



November 8, 2023

Brittany Williams, Program Manager – PMO, State Road & Tollway Authority (SRTA)

245 Peachtree Center Avenue, Suite 2200, Atlanta, GA 30303

Email: bwilliams@srtga.gov

RE: DRI #4087 – Limited Trip Generation Memorandum for Lithia Springs Data Center, Lithia Springs, Georgia

Dear Ms. Williams:

NV5 Engineers and Consultants, Inc. completed a Limited Trip Generation Memorandum (LTGM) of the proposed Lithia Springs Data Center development located on Factory Shoals Road in Douglas County, Georgia. The development will consist of 878,886 square feet of data center space. The site will utilize one (1) full-access primary driveway along Factory Shoals Road, just northeast of the Stich Fix driveway, and one (1) controlled-access secondary driveway that will align with the Stich Fix driveway. The secondary driveway is expected to generate minimal trips.

Project trip generations are calculated using rates and equations provided in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. The development is expected to generate 870 new daily trips, including 109 AM peak hour trips (60 inbound and 49 outbound) and 91 PM peak hour trips (27 inbound and 64 outbound), as shown below:

Land Use	Code	Project Density (Square Feet (SF))	Period	Total	Inbound	Outbound
Data Center	160	878,886	Daily	870	435	435
			AM	109	60	49
			PM	91	27	64

All generated site trips are expected to travel to/from SR 6/Thornton Road to the east and Douglas Hill Road to the west. The site traffic to/from the site is expected to be split 95% to/from the east via Factory Shoals Road and 5% to/from the west via Factory Shoals Road.

The following table shows the expected breakdown of project trips at the primary site driveway.

Period	Inbound (via Factory Shoals Road)		Outbound (Site Driveway)	
	EBL	WBR	SBL	SBR
Daily	22	413	413	22
AM	3	57	47	2
PM	1	26	61	3

Both the final Methodology Meeting Packet (MMP) and initial LTGM Request are attached to this memorandum.

If you have any questions regarding our analysis, please do not hesitate to reach out.

Sincerely,

A handwritten signature in blue ink that reads "Joshua C. Pruitt". The signature is written in a cursive, flowing style.

Josh Pruitt, EIT

October 31, 2023

Abbie Dean, State Road & Tollway Authority
245 Peachtree Center Avenue, Suite 2200, Atlanta, GA 30303
Email: ADean@srta.ga.gov

**Re: Expedited GRTA Review Request (Limited Trip Generation Memo) for
DRI #4087 Lithia Springs Data Center Douglas County, Georgia**

Dear Abbie,

An expedited GRTA review is requested for the planned 878,886 square foot data center located on the north side of Factory Shoals Road; it is projected to generate fewer than 1,000 new daily trips in Douglas County, Georgia. The new development will have all vehicular site access to/from Factory Shoals Road. The project will be developed in a single phase by 2026. The land use within the proposed DRI is such that the number of trips generated by the development is likely to have minimal impact on the road network.

According to GRTA's DRI Review Procedures, the proposed DRI complies with the Expedited Review Criteria in Section 3.1 Limited Trip Generation Memo, which states "A Limited Trip Generation Memo is required in place of the TIS when a Project is estimated to have less than 1,000 Net ADT."

To support the Expedited Review Request, the proposed DRI is projected to generate a Net ADT of 870 daily trips, 109 gross AM peak hour trips, and 91 gross PM peak hour weekday trips. The data and methodology from the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition determined the trip generation that is shown in the table below.

Data Center (160 LUC)	Project Trips		
	Total	Inbound	Outbound
Daily	870	435	435
AM Peak Hour	109	60	49
PM Peak Hour	91	27	64

There will be no Modal Split or Pass-By/Diverted Trips reduction-taken.

Developer Applicant Contact: Ellen Miller, SI ATL02, LLC (STACK Infrastructure) (301.717.0677)
Site Engineer: Brett Buckland, Bohler (678.695.6800)
Traffic Engineering Contact: Josh Pruitt, NV5 Inc. (678.795.3662/678.773.6256)

Sincerely,



Josh Pruitt, EIT

DEVELOPMENTS OF REGIONAL IMPACT (DRI)
METHODOLOGY MEETING PACKET FOR:

LITHIA SPRINGS DATA CENTER DRI #4087

SUBMITTAL DATE:
November 8, 2023

DRI NAME & NUMBER:
Lithia Springs Data Center – DRI # 4087

PRE-REVIEW / METHODOLOGY MEETING DATE:
Methodology Meeting Date: Monday, October 30, 2023, 2pm.

LOCATION:
Douglas County, Georgia

PREPARED FOR:
Bohler Engineering Georgia, LLC
211 Perimeter Center Pkwy NE, Suite 425
Atlanta, GA 30346

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way
Suite 300
Alpharetta, GA 30009

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A. Project Orientation

Permitting Local Government: Douglas County, Georgia

Additional Local Government(s) with development approval authority:

Development Authority of Douglas County

Atlanta Regional Commission (ARC)

Georgia Department of Transportation (GDOT)

DRI Trigger: Square footage of development.

DRI Trigger Application / Permit #: DRI # 4087

Qualifying DRI Threshold Exceeded:

DEVELOPMENTS OF REGIONAL IMPACT DEVELOPMENT THRESHOLDS		
ARC Category	Type of Development	Maturing Neighborhoods, Established Suburbs, or Developing Suburbs
6	Data center	Greater than 500,00 gross square feet

Existing Zoning: LI-R, R-A

Proposed Zoning: LI-R

Project Information:

Land Use Type	Variable	Land Use Area (in square feet)
Data center	1,000 SF	878,886

Project Location: 33° 45' 48.6"N 84° 36' 02.3"W (33.763496, -84.600651)

Location Description:

A new Data Center is proposed for construction on undeveloped land parcels west of State Route 6 (SR 6) and north of Factory Shoals Road in Douglas County, Georgia (see Appendix for site plan detail). The proposed development will consist of 878,886 square feet of data center space. The development will contain one (1) full-access general-purpose site driveway along Factory Shoals Road, just northeast of the Stitch Fix driveway, and one (1) controlled-access driveway that will align with the Stich Fix driveway. The controlled-access driveway is expected to generate minimal traffic.

The purpose of this assessment is to identify the traffic expected to be generated by new vehicular trips when the development is complete in the year 2026.

Unified Growth Policy Map land use area designation:

Developing Suburbs, Industrial/Logistics Areas

Neighboring Jurisdiction(s): Cobb County

Project Driveways & Access Points:

Site access will be via the one (1) outlet shown in Figure 1 and mentioned below. The Site Driveway is proposed as a full-access connection to Factory Shoals Road. There will be one (1) other controlled-access driveway that is expected to generate merely minimal traffic. The proposed site plan is provided in the Appendix.

Project Build Out Year & Phase(s): 2026, 1 Phase.

Net Average Daily Trips (ADT) & Requested Review Schedule: 870 Net ADT, Expedited Review

Figure 1: Project Orientation Map



Government Stakeholders:

- Development Authority of Douglas County
- GDOT District 7, College Park Area 3
- Atlanta Regional Commission (ARC)

Applicant Stakeholders:**Developer:**

SI ATLO2, LLC (STACK Infrastructure)
 300 North Lasalle St, Suite 1875
 Chicago, IL 60654

Site Engineer:

Bohler Engineering GA, LLC
 211 Perimeter Center Pkwy NE, Suite 425
 Atlanta, GA 30346

Design Engineer:

Bohler Engineering GA, LLC
 211 Perimeter Center Pkwy NE, Suite 425
 Atlanta, GA 30346

Traffic Engineer:

NV5 Engineers and Consultants, Inc.
 10745 Westside Way, Suite 300
 Alpharetta, GA 30009

Applicant Email & Mailing Address:

emiller@stackinfra.com
 SI ATLO2, LLC (STACK Infrastructure)
 300 North Lasalle St, Suite 1875
 Chicago, IL 60654

B. Planning Context

Programmed Projects:

Table 1: Programmed Projects

#	Project Name	Sponsor	GDOT PI #	Design FY	CST FY	Project Description
1	Chattahoochee Hill Country Regional Greenway Trail	Douglas County	CTP-63 (Douglas Co.)	2023	2023-2024	A Mixed-Use trail that will extend from the boundary of Waters Park to Sweetwater Creek State Park.
2	SR 6 from SR 5 to Fulton County Line	GDOT	M006333	N/A	2023	This project, selected by the District Maintenance Office, is the resurfacing of SR 6 to improve the roadway's current OCI Score.
3	Install of Right & Left Turn Lane on Factory Shoals Rd at SR 6	GDOT	S015666	2023	2023	Quick response project by GDOT to improve the intersection of SR 6/Thornton Road and Factory Shoals Road that includes lane additions and a signal upgrade.

Programmed Project Attached Design Documents: N/A

Planned Projects: None within the study area.

Transportation Project Interaction with DRI:

The DRI should not conflict with programmed or planned transportation projects, as there are no major roadway transportation projects identified within the general distance to this DRI location.

Land Use and Zoning:

Existing Zoning: LI-R, R-A

Future Land Use Map Zoning: LI-R

Land Use Vision & Goals:

Douglas County Vision & Goal – Commerce Centers are reserved for industrial office park type development with a focus on interstate/oriented development. These uses may include office and business parks, warehouse centers, distribution/service, large-scale commercial, light industrial, high technology and research, wholesaling companies, and similar businesses that have no significant impacts on the environment. Developments using planned development concepts are encouraged, such as business parks, campus settings and commercial/industrial mixed-use projects and should respond to their designated Character Area, other Master Plans, or Small Area Studies that are applicable. When located at the perimeter of a Character Area Map Commerce Center area, uses that are lower in intensity and scale to ensure minimal impact to adjacent properties is required. Commerce Centers should be situated at a distance from dense residential areas and appropriately buffered from established and future residential development.

Relation to Existing Land Use Plans:

Acceptable – new development will support the existing surrounding land use characteristic features.

Chattahoochee River / Metropolitan River Protection Act: Does not apply.

C. Alternative Mode Access

Bicycle and Pedestrian Context:

Description of Existing Infrastructure:

There is existing pedestrian sidewalk infrastructure presence on Factory Shoals Road, although not continuous. Refer to Figure 2 for existing pedestrian path infrastructure.

Sidewalk & Streetscape Ordinance Standards:

The Douglas County Georgia Code of Ordinances (Appendix B, Articles XIK) will be used to meet Sidewalk Ordinance Standards. The GDOT Pedestrian and Streetscape Guide will be used for Streetscape Ordinance Standards as well as additional Sidewalk Ordinance Standards.

Potential Pedestrian & Bicycle Destinations:

Chattahoochee Hill Country Regional Greenway Trail

Transit Accommodations:

Existing Transit Routes

Connect Douglas Fixed-Route Bus Service: Route 30 – To/From SR 6 at I-20 Interchange from/to Tributary Village via SR 6/Thornton Road and Riverside Parkway.

Existing High-Capacity Transit Stations: N/A

Existing Transit Service Details:

Connect Douglas Fixed-Route Bus Service: Route 30 – Monday – Friday 6:00am – 8:00am, Saturday 7:00am – 8:00am. The buses remain operating on the Saturday schedule. Operates via SR 6/Thornton Road and Riverside Parkway.

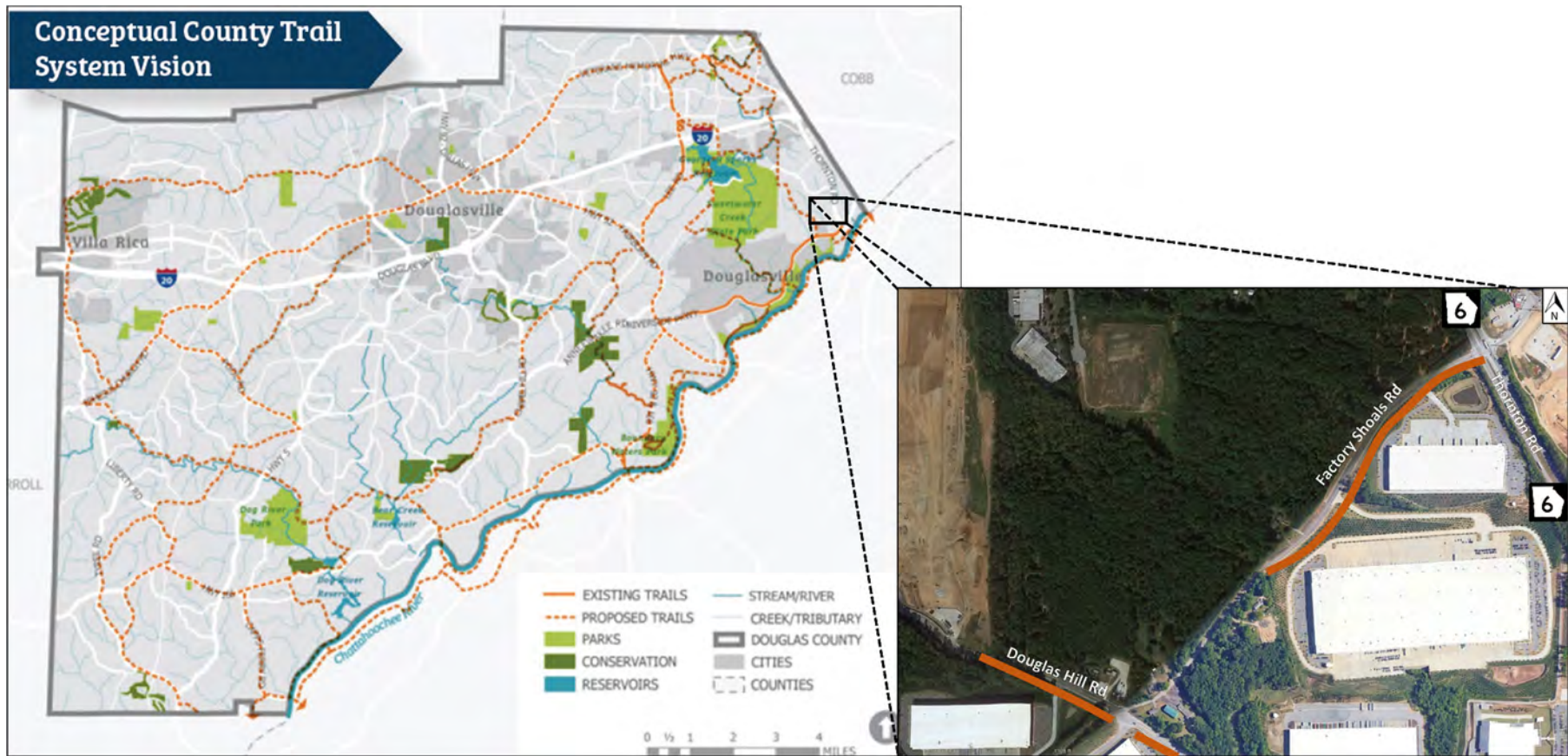
Proposed Pedestrian Route to Access Transit:

There is an existing sidewalk on the south side of Factory Shoals Road within the vicinity of the site driveway.

Transit Stop Ridership: None

Transit Stop Amenity Standards: N/A

Figure 2: Alternative Transportation Map – Pedestrian & Multi-Use Path Infrastructure



D. Trip Generation & Adjustments

Trip Generation Inputs:

ITE Trip Generation Manual Used:

Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Ed., 2021.

ITE Land Use Code(s): ITE LUC 160 – Data Center

ITE Independent Variable Inputs for each Land Use Code:

Data center – 878,886 Total Square Feet (Trips per Square Foot)

Day & Time of Day of ITE Surveys:

Weekday – Daily, AM and PM peak Hour of Adjacent Street Traffic

ITE Trip Generation Formula Used:

Fitted Curve Equations:

$$\text{Daily: } T = 0.99 \cdot (X/1000) \quad (\text{LUC 160})$$

$$\text{AM Peak Hour: } T = 0.13 \cdot (X/1000) - 5.63 \quad (\text{LUC 160})$$

$$\text{PM Peak Hour: } T = 0.11 \cdot (X/1000) - 5.65 \quad (\text{LUC 160})$$

Trip Generation Calculation Alternative Approaches: N/A

Trip Generation Summary Tables:

Table 2: ITE Trip Generation Summaries – Lithia Springs Data Center

	Trips
Gross Trips	870
Alt. Mode	N/A
Net Trips	870

Land Use (ITE Code)	Variable	Daily	AM Peak		PM Peak	
			IN	OUT	IN	OUT
160	878,886 Square Feet	870	60	49	27	64
Gross New Trips		870	60	49	27	64
Net New External Trips		870	60	49	27	64

E. Draft Schedule

Draft Transportation Study Submittal Date:

Limited Trip Generation Memo (LTGM) submitted in lieu of full Draft Transportation Study on November 8, 2023.

Anticipated GRTA Review Schedule: To be determined.

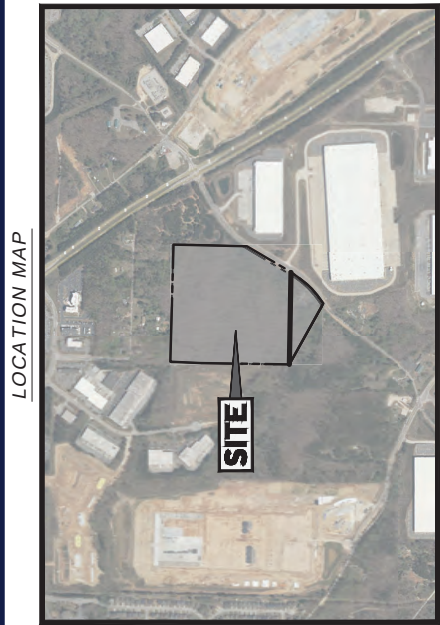
DCA DRI 'Initial Form' & 'Additional Form' Submittal Date(s):

Initial Form Submittal: October 12, 2023.

Additional Form Submittal: October 12, 2023.

Key Permitting Local Government Review Board Date(s): December 5, 2023 (Douglas County).

APPENDIX – SITE PLAN



LOCATION MAP

[illegible]

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

PROJECT No.: GAA230018.00
 DRAWN BY: CC/PB/KD/JB/JS
 CHECKED BY: BB
 DATE: 10/06/23
 ADID.: SITE-0

PROJECT: _____
FOR _____
PROP.
SITE PLAN
DOCUMENTS



PROPOSED
DEVELOPMENT

808 FACTORY SHOALS ROAD
DOUGLAS COUNTY
LITHIA SPRINGS, GA 30122
PARCEL NUMBERS:
07721820004, 07951820006

BOHLER 
2111 PERIMETER CENTER PKWY NE,
SUITE 425
ATLANTA, GEORGIA 30346
Phone: (578) 695-6800
GA@BohlerEna.com

SHEET TITLE:

SHEET NUMBER:
C-300

ORG. DATE - 10/06/23

