

DATE: January 5, 2023

TO: Mayor Edward Johnson, City of Fayetteville
ATTN TO: David Rast, Director, Community and Economic Development, City of Fayetteville
RE: Development of Regional Impact Review
FROM: Mike Alexander, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: 2022 Project Excalibur DRI 3813

Submitting Local Government: City of Fayetteville

Date Opened: January 5, 2023 **Comments Due:** January 20, 2023 **Date to Close:** January 23, 2023

Description: A DRI Review of proposal to construct 400,000 SF of office space and 6,600,000 SF of data center in 16 buildings on a 615 acre site off of Tyrone Road and Highway 54 in the City of Fayetteville in Fayette County. The site is currently entirely wooded and traversed by several streams.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is not well aligned with Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional undisturbed areas around sensitive stream and wetland areas and through the dedication/management of the significant proposed preserved area for conservation purposes.

A total of 1,420 surface parking spaces are proposed but no EV charging spaces appear to be identified; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

The project is expected to generate approximately 4,336 net new daily vehicular trips; a range of roadway improvements are proposed in the TIS to mitigate generated vehicular traffic.

A multi-use trail is proposed along the GA54/Floy Farr Parkway frontage of the project; ideally the Driveway A project entrance could include a bicycle entrance leading to the internal roadway system and ultimately bike parking at the various buildings.

Incorporation of green stormwater and heat island mitigation designs for the surface car parking spaces proposed would be supportive of regional environmental policies.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Developing Suburbs; associated policy recommendations are provided at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate approximately 4,336 net new daily vehicular trips; a range of roadway improvements are proposed in the TIS to mitigate generated vehicular traffic.

A total of 1,420 surface parking spaces are proposed but no EV charging spaces appear to be identified; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

A multi-use trail is proposed along the GA54//Floy Farr Parkway frontage of the project; ideally the Driveway A project entrance could include a bicycle entrance leading to the internal roadway system and ultimately bike parking at the various buildings.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resources Comments

ARC's Natural Resources Group comments will be provided in the Final Report.

Other Environmental Comments

A significant amount of forested, wetland, and stream buffer area associated with Sandy Creek is proposed to be retained. Additional retention of these areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages. Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental policies.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The project is not well aligned with Developing Suburbs policy recommendations. It could be better aligned through retention of additional undisturbed areas around Sandy Creek and other streams, the provision of a management mechanism for the proposed open space/wetlands preservation area, and utilization of green infrastructure in surface parking areas. City of Fayetteville leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
FAYETTE COUNTY
CITY OF SOUTH FULTON

GEORGIA CONSERVANCY
TOWN OF TYRONE

CITY OF FAYETTEVILLE
CITY OF PEACHTREE CITY

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3813

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Fayetteville
 Individual completing form: David E. Rast, ASLA
 Telephone: 770.719.4156
 E-mail: drast@fayetteville-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Project Excalibur
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): North of SR 54, east of Tyrone RD and Flat Creek TRL, and west of Veterans PKWY (33.446781, -84.5222)
 Brief Description of Project: 7,000,000 SF data center complex on +/-615-acres, including 16 buildings with 6,600,000 SF of data center space and 400,000 SF of office space

Development Type:

- | | | |
|--|---|--|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input checked="" type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 16 buildings totaling +/- 7,000,000 SF (overall)

Developer: National Acquisition Company, LLC

Mailing Address: 12851 Foster ST

Address 2:

City: Overland Park State: KS Zip: 68213

Telephone: 703.861.7245

Email: carter.cromley@qtsdatacenters.com

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)

Yes

No

If yes, provide the following information:

Project Name: Southeastern Data Center

Project ID: 3160

The initial action being requested of the local government for this project:

Rezoning

Variance

Sewer

Water

Permit

Other

Conceptual site plan approval

Is this project a phase or part of a larger overall project?

(not selected)

Yes

No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2023-2025

Overall project: 2032

Back to Top



Developments of Regional Impact

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DRI #3813

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Fayetteville
Individual completing form: David E. Rast, ASLA
Telephone: 770.719.4156
Email: drast@fayetteville-ga.gov

Project Information

Name of Proposed Project: Project Excalibur
DRI ID Number: 3813
Developer/Applicant: National Acquisition Company, LLC
Telephone: 703.861.7245
Email(s): carter.cromley@qtsdatacenters.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$6,500,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$19,000,000,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: Fayette County Water System

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.57 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: City of Fayetteville

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.53 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?city extending sewer to the property line, Applicant to extend an additional +/-2,500 LF to connect to city sewer system

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) Net daily: 4,336 | AM: 608 | PM: 576

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below:Pls. refer to Traffic Study prepared by Kimley-Horn

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 732 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the

proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:There will be multiple stormwater ponds spread around the site to capture discharge. Existing stream buffers will be maintained throughout the site.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?

(not selected)

Yes

No

2. Significant groundwater recharge areas?

(not selected)

Yes

No

3. Wetlands?

(not selected)

Yes

No

4. Protected mountains?

(not selected)

Yes

No

5. Protected river corridors?

(not selected)

Yes

No

6. Floodplains?

(not selected)

Yes

No

7. Historic resources?

(not selected)

Yes

No

8. Other environmentally sensitive resources?

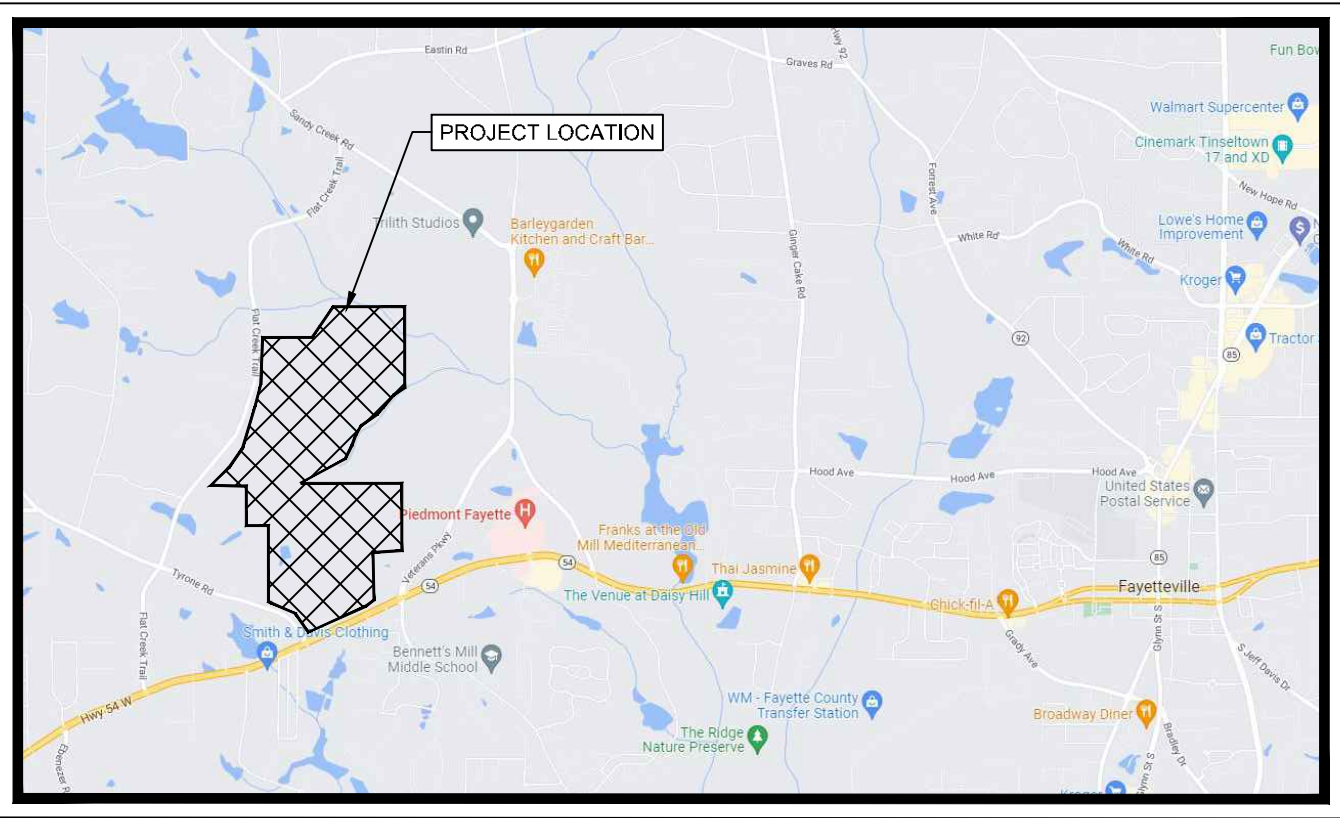
(not selected)

Yes

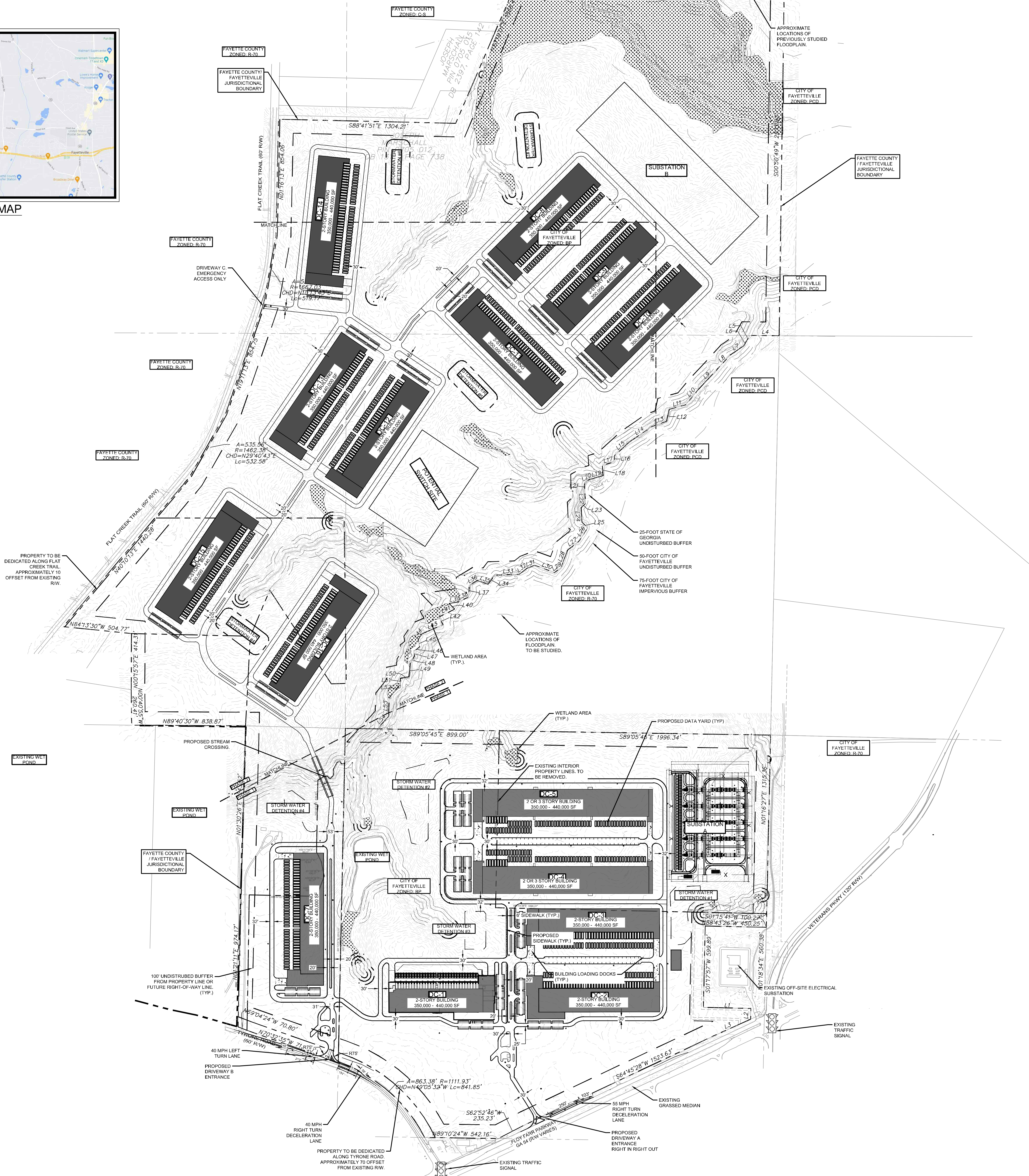
No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

Back to Top



LOCATION MAP
N.T.S.



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING: BP
SITE AREA: 615.36 ACRES
ROW DEDICATION (FLAT CREEK): 0.96 ACRES
ROW DEDICATION (TYRONE): 2.74 ACRES
ADJUSTED SITE AREA: 611.66 ACRES

LAND LOTS 23, 24, 25, 40, 41, and 42,
7th DISTRICT

ALL BUILDINGS ARE ASSUMED TO BE 2-STORIES. DC-4 & DC-5 MAY
BE 3 STORIES.

EXISTING LAND USES:

SINGLE FAMILY HOME WITH AGRICULTURE

PROPOSED LAND USES & DENSITIES:

15 PROPOSED BUILDINGS INCLUDING:
DATA CENTER 6,600,000 SF
DATA CENTER OFFICE 400,000 SF

DENSITY: 11,444 SF PER ACRE
FLOOR AREA RATIO: 0.26

SITE PARKING:

MINIMUM REQUIREMENTS: 0 SPACES
MAXIMUM SPACES: AS ALLOWED BY MAXIMUM IMPERVIOUS
ON-SITE.

PROVIDED SPACES: 1,420 TOTAL SPACES
DC-1 & DC-2: 150 SPACES PER BUILDING
DC-3 THROUGH DC-16: 80 SPACES PER BUILDING

SITE PLAN LEGEND:

- PROPERTY LINE
- 100 FT UNDISTURBED SETBACK
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- EXISTING WETLANDS

SITE CONTACTS:

OWNER:
NATIONAL ACQUISITION COMPANY, LLC
12851 FOSTER STREET
OVERLAND PARK, KS 68213
CONTACT: CARTER CROMLEY
703.861.7245
CARTER.CROMLEY@QTSDataCenters.COM

CIVIL ENGINEER:
KIMLEY-HORN
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
CONTACT: JOSH REYNOLDS, P.E.
470.273.3265
JOSH.REYNOLDS@KIMLEY-HORN.COM

TRAFFIC ENGINEER:
KIMLEY-HORN
817 WEST PEACHTREE STREET NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308
CONTACT: MATT FLYNN, P.E.
404.390.7005
MATT.FLYNN@KIMLEY-HORN.COM

CORGAN

ISSUES

1 11/9/2022 DRI SITE PLAN

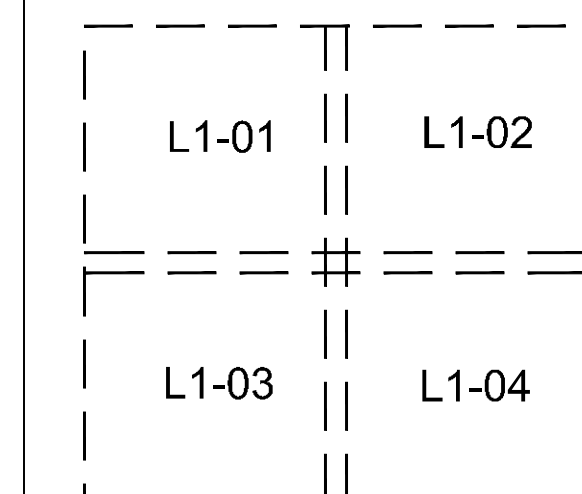
REVISIONS

Project Excalibur

GA HWY 54, Fayetteville, GA 30214

DRI #3813

KEYPLAN



Sheet Name

DRI OVERALL
SITE PLAN

JOB 014828001
DATE 09/01/2022
SHEET

C0-20

GEORGIA811
Know what's below.
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