensitive receptors and sound levels at the park boundary. Additionally, as acoustic models are further calibrated, rooftop screening will be adjusted to reduce overall building height wherever possible while maintaining full regulatory compliance.

Community Integration and Safety

While driving technological advancement, the project is committed to being a good neighbor. Through thoughtful design and careful planning, we aim to enhance the local community.

- **Architectural Design:** The project has incorporated architectural design that enhances the site through landscape, building fenestration, and material detailing, adhering to the Town of Alabama Technology District Design Standards and Guidelines ('TDDSG') which establish design criteria and minimum standards for development within the STAMP area. These interventions are intended to integrate the buildings into their wider context of STAMP, highlighting the innovation being developed.

    Further progressed designs are shown in the following exhibits, which will be refined even further upon final technical requirements of the expected tenant. The design comprises three two-story buildings totaling about 2.2 million square feet, with an expected building height of 54 feet to the parapet and 65 feet to the top of the architectural rooftop screen. The top of the roof screen will be adjusted as needed based on detailed noise models to ensure compliance with noise limits for the park and reduced where possible as additional noise models are refined. Landscape treatments will prioritize an integrated approach, combining visual appeal with environmental sustainability. By incorporating native and adapted plants, the design worked to enhance the building's aesthetics, while also supporting biodiversity and improving stormwater management. The design will focus on creating comfortable outdoor spaces for people while strategically using landscaping elements to screen the development from key perspectives and viewpoints. The proposed buildings are represented in the exhibits labeled "Architectural Renderings." The three views were taken from pedestrian and building entry vantage points.

From a design aesthetic and conceptual standpoint, the building can be understood as comprising two primary components: the Entry and Administration component, and the Data Hall component. Due to security and operational efficiency requirements, the Data Hall does not allow visual connectivity to the interior and therefore places primary emphasis on the building envelope. The proposed solution utilizes a precast concrete skin organized into vertical panels. To mitigate the scale and visual repetition of the approximately 1,000-foot-long façade, these panels incorporate a deliberate composition of reveals and tonal variation. This strategy introduces subtle moments of play and perceived randomness, helping to soften the massing and break down the building's overall length.

The façade articulation is further enhanced by the incorporation of egress stair towers located along the building's flanks. These elements introduce additional vertical and horizontal geometry and provide an opportunity for accentuation through materiality and color. The stair enclosures are envisioned as precast concrete along the sides, creating depth, texture, and visual contrast. Collectively, the use of reveals and the selected palette of natural, stone-inspired and earthy tones align with the STAMP Standards guidelines.

In contrast, the Administration component inverts the Data Hall's sense of opacity and introduces a more open and transparent architectural expression. Large, full-height curtain wall systems establish a strong visual connection between interior administrative spaces and the exterior environment, fostering engagement and openness. The principles of color variation and compositional rhythm remain consistent, with interchangeable precast wall panels interspersed between curtain wall segments to articulate the façade and reinforce its cadence. A more pronounced blue accent is introduced at the underside of the building entrance, signaling arrival and providing a clear visual marker.

The entry experience is further enriched through the use of three-dimensional articulation. The curtain wall façade is recessed approximately eight feet, creating opportunities for integrated shading devices, lighting elements, and shadow play, all of which contribute to a layered, dynamic, and visually compelling entry condition.

- **Public emergency services:** Demand on public emergency services for data centers are low. Data centers directly hire professional emergency and security services for added support of operations, reducing the demand for external services. Further, these advanced facilities have detailed emergency response plans, ensuring that an emergency has detailed and rehearsed scenarios to ensure the health, safety, and welfare of staff and visitors. These plans aide in determining appropriate escalation for emergencies, which rise above the standard operational capabilities of on-site staff and are closely coordinated with local emergency services.

- **Traffic:** Traffic impacts to the local road network during operation are limited to passenger vehicles associated with employees, with limited/infrequent heavy-duty vehicles for delivery/equipment maintenance. Data centers are staffed 24/7 with typically three, eight-hour shifts daily. Nighttime shifts have lower staffing levels compared to daytime shifts, which is expected to result in a proportionally lower PM Peak Hour impact.

- **Construction:** Project Double Reed is dedicated to minimizing disruptions to the public during its initial construction phase. To achieve this, construction activities will primarily occur during normal business hours, reducing impacts on residents and businesses. Noise and dust mitigation measures have been proposed and will be implemented, and traffic flow will be managed safely and efficiently. Dust is managed through routine watering of disturbed areas, limiting exposed soils, and enforcing low-speed limits for construction vehicles. Noise impacts are minimized by restricting work to approved working hours, properly maintaining equipment, and carefully scheduling higher-noise activities to reduce duration and off-site

impacts. The construction logistics plan has been developed and provided in the following exhibits to illustrate how site operations, access, and spatial planning will be implemented. The project will be completed in (3) phases with commencement planned for the first phase in April 2026 and completion of the last phase in December 2030. Average daily water use during construction is anticipated to be 6,000 gallons/day.

- **Community Participation:** Stream Data Centers has already identified multiple local programs for participation and is actively working to establish deep-rooted relationships with local groups to provide tangible, long-term benefits to the community. We are currently engaged in a joint discovery process with the Oakfield-Alabama Central School District to ensure our support addresses specific challenges identified by local educators and families. These foundational initiatives represent just an initial indication of our long-term support and the beginning of a partnership designed to grow alongside our facility's development.

  As a primary example of this commitment, we have established a framework to support high-priority programs within the district. This includes a **Vocational Technology Grant** to provide advanced equipment, such as a CNC Plasma Machine, which modernizes technical training and creates a direct link between students and high-tech industrial career paths. We also committed funds to the **After School Enrichment program**, providing essential childcare and social stability for local families. Furthermore, an **Agri-Tech Internship program** will be established to provide paid student opportunities that focus on regional land sustainability, bridging the gap between the classroom and the region's traditional agricultural pillars.

  To ensure the community remains an active participant in Project Double Reed, Stream Data Centers will utilize regular information sessions. These sessions will serve as a platform for education on the data center's role in the local ecosystem and, more importantly, will facilitate the collection of direct comments and feedback from residents. We believe this proactive, two-way dialogue is essential for maximizing the local benefits of the development.

  The project also is expected to deliver significant economic activity: the construction phase is projected to require over 1,000 workers, while the operational phase (estimated for 2027) will create 120+ direct, full-time technical and professional positions with starting salaries exceeding $75,000. Our primary goal is to leverage the skilled labor available within Genesee County to fill these roles. By viewing this project through a 30-year lens, we are committed to improving the local tax base, infrastructure, and school districts, ensuring that our presence aligns with the Genesee County Economic Development Center (GCEDC) vision for long-term regional prosperity.

  Project Double Reed is poised to deliver a world-class data center facility that aligns with the vision of the Genesee County Economic Development Center (GCEDC). Our commitment remains to sustainability, community integration, and operational excellence.