

# Saint Joseph – Project Capstone / Jasper Data Center Campus Fact Sheet

DRAFT

## Project Parties

- **Property Owner:** Captstone Technology Campus LLC / STJ Data Center LLC (Steve Craig – Craig Realty Group)
- **Developer:** Atmosphere Data Centers LLC (Atmosphere-DC), a CA-based data center developer/operator
- **Status:** Atmosphere-DC is exclusively contracted to be purchaser of the campus from Captstone Technology Campus LLC / STJ Data Center LLC

## Zoning & Land Use

- **Zoning and Use:** Mixed Zoning
- **Prior Approval:**
- **Current Application:** Annexation

**Related Development:** Potential Renewable Energy / Adjacent Battery Energy Storage System (BESS) project as part of the data center/energy campus

## Proposed Development Program

- Campus includes four data center buildings to start
- Accessory administrative, electrical, storage, and associated infrastructure
- Surface parking areas
- Up to 200 employees on-site during a 24-hour period. Staffing distributed across 8-hour shifts.

## Site & Location

- **Address:** Craig Parkway, Pickett Rd (5701 Pickett Rd and 6321 Pickett Rd, Saint Joseph, MO 64507)
- **Subject Site:** ~130 ac. within a 400+ ac. campus
- **Former Use:** Ag Expo – open land
- **Surrounding Uses:**
  - Evergy 345kV & 161kV East Towne electrical substation and transmission infrastructure
  - Farmland
  - Industrial warehouses
  - Highway/Roads

## Project Benefits & Economic Value

- Reuses a long-standing industrial and utility site
- Supports critical digital and cloud infrastructure
- Provides a long-term tax base with limited demand on public services
- Lower-intensity and more environmentally responsible use than any other data center use
- Expected to generate over 1,000 construction jobs and 150–250 permanent jobs at full build-out
- Low traffic generation, noise, and visual impacts compared to other allowed industrial or commercial uses
- Support Buchanan County and Saint Joseph’s economic development priorities, including attracting companies that rely on secure, high-capacity computing infrastructure
  - ~ \$50M tax revenue per year