



September 1, 2020

Ms. Kathi Cook, Director
City of Alpharetta Community Development Department
Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

**RE: 3250 Webb Bridge Road Variance Application
Parking Reduction and Stream Buffer Encroachment**

Dear Ms. Cook:

Landis Evans + Partners has been engaged by STACK Infrastructure, the owners of an existing data center in Alpharetta at 3200 Webb Bridge Road, to represent them in regards to their property at 3250 Webb Bridge Road. Specifically, STACK has plans to build a second data center at the location. While developing their plans it has become evident that two variances would support and facilitate a better project for both STACK and the community.

Project Overview:

STACK currently owns and operates a multi-tenant data center at 3200 Webb Bridge Road, at the northeast corner of Morris Road and Webb Bridge Road. Their plans include the construction of a second data center at 3250 Webb Bridge Road, next door to the existing facility.

The property at 3250 Webb Bridge Road is challenging in many respects. It has a stream crossing the "front yard" of the property, includes 30+ feet of undulating vertical relief from front to back and has extremely poor soil conditions. There is also a small stream head in the rear, northeastern quadrant of the site. The shape of the property is also unique, being "L" shaped with frontage along both Webb Bridge Road and Morris Road.

These factors combine to create a site plan that includes a 131,720SF (total) 2-story data center building situated toward the rear of the property.

Request:

STACK is requesting two variances: a parking reduction variance and a stream buffer encroachment variance.

1. Parking Reduction Variance

The City of Alpharetta UDC requirements for parking exceed the number of spaces that STACK requires to run its operation. This request, if granted, will reduce the number of spaces constructed to those necessary to operate the facility. The reduction will not have any negative effects on the property, surrounding properties or the community. The reduction will benefit the community by:

- Reducing the area of impervious surfaces constructed;
- Preserving natural tree canopy and specimen trees;
- Improving water quality;
- Reducing stormwater runoff; and
- Screening views of the building from Webb Bridge Road as a result.

Alternative Site Plans were developed to study the feasibility of constructing the full amount of code required parking, as well as more significant portions of the required parking. All of these options resulted in costly additional land disturbance to construct surface parking lots and/or structured parking decks that would ultimately be unused.

The Alpharetta UDC Article II, Section 2.5.1.B, Business Uses, Technology Centers/Data Processing Centers, states:

“One (1) space per 1,000 square feet per gross area of unmanned space together with parking as required for space dedicated to manned space at 1 space per 300 square feet. Land for additional parking calculated at 1 space per 500 square feet of gross area shall be set aside and preserved until such time as additional parking is needed and/or use changes. This land shall not be subdivided from the remainder of the property so that it can be used for parking in the future.”

The resulting parking requirements for the new STACK Data Center become:

Unmanned Space = 122,743 SF @ 1 parking space per 1,000 SF = 123 spaces

Manned Space = 8,977 SF @ 1 parking space per 300 SF = 30 spaces

Total Required Parking = 153 spaces



STACK has determined its operational needs for the facility to be 45 parking spaces. This is based upon practical experience with their existing data center at 3200 Webb Bridge Road as well as its other facilities across the United States. The site plan attached, titled "STACK ATLL2 Site Plan with Proposed Parking" and dated August 31, 2020 proposes a total of 47 parking spaces and would constitute a 69% reduction in the required number of spaces.

$$\text{Reduction} = \text{Total Proposed Spaces} / \text{Total Required Spaces} = 47/153 = 69\%$$

An alternative site plan attached, titled "STACK ATLL2 Site Plan with Code Required Parking" and dated September 1, 2020, demonstrates the required number of spaces in the event that the data center use changes:

$$\begin{aligned} \text{Gross Floor Area} &= 131,720 \text{ SF @ } 1 \text{ parking space per } 500 \text{ SF} = 264 \text{ additional spaces} \\ 264 \text{ additional} + 153 \text{ required} &= 417 \text{ spaces that must be accommodated} \end{aligned}$$

These spaces could be accommodated on site by parking over the utility courtyard (which would no longer be needed in the event of a use change) and building a parking deck in the southeastern corner of the site.

A third plan was prepared demonstrating an intermediate number of spaces that could be provided in the southeastern corner of the property as surface parking. This would yield an additional 39 spaces, for a total of 86 spaces. This option was not considered further, as it would not meet Zoning Code requirements, would be almost double the number of spaces needed by STACK and it would unnecessarily eliminate existing tree canopy. This option can be seen in the plan titled "Site Plan", dated June 01, 2020.

2. Stream Buffer Variance

There are two streams on the STACK property at 3250 Webb Bridge Road. The first, and larger, of the two enters the property from underneath Webb Bridge Road, flowing north into an existing storm drainage system, and ultimately leaves the property underneath Morris Road to the northwest. This stream, which makes up the property's "front yard" along Webb Bridge Road, is being preserved and the applicable buffers will remain.

The second stream is small and disconnected from the first stream. It forms at the head of an existing pipe system and also flows to the northwest, separately from the first stream. This second one is located underneath the ideal placement of the data center building pad, once zoning setbacks and buffers are considered. Given the location of the first stream, along with the unusual shape of the property, we believe it to be in the best interest of the project and the overall purpose and intent of the Zoning Code, to request a variance for encroachment into and over the second stream buffer.



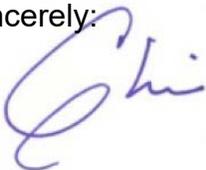
A Buffer Variance Application has also been prepared and filed with the State of Georgia Environmental Protection Division (EPD) for encroachment into the buffers regulated by them. Plans are attached which show the existing small stream and its buffers. Erosion and Sediment Control Plans (E&S Plans) and Water Quality calculations are included which show that the proposed project will exceed the required Total Suspended Solids (TSS) removal rate of 80% by providing an 85% removal rate. (It should be noted that measures required to achieve higher rates of TSS removal are not linear. Higher rates of removal commonly require exponentially greater levels of investment and maintenance.)

Summary

In summary, we believe that these two variance requests complement and support each other. While reducing the parking requirement is both practical and economical for STACK, it also **reduces the stormwater runoff quantity and improves the stormwater runoff quality** from the property. The small stream encroachment will allow the building to be placed on the property as contemplated by the Zoning Code with a minimum of impact overall. There will be no detriment to the public good, adjacent owners or the surrounding community as a result of granting these requests.

We greatly appreciate the opportunity to present this application and are available for any questions that the Honorable Mayor, Council, the General Public or your Staff may have.

Sincerely:



Landis Evans + Partners, Inc.

*Attachments: STACK ATL02 Parking Requirements Summary Table
Public Hearing Application
Property Survey and Legal Description
Site Plans
 STACK ATLL2 Site Plan with Proposed Parking, dated August 31, 2020
 STACK ATLL2 Site Plan with Code Required Parking, dated September 1, 2020
 Site Plan, dated June 1, 2020
Site Perspectives (6 pages)
Ecology Report by Corblu, dated September 1, 2020
Erosion & Sedimentation Control Plans, dated August 31, 2020
Total Suspended Solids Reduction Report, dated August 31, 2020*



STACK ATL02 - Parking Requirements

Required Parking for Data Center Use

Use	Area	Ratio	Required Parking
Manned Space	8977	1/300	30
Unmanned Space	122,743	1/1000	123

Total Required Spaces	153
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Proposed Spaces	47
Proposed Reduction	69%

Required Parking for Potential Use Change

Gross Floor Area	131,720	1/500	264
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Total Potential Required Spaces	417
Total Potential Spaces Accomodated	417