

PROJECT BLUEGRASS COMMUNITY FAQs

Project Bluegrass is being designed to complement Burgin, not change it. Less than 50 percent of the approximately 950-acre site would be developed, allowing substantial open space to remain while creating room for setbacks, landscaping, berms, stormwater improvements, and natural buffers.

The project team understands that residents have questions about issues such as water use, flooding, noise, views, electricity rates, public safety, traffic, nearby properties, horses and livestock, and the overall character of the community. These FAQs are intended to address those concerns directly and explain how Project Bluegrass is being planned as a responsible, long-term investment in Burgin.

As the project advances, the design will continue to focus on protecting neighboring properties, improving infrastructure, preserving open space, coordinating with local officials and emergency responders, and creating economic benefits without changing the qualities that make Burgin a special place to live.

ABOUT PROJECT BLUEGRASS

What is Project Bluegrass?

Project Bluegrass is a proposed data center campus in Burgin, Kentucky, on approximately 950 acres.

Less than 50 percent of the overall site would be developed. The remaining acreage would allow for significant open space, setbacks, landscaping, berms, stormwater management areas, and natural buffers.

The project is being designed around a simple principle: Project Bluegrass should complement Burgin, not change it. The size of the property gives the project team the ability to thoughtfully place buildings and infrastructure while preserving open space, protecting neighboring properties, and maintaining the character of the community.

Why is a project of this size appropriate for Burgin?

The size of the property does not mean the entire property will be developed. In fact, less than 50 percent of the approximately 950-acre site would be developed.

That provides significant flexibility to locate buildings away from neighboring properties and use the balance of the site for open space, landscaping, setbacks, berms, stormwater management, and natural buffers.

The intent is to design Project Bluegrass so that it fits within Burgin rather than fundamentally changing the community. Responsible development means considering not only what is built, but also what is preserved.

Is Project Bluegrass committed to responsible development?

Yes. The goal is not simply to develop the property. It is to create a project that complements Burgin and provides meaningful economic and infrastructure benefits without changing the qualities that make the community special.

Less than 50 percent of the site would be developed. The remaining property provides an opportunity to preserve open space and incorporate substantial setbacks, landscaping, berms, drainage improvements, and natural buffers.

Those principles will continue to guide building placement, infrastructure design, construction practices, landscaping, lighting, drainage, and other elements of the project.

ABOUT DATA CENTERS

What is a data center?

A data center is a secure facility that stores, processes, and transmits digital information. Data centers support services people use every day, including cloud computing, healthcare systems, financial transactions, communications, business operations, and online services.

Why are data centers important?

Data centers are part of the infrastructure supporting the modern economy. They provide the computing capacity used by businesses, schools, hospitals, government agencies, financial institutions, and many other organizations.

Do data centers play a role in national security?

Data centers are considered part of the nation's critical infrastructure because digital infrastructure supports government operations, emergency communications, financial systems, healthcare, businesses, and other essential services.

WHY BURGIN?

Why is this site being considered?

The property has several characteristics necessary for potential data center development, including proximity to significant electrical infrastructure and access to water and sewer resources.

Just as importantly, its approximately 950 acres provide the space needed to develop thoughtfully. Less than 50 percent of the site would be developed, allowing significant acreage to remain as open space and to accommodate setbacks, landscaping, berms, stormwater management areas, and natural buffers.

This allows Project Bluegrass to be designed in a way that respects neighboring properties and the existing character of Burgin.

How will Project Bluegrass preserve the character of Burgin?

Preserving Burgin's character is a central consideration in the project's design.

Less than 50 percent of the site would be developed. Buildings and infrastructure can therefore be concentrated within portions of the property while significant acreage remains open.

The design would use setbacks, landscaping, existing vegetation where appropriate, new plantings, and landscaped berms to help screen buildings and equipment, control sight lines, and provide additional separation from neighboring properties and roadways.

The intent is for Project Bluegrass to complement the community, not redefine it.

How will the project's power needs be determined?

The project's energy requirements are still being evaluated. Power would be delivered in phases and coordinated with local and regional utilities based on actual demand, available capacity, required infrastructure, and applicable utility requirements.

When could development happen?

If the project receives the necessary approvals and proceeds, construction could begin as early as 2027, with development occurring in phases and final delivery potentially extending through approximately 2030.

The schedule is preliminary and could change based on approvals, engineering, utility infrastructure, market conditions, and construction requirements.

WATER, DRAINAGE AND ENVIRONMENTAL CONCERNS

Will the data center use all of the community's available water?

No. Project Bluegrass is being designed to minimize ongoing water consumption through a closed-loop cooling approach. Once operational, our facility's daily water use is limited to standard domestic needs — the kind of everyday sink, restroom, and kitchen use you'd find in any typical office building.

Based on current design assumptions, anticipated daily water consumption would be relatively limited compared with many traditional industrial uses. Final water demand will be established through engineering and coordinated with the appropriate water provider before development proceeds.

Could the data center contaminate local water, lakes, streams, or groundwater?

Protecting surface water and groundwater is an important part of site design.

The proposed cooling system is closed-loop, meaning water is recirculated rather than continuously consumed and discharged. Water used within the system would be managed according to applicable environmental, utility, and wastewater requirements.

The project would also comply with applicable requirements governing stormwater, wastewater, spills, hazardous materials, and environmental protection.

Residents have raised concerns about the karst aquifer. How will groundwater be protected?

The project's engineering and environmental work will account for the site's geological and groundwater conditions.

Geotechnical, civil, and environmental considerations will be incorporated into the engineering process as appropriate. Final site design would account for existing geological and drainage conditions and comply with applicable state and local requirements intended to protect groundwater and surrounding properties.

Will development make existing flooding worse?

The project is being designed to improve stormwater management and existing flooding conditions, not make them worse.

Development provides an opportunity to comprehensively engineer how water moves across the property. The project's stormwater system would account for runoff from buildings, roads, and other impervious surfaces while also addressing existing drainage patterns.

The design may include detention or retention facilities, controlled drainage, improved conveyance systems, green infrastructure, and other engineered solutions. These improvements would be designed to better control the timing, direction, and volume of stormwater leaving the property.

Stormwater engineering will be an important component of the project, with the goal of improving existing drainage conditions and protecting neighboring properties.

Could construction cause erosion or water-quality problems?

Construction projects of this scale require erosion, sediment, and stormwater controls. Contractors would be required to comply with applicable permits and environmental requirements throughout construction.

POWER AND INFRASTRUCTURE

Will Project Bluegrass increase residents' electricity bills?

Protecting existing ratepayers is an important part of Kentucky's approach to large new energy users.

Kentucky currently has an [executive order](#) in place focused on protecting ratepayers as the Commonwealth addresses the growth of data centers and other large-load customers. Project Bluegrass supports those protections and the principle that existing residents should not have to subsidize the infrastructure required to serve the project.

Project-specific electrical infrastructure and other costs assigned to Project Bluegrass would be funded by the project in accordance with applicable utility and regulatory requirements.

Residents can also review LG&E and KU's "Powering Kentucky's Growth Together" information for additional information about large-load customers, infrastructure costs, and ratepayer protections.

Does Project Bluegrass support Kentucky's protections for existing utility customers defined by the Governor's recent Executive Order?

Yes.

Project Bluegrass supports Kentucky's efforts to protect existing ratepayers and ensure that large energy users pay the costs appropriately attributable to serving their projects.

That includes the protections established through the state's current [executive order](#) as well as an appropriate regulatory framework for large-load customers. Project Bluegrass supports those protections and the principle that existing residents should not have to subsidize the infrastructure required to serve the project.

Our position is straightforward: Burkin residents should not be asked to subsidize the private infrastructure necessary to serve Project Bluegrass.

Could a data center make the electrical grid less reliable?

Grid reliability is an important consideration and one of the reasons large electrical users must coordinate closely with utilities before receiving service.

Power cannot simply be added without evaluating generation, transmission, substations, and other infrastructure. Project Bluegrass would be developed in phases and coordinated with utility capacity and required improvements.

Will infrastructure need to be upgraded?

Yes. A development of this scale is expected to require infrastructure planning and potentially significant upgrades, particularly for electrical service. Water, sewer, transportation, and other infrastructure needs would also be evaluated through engineering.

Who pays for infrastructure improvements?

Project-specific infrastructure improvements required to serve Project Bluegrass would be 100% funded by the project rather than local taxpayers.

The precise allocation of utility-related costs would be established through applicable utility tariffs, agreements, regulatory requirements, and infrastructure planning.

Does Panattoni support Kentucky House Bill 593?

Panattoni supports a clear and transparent framework for data center development in Kentucky, including requirements designed to protect existing utility customers and grid reliability.

Panattoni supports the principle that large-load customers should bear the costs appropriately attributable to serving their projects, that utilities should maintain reliability for existing customers, and that major new electrical loads should undergo appropriate review.

These principles are also consistent with Project Bluegrass's support for Kentucky's current [executive order](#) protecting existing ratepayers.

NOISE, GENERATORS, BATTERIES AND PUBLIC SAFETY

Will the data center create constant noise for neighboring residents?

Data centers contain equipment that can generate sound, including cooling equipment, electrical equipment, and backup generators. Project Bluegrass would be designed to minimize those impacts on surrounding properties with the ability to meet the demands of Mercer County's Data Center ordinance.

Less than 50 percent of the approximately 950-acre site would be developed. That allows the project to create significant separation between buildings and neighboring properties.

The site design would incorporate setbacks, landscaping, green space, natural buffers, and landscaped berms. Berms can provide additional sound buffering while also helping screen buildings and equipment and control sight lines from neighboring properties and roadways.

The project would be designed to comply with applicable noise standards at property boundaries, with acoustic engineering used as appropriate to determine where additional mitigation is needed.

Will I be able to see the data center from my property?

Reducing visual impacts is an important part of designing a project that complements Burgin.

Because less than 50 percent of the site would be developed, buildings can be positioned with significant setbacks from portions of the site's perimeter. Landscaping, preserved open space, vegetation, and landscaped berms would be used strategically to screen buildings and equipment and control sight lines.

Site design will consider views from neighboring properties and roadways as plans become more detailed.

Will diesel generators run 24 hours a day?

No. Backup generators are intended to provide emergency power if normal electrical service is interrupted. They are not intended to serve as the campus's normal, continuous source of electricity.

Generators must be periodically tested and maintained so they are available during an emergency. Their operation, emissions, placement, and testing would be subject to applicable requirements.

What happens if there is a fire or construction accident?

Worker and community safety are fundamental requirements for Project Bluegrass.

During construction, contractors would comply with applicable workplace, building, fire, environmental, and emergency-response requirements.

The project team would also coordinate with local fire, emergency medical, law enforcement, and other appropriate public safety officials as the project is designed. That coordination would help determine appropriate emergency access, response plans, equipment, training, water supply, communications, and other measures necessary to safely serve the site.

Safety measures and project-specific resources required as a result of Project Bluegrass would be funded by the project, not local taxpayers.

Will the project contain lithium-ion batteries?

There are no plans to use lithium-ion batteries.

HORSES, LIVESTOCK AND SURROUNDING PROPERTIES

Could Project Bluegrass affect nearby horse farms, livestock, or animal health?

We understand that the health and well-being of horses and livestock are important to neighboring property owners. The project is being thoughtfully designed to minimize impacts on surrounding properties through significant setbacks, open space, landscaping, buffers, and careful management of noise, lighting, drainage, traffic, and other site operations. Project Bluegrass will also comply with all applicable environmental, health, and safety standards.

PROPERTY OWNERS AND HOME VALUES

How could Project Bluegrass affect my property value?

Property values are influenced by many factors, including location, surrounding land uses, infrastructure, schools, taxes, economic conditions, and individual property characteristics.

Project Bluegrass is being designed to protect the qualities residents value about living in Burgin. Less than 50 percent of the site would be developed, preserving substantial open space and allowing for significant setbacks, landscaping, berms, screening, stormwater improvements, and other buffers.

The project's goal is to bring investment and economic benefits to Burgin while respecting neighboring properties and preserving the community's character.

What protections will adjacent property owners have?

The site's approximately 950 acres provide substantial flexibility to create separation between development and neighboring properties.

Less than 50 percent of the site would be developed. The remaining acreage provides room for open space, setbacks, landscaped berms, screening, stormwater facilities, lighting controls, construction management measures, and sound mitigation.

Berms and landscaping would serve multiple purposes, including reducing sound, screening buildings and equipment, and controlling sight lines from neighboring properties.

COMMUNITY AND ECONOMIC IMPACT

What could Project Bluegrass mean for Burgin?

Project Bluegrass is intended to bring significant long-term investment to Burgin while complementing the community rather than changing it.

Schools and local tax base: Project Bluegrass is expected to generate substantial real estate, personal property, utility, and other applicable tax revenues. Because data centers can represent very large electrical loads without creating a corresponding increase in student enrollment, the development could create significant new revenue for local schools.

Jobs: At full development, the project is currently anticipated to support approximately 100+ full-time on-site positions, with average compensation including benefits projected to exceed \$100,000. Construction could support approximately 1,500 to 3,000 workers during peak periods.

Local businesses: Construction workers, employees, contractors, and vendors can create additional demand for restaurants, hotels, retail businesses, suppliers, and professional services.

Infrastructure: Project-funded infrastructure investment can improve and modernize systems necessary to serve the development.

Open space: Less than 50 percent of the approximately 950-acre site would be developed, allowing substantial acreage to remain open and serve as setbacks, buffers, landscaping, stormwater management areas, and green space.

The goal is economic growth that fits Burgin, strengthens the community, and preserves the qualities residents value.

Will Project Bluegrass benefit Burgin Independent Schools?

Outside of the contribution to the school through the traditional property taxes, the project's electrical consumption and resulting from the KU Franchise Fee, utility-related tax revenue, could represent a significant new source of revenue for Burgin Independent Schools. This fee is calculated based on 3% of gross receipts of utility bill. The amount of revenue can be up to \$15M annually at full operations.

Unlike residential growth, a data center can generate significant tax revenue without creating a corresponding increase in student enrollment. This creates an opportunity for additional school funding

without the same demand for new classrooms, teachers, transportation, and other services associated with population growth.

Specific revenue projections will continue to be refined as the project advances.

CONSTRUCTION AND QUALITY OF LIFE

What should nearby residents expect during construction?

Construction of a project this size would create temporary impacts, potentially including truck traffic, construction equipment, noise, dust, lighting, road activity, and workers traveling to and from the site.

Development would occur in phases rather than all at once.

Construction planning would address truck routes, work hours, dust control, site access, safety procedures, communication protocols, and other measures intended to minimize impacts on neighboring residents and businesses.

Will construction increase traffic or create dangerous road conditions?

Construction would generate additional traffic, particularly during peak construction periods. Transportation planning would therefore be an important part of project development.

The project team would work with the appropriate transportation agencies and local officials to evaluate access, truck routes, intersections, roadway capacity, and improvements needed to safely accommodate construction and long-term operations.

Project-specific transportation improvements required to safely accommodate the development would be the responsibility of the project.

Will the entire property be developed?

No. Less than 50 percent of the approximately 950-acre property would be developed.

Development would also occur in phases over multiple years. The remaining property provides significant space for open areas, setbacks, landscaping, landscaped berms, stormwater management, screening, and natural buffers.

This is an important part of the Project Bluegrass approach. The goal is not to fill the property with buildings. It is to thoughtfully locate development within a large site so the project can coexist with its neighbors and complement the character of Burgin.

COMMUNITY INPUT AND TRANSPARENCY

How is Project Bluegrass responding to community concerns?

We are listening.

Residents have raised important questions about water, flooding, noise, views, power rates, emergency response, neighboring properties, horses and livestock, traffic, construction, and the overall character of Burgin.

Those concerns are helping inform the project's design and the information we provide to the community.

Project Bluegrass has the advantage of a large site, and less than 50 percent of it would be developed. That gives the project team room to address many of these concerns through thoughtful building placement, substantial setbacks, open space, landscaping, berms, stormwater improvements, screening, and other mitigation measures.

How will Burgin's history and character be considered?

Burgin's history, community character, open spaces, and surrounding landscape are important assets.

Responsible development should respect those qualities. Project Bluegrass's approximately 950 acres allow buildings and infrastructure to be concentrated on less than 50 percent of the property while preserving substantial open space.

Landscaping, berms, setbacks, screening, building placement, views, lighting, and drainage will all be considered as the project is designed.

Project Bluegrass should complement Burgin, not change it. That principle will continue to guide the project's planning and design.

Will the community continue to have input?

Yes. Project Bluegrass intends to continue communicating with residents, neighboring property owners, local officials, utilities, public safety agencies, and other community stakeholders as plans become more detailed.

Community questions are important because they help identify issues that should be addressed through engineering, design, construction planning, and communication.

Questions or Comments

Project Bluegrass welcomes questions and comments from members of the community. To learn more about the project or submit a question or comment, please visit the project [website](#).