

DATE: March 21, 2024

TO: Mayor Rochelle Robinson, City of Douglasville
ATTN TO: Marissa Jackson, Planning and Zoning Administrator, City of Douglasville
RE: Development of Regional Impact Review
FROM: Mike Alexander, COO, Atlanta Regional Commission

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: DC Blox West Data Center DRI 4112

Submitting Local Government: City of Douglasville

Date Opened: March 21, 2024 **Deadline for Comments:** April 5, 2024 **Date to Close:**

Description: A DRI review of a proposal to construct two data center buildings with a combined 761,852 SF of space with associated parking, substation, and equipment areas on a 56-acre site at 1701 N. River Road in the city of Douglasville.

PRELIMINARY COMMENTS:

Key Comments

The project is not aligned with applicable Developing Rural Areas policy recommendations which note: "These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. "

The project is expected to generate 754 new daily vehicular trips; associated minor roadway improvements to accommodate these are proposed.

The project will require the destruction of most of the existing natural forest that currently covers the 55-acre site which is not supportive of regional environmental policies.

There are growing regional concerns about the major impact of data center operations on water and energy consumption. Data center projects should strive to incorporate approaches that limit these impacts.

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 11-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 to all areas in the region- Developing Rural Areas for this project – and provides accompanying growth policy recommendations which are detailed at the end of these comments.

There are growing regional concerns about the major impact of data centers on water and energy consumption. Data center projects should strive to incorporate approaches that limit these impacts.

Transportation and Mobility Comments

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

The project is expected to generate 754 new daily vehicular trips and minor associated roadway improvements to accommodate these are proposed.

Opportunities for alternative transportation modes connections are limited by the rural location.

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 Resource Comments

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

Environmental Policy Comments

Natural forested areas in the Atlanta region provide essential services and benefits related to stormwater management, heat island mitigation, air pollution mitigation, wildlife preservation, human recreation, and carbon sequestration. As the limited remaining forested and natural areas of the Atlanta region continue to be developed at a rapid pace while climate change creates warmer temperatures and more extreme weather events, there is a need to carefully plan for the future to ensure the retention and proper management of an optimal amount of these invaluable assets.

The 55-acre project site is currently mostly covered with natural forest. All but a small portion of this forested area will be destroyed to make way for the project which is not supportive of regional

environmental policies. The project could be marginally more supportive of these policies by retaining additional natural wooded area.

Utilization of green infrastructure and low-impact design techniques for project impervious areas, including additional trees and the use of flush rather than raised curb planting islands in parking areas, would be supportive of regional stormwater and environmental policies. A natural habitat focused design for the proposed drainage ponds would also be supportive of regional environmental policies.

Unified Growth Policy Considerations: Developing Rural Areas

Developing Rural Areas designation which denotes areas in the region where little to no development has taken place, but where there is development pressure. These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed in developing rural areas.

The project is not aligned with Developing Rural Areas recommendations. It could be marginally better aligned by reducing stream buffer and forest impacts and incorporating low-impact design approaches in constructed areas. City of Douglasville leadership and staff, along with the applicant team, should collaborate closely to optimal sensitivity to nearby local governments, neighborhoods, land uses 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
CITY OF CHATTAHOOCHEE HILLS

GEORGIA CONSERVANCY
CITY OF SOUTH FULTON

DOUGLAS COUNTY
COBB COUNTY

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 #4112

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: Douglasville
 Individual completing form: Marissa Jackson
 Telephone: 678-449-3202
 E-mail: jacksonma@douglasvillega.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: DC Blox- ATL West Data Center
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1701 North River Rd, Douglasville GA 30122
 Brief Description of Project: Project includes two industrial data center buildings with a combined 761,852 SF of space, equipment, yards, parking and substation.

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 type="radio"/> Any other development types |
| <input checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 761,852 Gross Square Feet

Developer: DC Blox

Mailing Address: 1040 Crown Point Parkway

Address 2: Suite 560

City: Atlanta State: GA Zip: 30338

Telephone: 770-827-4733

Email: chip.scaglione@dcblox.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:

Project ID:

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

☐ Rezoning

☒ Variance

☐ Sewer

☐ Water

☒ Permit

☐ Other

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: 2026

Overall project: 2026

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Developments of Regional Impact

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DRI #4112

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: Douglasville
Individual completing form: Marissa Jackson
Telephone: 678-449-3202
Email: jacksonma@douglasvillega.gov

Project Information

Name of Proposed Project: DC Blox- ATL West Data Center
DRI ID Number: 4112
Developer/Applicant: DC Blox
Telephone: 770-827-4733
Email(s): chip.scaglione@dcblox.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: ~1.2 Billion

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 5 Million/year estimated average over 10 years at full build out

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: Douglas County Water and Sewer Authority

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

17,640 GPD (.018 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:

Douglas County Water and Sewer Authority

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

17, 640 GPD (.018 or 12.25 GPM)

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?

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.)

93 AM Peak Hour, 78 PM Peak Hour

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:

Solid Waste Disposal

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

26 tons (based on 68lb/1000 SF/year

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?

45% (~25 ac impervious on 55 ac site)

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Two storm water ponds with micro-pools and biorientation areas, one detention pond with biorientation area, one detention pond, three enhanced dry swales, one stand-alone biorientation area. Stream buffers are 50 feet per city ordinances.

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

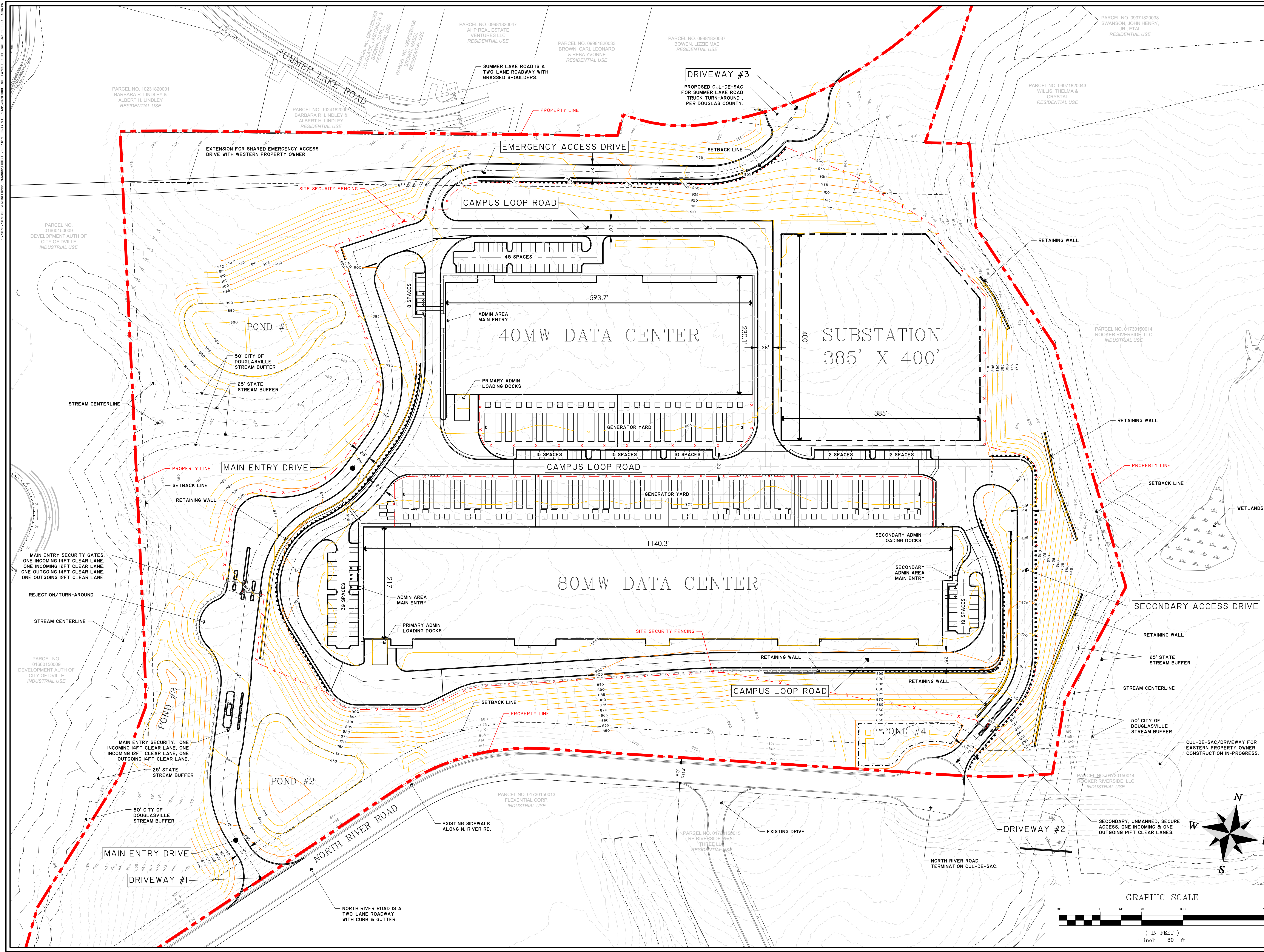
If you answered yes to any question above, describe how the identified resource(s) may be affected:

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

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DC BLOX - ATL WEST DATA CENTER
A DATA CENTER CAMPUS BY DC BLOX

DRI NUMBER: 4112

DEVELOPER:
CHIP SCAGLIONE
DC BLOX
1040 CROWN POINTE PARKWAY, SUITE 560
ATLANTA, GA 30338
p: 770-827-4733
e: chip.scaglione@dcblox.com

TRAFFIC CONSULTANT:
ABDUL AMER, PE, PTOE
A&R ENGINEERING, INC.
2160 KINGSTON COURT, SUITE O
MARIETTA, GA 30067
p: 770-690-9255
e: aamer@areng.com

CIVIL ENGINEER/SITE PLANNER:
BRAD SANDERSON, PE
THOMAS & HUTTON
1501 MAIN STREET, SUITE 400
COLUMBIA, SC 29201
p: 803-451-6782
e: sanderson.b@tandh.com

SITE INFORMATION:
PARCEL NUMBER: 01730150012
LAND LOT 173
1st DISTRICT, 5th SECTION
1701 N. RIVER RD.
COLUMBIA, SC 29201

SITE LOCATION:
CITY OF DOUGLASVILLE
55.5 ACRES
LIGHT INDUSTRIAL
INDUSTRIAL (DATA CENTER)

PROPOSED PARKING: 178 SPACES (10 ADA)
REQUIRED PARKING: 760 SPACES
VARIANCE IN PROGRESS WITH CITY OF DOUGLASVILLE FOR REDUCTION IN MINIMUM PARKING TO 125 SPACES.

BUILDING INFORMATION
80MW DATA CENTER
BUILDING AREA: 498,315 SF
NO. OF STORIES: 2-STORY
BUILDING HEIGHT: 75 FT

40MW DATA CENTER
BUILDING AREA: 263,537 SF
NO. OF STORIES: 2-STORY
BUILDING HEIGHT: 75 FT

SITE LAYOUT EXHIBIT

ATL WEST
DOUGLAS COUNTY, GA

PREPARED FOR:
DC BLOX
PREPARED BY:



501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222
www.thomasandhutton.com

JOB NO: J-31070.0001	DATE: 1/29/2024
DRAWN: DHC	SCALE: 1" = 80'
REVIEWED: MBS	SHEET: 1 of 1

