

DATE: December 9, 2024

TO: Mayor Vincent Williams, City of Union City
ATTN TO: Anthony Alston, Community Development Director, City of Union City
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: ATL03 Red Oak DRI 4315

Submitting Local Government: City of Union City

Date Opened: December 9, 2024 **Comments Due:** December 24, 2024 **Date to Close:** December 24, 2024

Description: A DRI review of a proposal to construct a data center with four 250,000 SF buildings for a total of approximately 1,000,000 SF along with a sub-station and associated support facilities on a 67.8-acre currently forested site at 7170 Red Oak Road in Union City in Fulton County.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is not 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."

The project could be somewhat better aligned with Developing Suburbs policies through the reduction of stream buffer impacts, the retention of more natural wooded area, and the allocation of some of the substantial local revenue generated toward natural area conservation and acquisition elsewhere in the City.

The project will require clearing of much of the currently heavily forested site which will exacerbate local and regional heat island and climate change impacts. The impact of the tree removal will be partially mitigated through the replanting of some trees on and off site as required by Union City regulations.

There are growing concerns about the impacts of high levels of energy and water consumption generated by the tremendous increase in the number of data center projects in the Atlanta region. This project will utilize a waterless cooling system which is supportive of regional water supply policies and goals.

The project will generate a total of 990 daily new vehicular trips.

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.

There are growing concerns about the impacts of high levels of energy and water consumption generated by the tremendous increase in the number of data center projects in the Atlanta region. This project will utilize a waterless cooling system that will consume little city water on an ongoing basis.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report. The project will generate a total of 990 daily new vehicular trips.

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

While the project will require substantial clearing of the currently heavily-forested 68-acre site, the project will, in accordance with Union City tree preservation requirements, retain a number of trees on-site and plant others off-site which is supportive of regional environmental policies. Care should be taken in planting the replacement trees to maximize carbon sequestration and climate change/heat island mitigation.

The Atlanta Region's Plan strongly encourages the use of 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.

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 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 with these policies through the reduction of stream buffer impacts, the retention of more of the existing forested site, and the allocation of some revenue generated to support conservation land acquisition elsewhere in the City. Union City 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
CITY OF SOUTH FULTON

GEORGIA CONSERVANCY
CITY OF UNION CITY

CITY OF FAIRBURN
FAYETTE 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 #4315

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: Union City

Individual completing form: Anthony Alston

Telephone: 770 515 7955

E-mail: aalston@unioncityga.org

*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: ATL03/Red Oak

Location (Street Address, 7170 Red Oak Rd, Union City, GA 30291
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: The proposed approx. 67.8-acre site includes proposed access along Buffington Road approximately 1,000 feet north of Jonesboro Road. As currently envisioned, the site will include four data center buildings of approximately 250,000 SF each for a total of approximately 1,000,000 SF data center facility.

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.): Approx. 1,000,000 SF Data Center

Developer: TA Realty LLC

Mailing Address: One Federal Street, 17th Floor

Address 2:

City: Boston State: MA Zip: 02110

Telephone: 617-476-2700

Email: info@tarealty.com

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

If yes, property owner: Brightstar Commercial Properties LLC

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: 2030 Overall project: 2030

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DRI #4315

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: Union City
Individual completing form: Anthony Alston
Telephone: 770 515 7955
Email: aalston@unioncityga.org

Project Information

Name of Proposed Project: ATL03/Red Oak
DRI ID Number: 4315
Developer/Applicant: TA Realty LLC
Telephone: 617-476-2700
Email(s): info@tarealty.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: \$1,500,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$18,000,000

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: City of Atlanta

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

0.6 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:

Fulton County Sewer

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

0.075 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?

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.)

990 Daily | 110 AM | 90 PM trips

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: Please see the Limited Trip Generation Memorandum prepared by Kimley-Horn

Solid Waste Disposal

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

264 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?

Approx. 60%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The project will have multiple stormwater management areas that will incorporate runoff reduction volume and flow attenuation components. The post developed flows will comply with the local and state 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

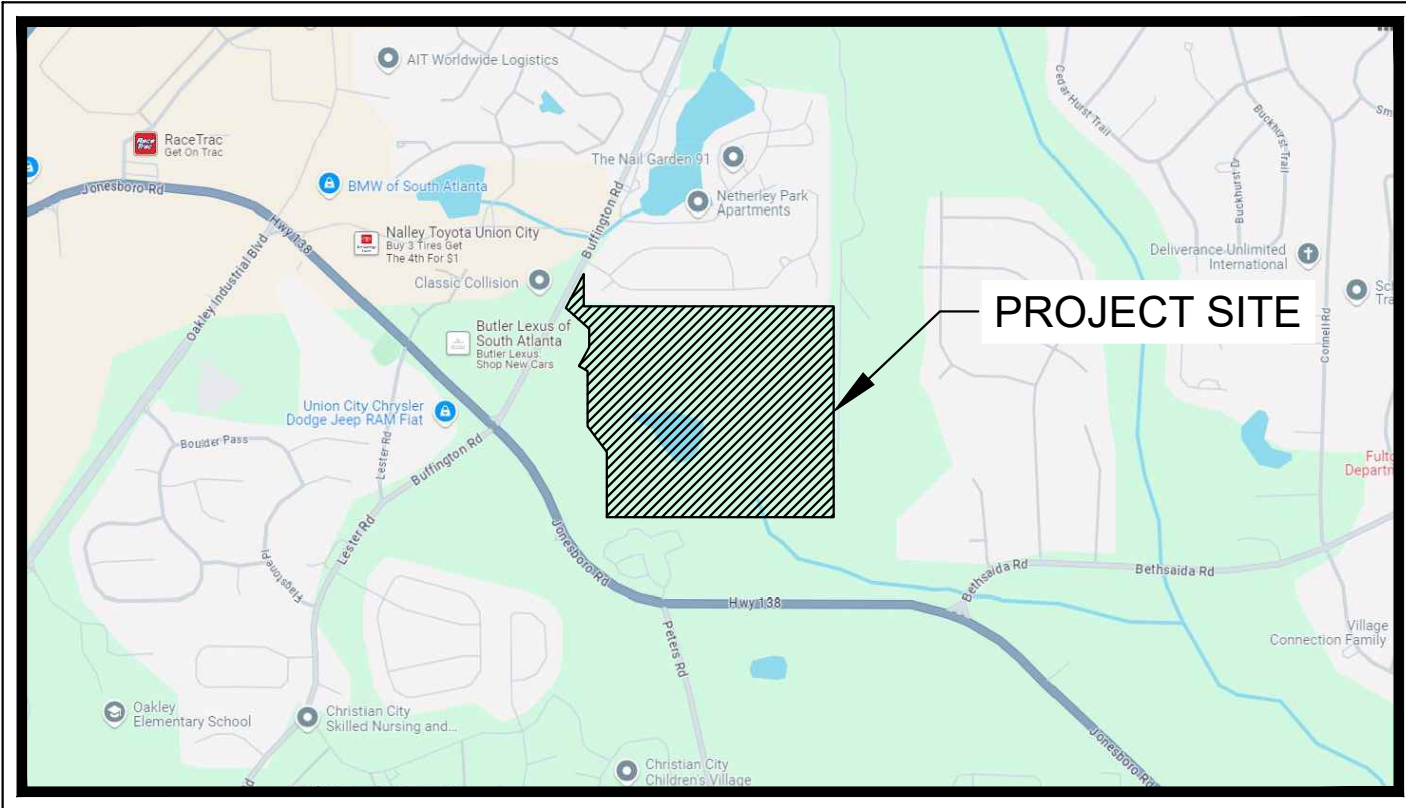
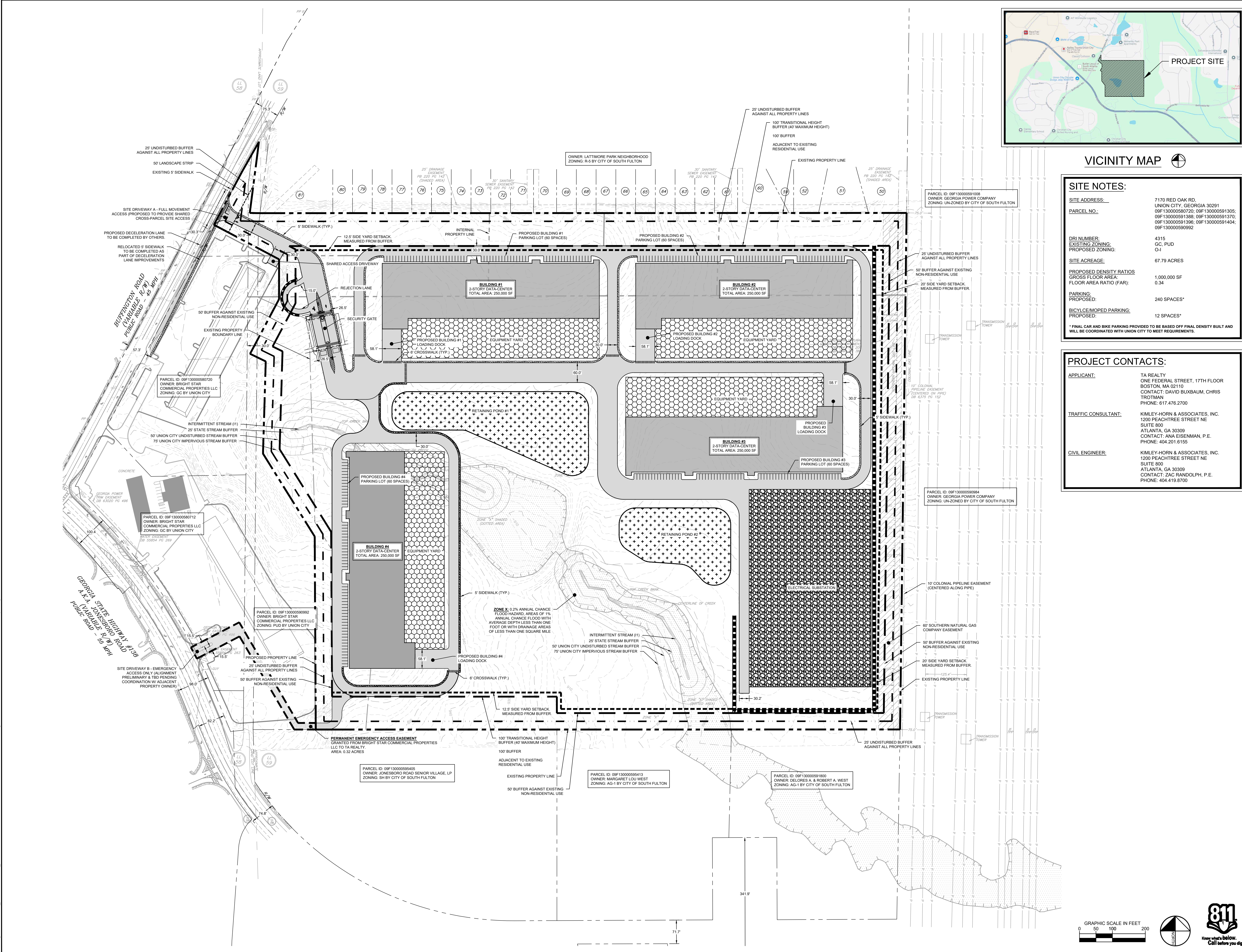
If you answered yes to any question above, describe how the identified resource(s) may be affected:

The site has jurisdictional streams and wetlands that will be impacted as part of the development. The project will complete any required permitting for these impacts.

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VICINITY MAP

SITE NOTES:

SITE ADDRESS: 7170 RED OAK RD, UNION CITY, GEORGIA 30291
PARCEL NO.: 09F130000580720; 09F130000591305; 09F130000591388; 09F130000591370; 09F130000591398; 09F130000591404; 09F130000590992
DRI NUMBER: 4315
EXISTING ZONING: GC, PUD
PROPOSED ZONING: O-1
SITE ACREAGE: 67.79 ACRES
PROPOSED DENSITY RATIOS: 1,000,000 SF
GROSS FLOOR AREA: 0.34
FLOOR AREA RATIO (FAR): 0.34
PARKING: 240 SPACES*
PROPOSED: 12 SPACES*
BICYCLE/MOPED PARKING: 12 SPACES*
PROPOSED: 12 SPACES*
* FINAL CAR AND BIKE PARKING PROVIDED TO BE BASED OFF FINAL DENSITY BUILT AND WILL BE COORDINATED WITH UNION CITY TO MEET REQUIREMENTS.

PROJECT CONTACTS:

APPLICANT: TA REALTY
ONE FEDERAL STREET, 17TH FLOOR
BOSTON, MA 02110
CONTACT: DAVID BUXBAUM, CHRIS TROMAN
PHONE: 617.476.2700
TRAFFIC CONSULTANT: KIMLEY-HORN & ASSOCIATES, INC.
1200 PEACHTREE STREET NE
SUITE 800
ATLANTA, GA 30309
CONTACT: ANA EISENMAN, P.E.
PHONE: 404.201.6155
CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
1200 PEACHTREE STREET NE
SUITE 800
ATLANTA, GA 30309
CONTACT: ZAC RANDOLPH, P.E.
PHONE: 404.419.8700

1200 PEACHTREE ST NE
SUITE 800
ATLANTA, GEORGIA 30309
PHONE 404.419.8700
WWW.KIMLEY-HORN.COM
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TA REALTY LLC

NO.	REVISION DESCRIPTIONS	DATE	BY
1	DRI SITE PLAN FINAL	11/08/2024	SFD
2	DRI SITE PLAN REVISIONS	10/29/2024	KAR
3	DRI SITE PLAN	10/25/2024	SFD
4	REZONING SITE PLAN	09/24/2024	JLR

ATL03/RED OAK

PROJECT: PIN 09F130000580720, 09F130000591305, 09F130000591388, 09F130000591370, 09F130000591398, 09F130000591404 & 09F130000590992
7170 RED OAK RD
ATLANTA, GEORGIA 30291

GSWCC CERT. (LEVEL III) 0000076496
DRAWN BY SFD
DESIGNED BY SFD
REVIEWED BY ZLR
DATE 11/08/2024
PROJECT NO. 017676001
TITLE
DRI SITE PLAN
SHEET NUMBER
C0.20

PRELIMINARY: NOT FOR CONSTRUCTION

