

# WINCHESTER GATEWAY DATA CENTER

Mitigating Impacts Through Specialized Development — Conditional Use Permit (CUP)

⚠ **WITHOUT THIS CUP, THE FOLLOWING USES ARE PERMITTED BY-RIGHT UNDER M1 ZONING**



## Heavy Warehousing

Generates thousands of daily freight truck trips, creating traffic congestion and road wear day and night.



## Food Manufacturing

Industrial-scale processing generates odor, noise, and high water/sewer demand around the clock.



## Metal Fabrication

Operations produce constant noise, vibration, dust, and industrial waste.



## Ammunition Mfg.

Permitted by-right; introduces explosive materials storage and safety risks adjacent to residential areas.



## Plastics & Rubber

Chemical processing releases volatile organic compounds (VOCs) and odors affecting nearby neighborhoods.



## Waste Recovery

Waste processing generates persistent odors, vermin, and heavy vehicle traffic with no hour restrictions.



## Fleet Maintenance

Large-scale diesel repair brings continuous noise, fuel storage, and truck staging near residential zones.



## Power Facilities

Industrial power plants introduce transmission infrastructure, electromagnetic concerns, and visual blight.

All of the above are permitted without any public hearing, community input, or special approval — purely by right.

# 5 Key Benefits of Data Center CUP Approval



## Traffic Reduction

1,925 fewer trips

63% AM drop

A standard 805,000 sq ft warehouse park would generate 2,777 daily vehicle trips. The data center generates only 852 — a massive reduction in local congestion.



## Strict Noise Limits

60 dB(A) night cap

55 dB(A) actual

M1 permits noise up to 70 dB(A). The data center is capped at 60–65 dB(A), with acoustic modeling showing actual operation near 55 dB(A) at the property line.



## Thoughtful Design

200-ft setback

Full screening

This project commits to a 200-foot setback with Category C full-screen earthen berms and dense evergreen plantings to minimize viewshed impacts.

## Water Usage Comparison

### M1 BY-RIGHT (STANDARD)

#### Unrestricted Usage

Manufacturing, foodprocessing, and heavy industry face **NO water limits** under M1 zoning — usage can reach hundreds of thousands of gallons per day.

### DATA CENTER (CUP)

#### Max 35,000 Gallons/Day

Closed-loop / air-cooled mechanical system strictly limits water usage. Frederick Water has confirmed full service capacity.

## Economic & Community Impact

**\$5M**

### Minimal Community Impacts

 No student enrollment impact

 Far fewer vehicle trips

 No added facility burden

The data center generates an estimated **\$5M** in annual tax revenue upon full buildout with no student enrollment impact on local schools and minimal impacts to roads and community services.

# Side-by-Side Impact Comparison

Impact Category	M1 By-Right Development	Data Center (CUP)
Daily Vehicle Trips	~2,777 trips	852 trips (69% reduction)
Peak Hour Traffic	High traffic	63–87% less than by-right
Noise at Property Line	Up to 70 dB(A)	55 dB(A) actual/60–65 dB cap
Setback from Residential	200 feet + full-screen buffer	200 feet + full-screen buffer
Water Usage	Unrestricted/High (1M+ gallons/day)	Max 35,000 gallons/day
Annual Tax Revenue	Significantly lower	Est. ~\$5M
School & Community Impact	No impact to schools or added facility burdens	No impact to schools or added facility burdens

The data center represents the responsible choice for this site — delivering **\$5M in annual tax revenue**, minimal impact on schools and community services, and a fraction of the traffic, noise, and industrial disruption that M1 by-right development would bring. The CUP is not a concession — **it is a community benefit that will allow for increased tax revenue to benefit Frederick County Roads, Schools, Parks and more.**