



Project Atlas Overview



PARKLAND

SCHOOL DISTRICT

Educating for Success, Inspiring Excellence.

May 12, 2026

1 Review of Planned Innovation, Research, and Technology (PIRT) Overlay

2 Project Atlas Overview

- Plan as submitted to South Whitehall Township
- Estimated Tax Revenue

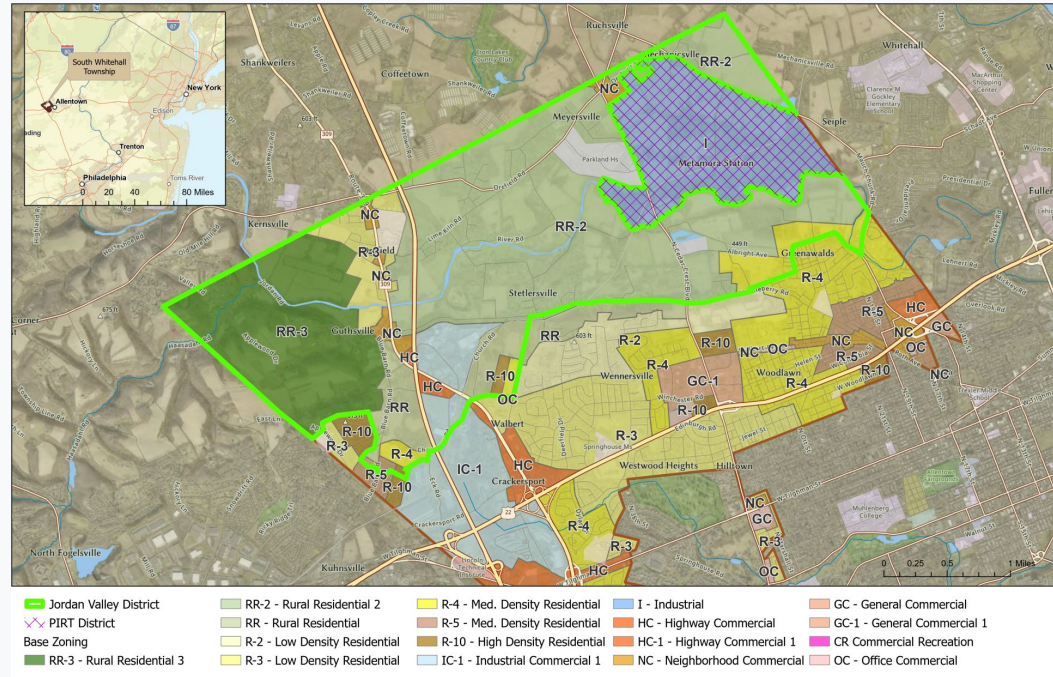
3 Parkland School District Actions

4 Parkland School District Concerns

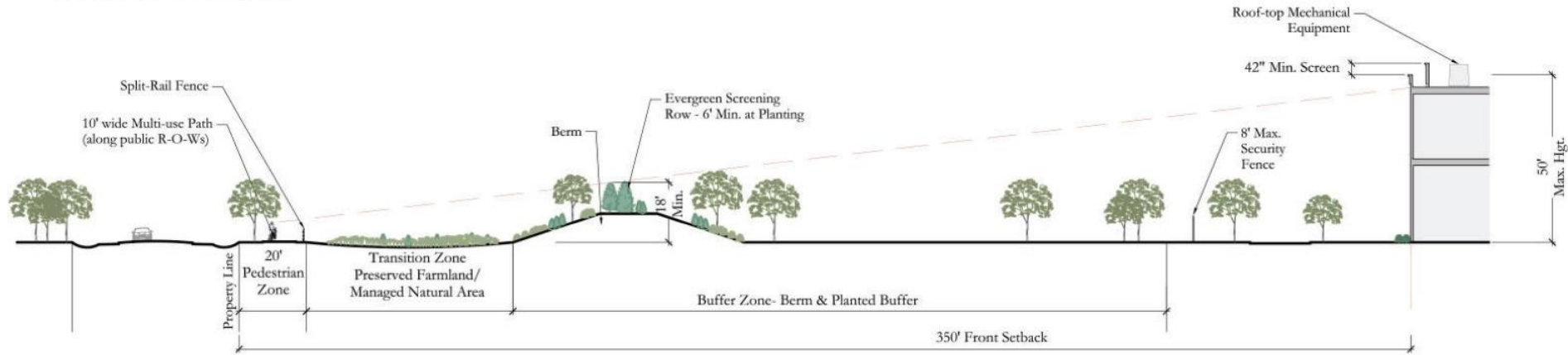
5 Next Steps

Planned Innovation, Research, and Technology (PIRT) Overlay

An **Overlay Zone** is a special zoning tool used to apply additional, specific regulations to a defined geographic area on top of the existing base zoning. Overlay Zones are commonly used to address unique needs or characteristics of a particular area. In this case, the two new Overlay Zones proposed are intended to address the unique resource preservation and character-defining traits of South Whitehall's "Jordan Valley".



Planned Innovation, Research, and Technology (PIRT) Overlay



Data Center Buffering Example: Buffer Zone Option A – Landscaping

Scale: 1"=30'-0"

Key Infrastructure

- **Acoustic Roof Screens:** 24" screens to minimize noise at source.
- **350' Front Setback:** Distance for noise and visual impact buffer.
- **Planted Buffer:** 50' engineered landscape with evergreens (18' high).
- **Pedestrian Zone:** 20' multi-use path with shade trees.

Noise Guarantee

57 dBA maximum level

Data Center Standards

<https://pirt-district-swt-public-works.hub.arcgis.com/pages/section-3-pirt-district-data-centers>

Project Atlas: Overview



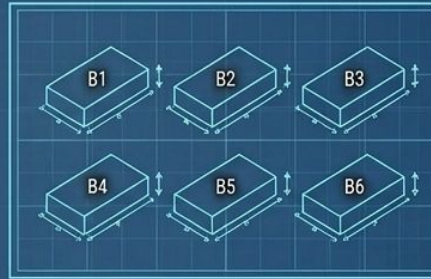
THE SCOPE (Location & Site)



- **LOCATION:** South Whitehall Township (Between Orefield Rd, Mauch Chunk Rd, and N. Cedar Crest Blvd).
- **ZONING:** Planned Innovation, Research, and Technology (PIRT) Overlay.
- **TOTAL LAND AREA:** 399–410 acres.
- **BOUNDARY PROTECTIONS:** 150–350 foot community setbacks; preserved natural viewsheds.



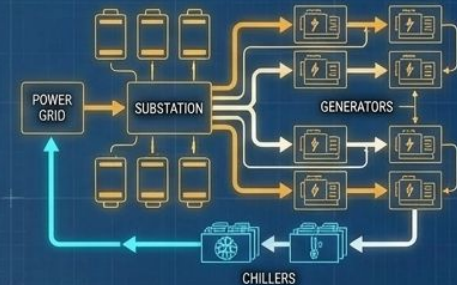
THE SIZE (Scale & Footprint)



- **TOTAL GROSS AREA:** ~5.1 million sq. ft.
- **BUILDING COUNT:** 6 Total (4 @ 478,470 sq. ft. | 2 @ 366,950 sq. ft.).
- **VERTICAL LIMIT:** Maximum 50-foot building height.
- **SCALE EQUIVALENT:** ~10x the size of Parkland High School / 88 football fields.



MAJOR COMPONENTS (Infrastructure)



- **ELECTRICAL HUB:** 1 dedicated Substation (300-400 MW).
- **BACKUP POWER:** 356 Tier 2 diesel generators (surrounded by 6-foot acoustic walls).
- **THERMAL CONTROL:** 1,056 rooftop chillers (behind 6-foot rooftop screens).
- **WATER SYSTEM:** Closed-loop, zero-community-water cooling.
- **OPERATIONS:** 440–470 permanent staff; new private east-west internal roadway.

Project Atlas: Overview

ALIGNMENT WITH PA GRID STANDARDS

METRIC	TRADITIONAL DATA CENTER MODELS	PROJECT ATLAS ARCHITECTURE
POWER SOURCING	Draws directly from existing grid, risking strain and rate hikes for local residents.	Engineered to fully fund or bring new power generation online, protecting existing ratepayers from subsidized demand.
WATER CONSUMPTION	Evaporative cooling systems consuming up to 5 million gallons of municipal water daily.	Closed-loop cooling system consuming zero community water, preserving local drought reserves and saving ~2.85 billion gallons annually.
NOISE & ACOUSTIC CONTROL	Exposed chillers and generators resulting in intrusive low-frequency vibration and 85+ dB noise levels.	Strategic equipment placement and dedicated acoustic screening walls engineered to maintain a strict operational noise limit of 57 dB at property boundary.

PREL 470 SWH | DRAWN BY: AI ARCHITECT | DATE: 2024.07.05 | NotebookLM

Zoning Pathways

Current Site Status:
Zoned Industrial (I)

Path A (Left Branch) Base Zoning (By-Right Alternatives)

Permits heavy industrial uses without special overlay requirements (Standard 50 ft setbacks).

- **Potential Uses:** Large-scale manufacturing, chemical production, dairy/food processing, traditional distribution warehouses.

Path B (Right Branch) PIRT Overlay District

Optional Planned Innovation, Research, and Technology overlay shifting site to a Tech Campus.

- **Permitted Uses:** Data centers, R&D, flex spaces, limited offices.
- **Mandated Controls:** Minimum 350 ft setbacks for data centers, 50 ft buffer zones, pedestrian paths, strict architectural facade screening.

NotebookLM

Project Atlas: Parkland School District Tax Estimates

10-Year projected property tax revenue for PSD assuming baseline construction costs and no LERTA tax assistance.

Assessed Value-Low (\$100,000,000)

	Fiscal Year	Real Estate Taxes	Millage Rate
Year 1	2028-29	1,963,994.97	19.64
Year 2	2029-30	2,026,842.81	20.27
Year 3	2030-31	2,093,728.62	20.94
Year 4	2031-32	2,162,821.66	21.63
Year 5	2032-33	2,229,869.14	22.30
Year 6	2033-34	2,296,765.21	22.97
Year 7	2034-35	2,365,668.17	23.66
Year 8	2035-36	2,436,638.21	24.37
Year 9	2036-37	2,509,737.36	25.10
Year 10	2037-38	2,585,029.48	25.85

Assessed Value-High (\$650,000,000)

	Fiscal Year	Real Estate Taxes	Millage Rate
Year 1	2028-29	12,569,567.80	19.64
Year 2	2029-30	12,971,793.97	20.27
Year 3	2030-31	13,399,863.17	20.94
Year 4	2031-32	13,842,058.66	21.63
Year 5	2032-33	14,271,162.47	22.30
Year 6	2033-34	14,699,297.35	22.97
Year 7	2034-35	15,140,276.27	23.66
Year 8	2035-36	15,594,484.56	24.37
Year 9	2036-37	16,062,319.09	25.10
Year 10	2037-38	16,544,188.67	25.85

NOTE: Assessed value ranges provided by Lehigh County Assessment Office.
Amount would reflect full build out of project.

Parkland School District Actions



Active Monitoring

Administration and School Board are closely following South Whitehall Township planning and zoning meetings for plan updates.



Plan Review

We have reviewed the initial submissions to understand the scope, footprint, and impact relative to the high school campus. Additionally, reviewed LVPC report on project.



Township Communication

- PIRT Review
 - March 24, 2026
- Public Meetings
 - On-going



Stakeholder Engagement

Reviewing concerns from students, staff, parents, and community members.



Education & Feedback

- Expert Informative Session
 - Apr 9, 2026
- Feedback to Township, Developer, PPL, and LCA
 - May 5, 2026

Parkland School District Concerns



1. Safety and Wellbeing

- Noise & Vibration
- Equipment Hazards
- Electrical Infrastructure
- Road Access
- Overall Scope of Project



2. Environmental Impact

- Soil Stability
- Wastewater Management
- Hazardous Materials Handling



3. Community Resources

- Electricity Demand
- Water Consumption
- Emergency Management Services



4. End User Accountability

- Tenant Identification
- Operational Transparency

Parkland School District Concerns

1. Safety and Wellbeing of Students and Staff



Noise & Vibration

Continuous operational noise may impact the learning environment. Low-frequency hums (DbC) from chillers and fans penetrate walls easily.



Equipment Hazards

Generators and massive chillers pose chemical (refrigerant) and noise risks.



Electrical Infrastructure

Placement of sub-stations and generators creates the potential physical and electrical hazards.



Road Access

Development impacts bus routes, pedestrian safety, and student drivers.



Overall Scope

The sheer density of the development creates an "urban heat island".

Parkland School District Concerns

2. Environmental Impact



Soil & Geology

Concerns regarding **soil instability** and **sinkholes** due to karst topography.



Wastewater

Potential for **systemic failure** of the school's biological WWTP.



Hazardous Materials

Emissions from mass **diesel storage** and **356 generators**.

3. Community Resources



Electricity

Massive drain on the power grid.



Water Consumption

Strain on the municipal water system.



Emergency Services

Strain on fire, police, and medical services.

Parkland School District Concerns

4. End User



Who is the tenant?

The unknown identity of the tenant, often obscured by NDAs until approval, prevents a full vetting of safety and environmental risks.

Next Steps



Continue to Monitor

Administration and School Board is closely following South Whitehall Township planning and zoning meetings for plan updates.



Township Communication

Continue open dialogue with South Whitehall Township.



Developer Communication

Schedule meeting with developer to review plan and discuss PSD concerns.



Stakeholder Engagement

Continue to review concerns from students, staff, parents, and community members.



Education & Feedback

Continue to engage with the scientific community on current research. Additionally, review financial impact.



School Board Action

The board will continue to review information and make decisions as appropriate in official action or through administrative communications.