

McDowell Road Data Center PUD

Case Z-62-17-8

Location: Southwest corner of 40th Street and McDowell Road



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PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

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A. Purpose and Intent

1. Project Overview and Goals.

The goal of the McDowell Road Data Center PUD (“MRDC PUD”) is the development of a 97.85 gross acre site into a premier multi-building data center campus.

2. Overall Design Concept.

The design elements that drive the parent company and the solutions specific to the MRDC PUD are all grounded in respect; respect for function, respect for resources, respect for neighbors, and respect for community.

To achieve these goals, the final design of the MRDC PUD will be one focused on systemic efficiency where nothing is wasted. Careful execution of design, not only aesthetic concern, but the underlying design of the systems that drive such high tech spaces is the guiding principle.

An unparalleled focus on pairing demand with deployment, systems with resources, and equipment with community will be critical. This will be large scaled development in a maturing part of the larger community, and the attention to the impacts to that community are critical.

The materials selected are pulled from local vernacular, and will blend into the visual landscape well, even though they are applied to larger buildings. The variety in forms will be informed by the local customs for inspiration but applied to the specific requirements of these precision facilities.

Most importantly, the design will be conscious of the community in which it will become a member. MRDC PUD will improve this underdeveloped site and by doing so enhance the adjacent communities with aesthetically interesting structures, a visually pleasant campus environment as well as the completion of adjacent streetscapes with landscaping on McDowell Road and 40th Street.

The above goals of the MRDC PUD are reflected herein, which will enable development of an important digital asset for Phoenix that provides superior performance (customer benefit) with superior appearance (public benefit).

B. Land Use Plan

1. Primary Proposed Land Use.

Development of a Data Center Campus.

2. Conceptual Site Plan Overview.

The conceptual site plan proposes a three (3) building complex, up to 85 feet in total height. The buildings are oriented on an east/west axis, with a fully screened equipment yard on the north and south facades of most of the buildings (except the southernmost building, which only has a north equipment yard).

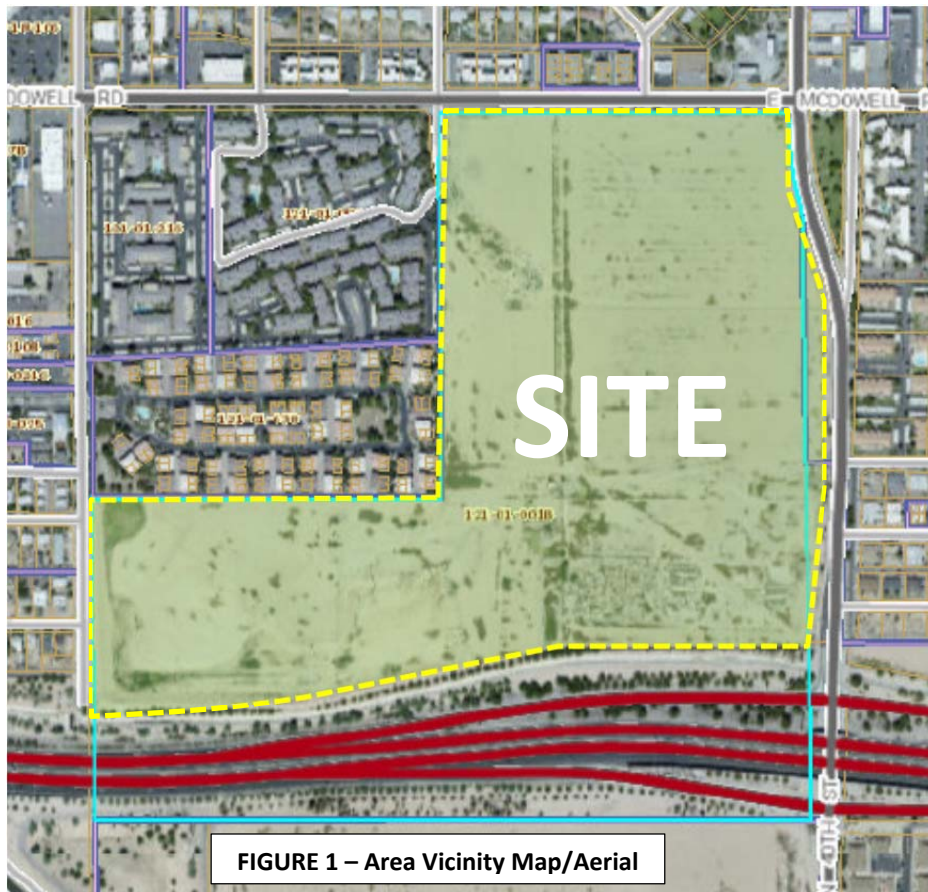
Primary access to the campus is proposed from 40th Street (a collector road), aligned with Belleview Street (a local street). McDowell Road (an arterial road) is not planned for any access except for fire and service vehicles. All entryways are secured and gated. Internal circulation is provided by a system of ring roads that provide both access to the buildings as well as fire department circulation to all sides of the buildings. Parking is provided in parking lots along the eastern facades, near primary entry to each building.

The site plan is similar to other large campus style developments in the Phoenix area, with significant setbacks from adjacent properties and public rights-of-way. The landscaping palette will provide climate appropriate vegetation while establishing deep setbacks to frame the campus setting.

In addition, there is a large existing ADOT retention basin that will likely be reconfigured as part of the development of the project. This will provide an opportunity for an open space amenity in this area. Discussions are on-going with the City of Phoenix and ADOT to determine potential development and operations options for this area. These discussions shall include the exploration of a public/private partnership model for the open space area.

C. Site Conditions and Location

1. Acreage. The project site is a total of 97.85 gross acres in size.
2. Location. Located at the southwest corner of 40th Street and McDowell Road, the project site is bordered by the Loop 202 freeway on the south, 40th Street on the east, McDowell Road to the north and a mix of apartments, condominiums and single-family residences to the west.



3. Topography and Natural Features. A former farming operation, the subject property has been vacant for decades. There is an existing ADOT retention basin located in the southwest corner that will be reconfigured to support the MRDC PUD. The property is generally flat, has been graded in the past and has limited amounts of healthy native vegetation.
4. Archaeology. The site is identified as being in an archaeologically sensitive area. Data testing of the area may be necessary if no previous archaeological projects have been conducted in this area.

D. General Plan Conformance

The Site is identified as a mix of “Commercial”, “Mixed Use (Commercial/15+ du/acre)” and “Parks/Open Space - Publicly Owned” on the General Plan.

The MRDC PUD application is accompanied by a companion minor General Plan amendment case (GPA-CE-1-17-8) which requests a designation of “Commerce/Business Park” on the majority of the site, with “Parks/Open Space – Publicly Owned” and “Parks/Open Space – Privately Owned” on the western section. This designation correlates to the proposed land uses in the MRDC PUD.

In addition to compliance with the Land Use Map (presuming its amendment), the Project provides for the achievement of a number of specific Goals, Policies and Recommendations of the General Plan as discussed below.

CORE VALUE – Connect People and Places

Opportunity Sites (Page 66)

Goal: “To promote development of vacant parcels...within the developed area of the city that are consistent with the character of the area or with the area’s transitional objectives.”

Land Use and Design Principles:

“Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.”

MRDC PUD will result in the development of a vacant parcel, one that is highly viable due to its large size and its location adjacent to a major freeway corridor, into a modern business campus type of environment. Careful site planning that provides significant setbacks from residential uses will result in a campus like environment that will blend with the surrounding land uses as well as the overall character of this portion of the Camelback East Village.

CORE VALUE – Strengthen Our Local Economy

Job Creation (Employers) (Page 88)

Goal: *“Facilitate job creation in targeted high-growth/high-wage industry sectors and targeted trade industry sectors.”*

Tools: Policies and Actions

“Focus on targeted industry sectors with highest impact and opportunity for sustained growth.”

MRDC PUD will provide critical backbone services to business (particularly those in technology, a high-growth/high-wage sector) in the City of Phoenix. By providing high-quality data services, the project will support other businesses, allowing them to grow, expand and add employees. Many of the MRDC PUD customers will be high-tech firms that the General Plan encourages the City to attract. In addition, at buildout the campus is anticipated to employ around 150 employees, creating direct job growth.

CORE VALUE – Celebrate our Diverse Communities & Neighborhoods

Safe Neighborhoods – Police (Page 112)

Goal: *“Ensure our community is safe for all residents to enjoy.”*

Land Use and Design Principles:

“Incorporate Crime Prevention Through Environmental Design (CPTED) guidelines into site plan and design guidelines as appropriate.”

MRDC PUD will result in the development of a site that, according to neighbors that have contacted the development team, often has illegal activities, including urban camping, garbage dumping and other quality of life nuisances. Securing fencing will provide visibility.



FIGURE 2 – General Plan Map - Existing

E. Zoning and Land Use Compatibility

1. Existing and Adjacent Zoning.

The subject site is currently zoned a mix of PSC, R1-6, R-2, R-3A, R-4, R-4A and C-O districts. These zoning designations were established in rezoning cases Z-341-85 and Z-166-87. The current zoning dates to the late 1980's, at which time the vision for the property was for a very dense, residentially focused development pattern with supporting retail and commercial office uses.

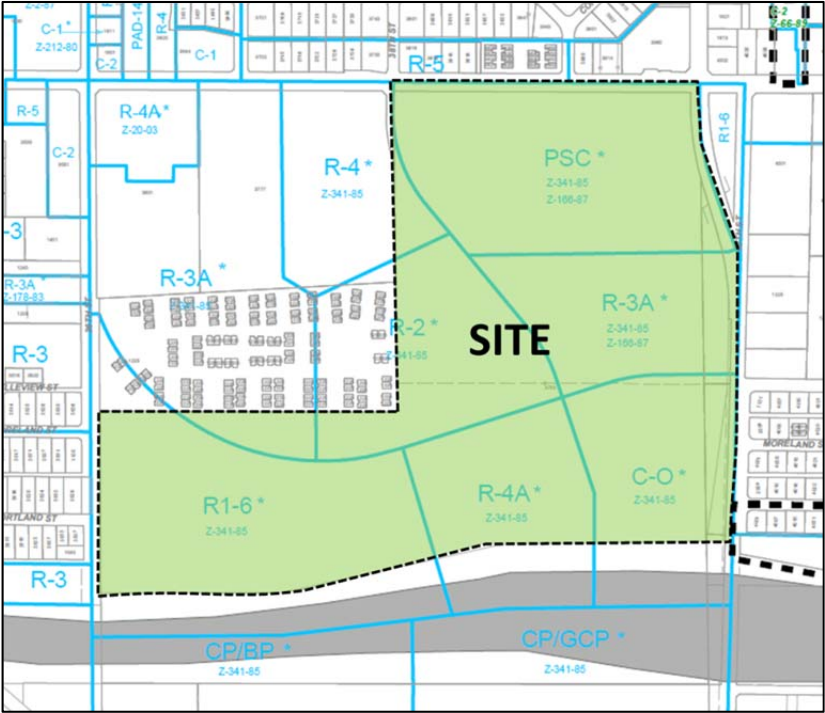


FIGURE 3 – Zoning Map

Direction	Existing Zoning	Existing Land Use
North (Eastern portion of site)	R-5, C-2	Multifamily residential Gas station Commercial retail
North (Western portion of site)	R1-6, R-2, R-3A	Multifamily residential
South (Across I-10 Freeway)	CP/BP, CP/GCP	Vacant
East	R1-6, R-3, R-4, C-2, C-2 H-R	Multifamily residential
West (Northern portion of site)	R-2, R-4	Multifamily residential
West (Southern portion of site)	R1-6, R-3	Single-family residential

The surrounding properties have current zoning entitlements that may permit a variety of land uses, including intensive commercial, retail and single-family and multifamily residential development, all of which are appropriate “neighboring” districts to the Project.

2. Existing and Adjacent Land Uses.

As a former farming operation, the subject property has been vacant for decades and is currently in a disturbed, but undeveloped state.

North of the site is a mix of office, retail and multifamily land uses, including gasoline sales, convenience stores, two-story garden apartments and some strip retail shopping centers. The uses to the west are a mix of two-story garden apartments, two-story condominium homes and single-family dwellings across 36th Street. East of the site is developed with two-story garden apartments and single-story duplex units. South is the Loop 202 freeway, a major transportation corridor.

The project will be a compatible neighbor to all of these uses by providing a secure campus environment as well as by redeveloping and activating a very large vacant parcel.

F. List of Uses

The developer(s) or any property owner within the defined limits of the PUD may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may approve a use analogous to those listed below through the informal interpretation process.

1. Permitted Primary Uses.

a. Data Center Campus

A Data Center Campus is a facility, typically including multiple buildings, used to house computer systems and associated components, such as telecommunications and data storage systems. This use is composed of networked computers and storage that businesses or other organizations use to organize, process, store and disseminate large amounts of data. Because of the sensitive nature of the information contained therein, these facilities are closed to the broader public and have a secure campus. This use may include private offices, training rooms, employee amenities such as a cafeteria and other supporting functions. These inclusive functions are identified as being included in the Data Center Campus by their exclusive use by employees and/or vendors only and the exclusion of the general public. Inclusive of Telcom Hotel uses.

b. All those uses permitted in Section 626.F, Commerce Park District, General Commerce Park Option

c. General Retail Sales

d. Open Space, Common or Passive

e. Utility Buildings and Facilities

2. Accessory Uses.

All those permitted by Section 626.F, Commerce Park District, General Commerce Park Option.

3. Temporary Uses.

Temporary uses permitted per Section 708 of the Zoning Ordinance.

G. Development Standards

For development standards, this PUD builds upon the base of those found in Zoning Ordinance Section 626, as applicable to the General Commerce Park Development Option, as specifically modified below.

G.1 General to All Land Uses. For all land uses, except for Data Center Uses and Utility Buildings and Facilities, the standards of Zoning Ordinance Section 626, as applicable to the General Commerce Park Development Option, apply.

G.2 General to Data Center Uses. For Data Center Uses and Utility Buildings and Facilities only¹ the standards of Zoning Ordinance Section 626, as applicable to the General Commerce Park Development Option, apply, except as follows:

G.2.a – All of the standards of Zoning Ordinance Section 626.G, District Regulations, shall be met, except the following sections which are waived for Data Center Uses only, more specifically as follows:

Section 626.G.3 3. The average noise level, measured at the property line, shall not exceed fifty-five dB (ldn) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.

Because a Data Center Use requires back up electrical generation equipment, there will be numerous back up electrical generators located next to the buildings in fully enclosed yards. Given the ambient noise levels of the area, freeway proximity and the large size of the site, these generators, when running on a singular basis², are not expected to be noticeably loud beyond the property lines. However, in the rare emergency event of total power loss (expected to be a very rare event based on SRP downtime data), some or all of the generators may run simultaneously. This level of noise production is unknown; therefore, this noise standard cannot be applied to the generation equipment, which is only utilized at maximum level during an emergency power loss. There are no other known sources of

¹ Data Center Uses are not intended to be in a mixed-use structure; in the unlikely event that a Data Center Use is co-located within one building with another non-Data Center Use, such building(s) are subject to the more restrictive standards of Section G.2.

² For example, they are tested monthly. This test requires a 3 to 5 minute run of the generator to ensure functionality.

unusual noise associated with the proposed Data Center Use. This use will comply with the noise ordinances of the City of Phoenix as found in City Code Chapter 23.

Section 626.G.6. Unless otherwise specifically permitted within an option, there shall be no outside use or storage.

Data Center related outside uses and/or storage, while anticipated to be minimal, shall be permitted within fully screened areas. No outside use or storage shall be permitted to be visible from any adjoining public right-of-way or private property.

Section 626.G.8. Unless across an arterial street, the Single User option must be established adjacent either to another Commerce Park District option or to a residence district.

This PUD supersedes any underlying Section 626 requirement to assign a specific “development option” type to a Data Center Use. Since specific standards are provided herein (which provide superior buffering of residence districts than requirements under the Single User option), this provision is inappropriate to apply.

G.2.b. Definition of Lot Line. Within the MRDC PUD, the following definitions shall apply:

Perimeter Lot Line: A lot line located on or adjacent to the perimeter of the MRDC PUD.

Interior Lot Line: A lot line located wholly interior to any portion of the subject property of the MRDC PUD.

G.2.c - Yard, Height and Intensity Standards are as follows:

Standard	Requirement
Maximum Building Height	0 Feet within 60 Feet of perimeter lot line Up to a Maximum of 30 Feet within 61 to 100 feet of a perimeter lot line Up to a Maximum of 85 Feet within 101 or more feet of a

	<p>perimeter lot line</p> <p><u>Exceptions to 0 Foot Standard:</u> One (1) Guard/Entry Office of up to 995 square feet – up to 20 feet of height permitted, no closer than 30 feet of perimeter lot line on any public road frontage</p>
Lot Coverage	Up to 50% Maximum
Required Building Setbacks	<ul style="list-style-type: none"> a) Minimum 60 Feet from perimeter lot line b) Minimum 0 Feet for interior lot lines c) Minimum 60 Feet from perimeter lot line adjoining freeway/ADOT row d) <u>Exception for Guard/Entry Office</u> – setback minimum 30 Feet from perimeter lot line
Utility Equipment Yard, Loading Dock or Dedicated Trash Areas	a) Minimum Setback of 100 feet from a residential zoning district line

G.2.d Zoning Ordinance Section 626.H.3 Walls and Screening. All provisions of Zoning Ordinance Section 626.H.3 apply.

In addition, a palisade style security fence is permitted, up to ten foot, six inches (10'-6") in height, subject to placement outside of required landscape setbacks as per, and in compliance with, design guidelines listed in MRDC PUD Section H.4

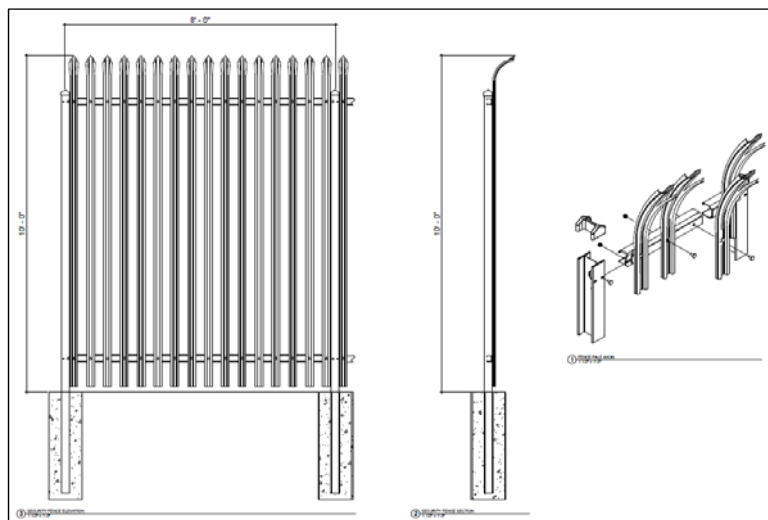


FIGURE 4 – Security Fence Detail

G.2.e Zoning Ordinance Section 701.B Height Provisions. All provisions of Zoning Ordinance Section 701.B apply, except, due to the additional needs for electrical, mechanical, and utility structures related to operating and cooling a Data Center, the maximum roof area permitted to be occupied by these systems is 75%.

G.3 Automotive Parking. Development of the Site shall comply with Zoning Ordinance Section 702, except as provided for below.

G.3.a. For Data Center Campus Uses and Utility Buildings and Facilities, 1 Parking Space per 5,500 square feet of gross first floor area.

The reduction in parking specific to the Data Center Campus land use is due to its low number of employees. The developer has operated a number of these facilities across the nation. Based on this experience, up to 200 employees (both theirs and their customers' technicians) may be assigned to the site, but no more than 100 are expected at any given time. Gross first floor square footage is utilized as there are very few employees added if the building is taller (more floors of equipment); more equipment does not equal more employees.

In addition, Section 702.B.2 is modified to:

For Data Center Campus Uses, no less than one (1) required loading space per building; additional spaces may be provided.

G.3.b. For All Other Permitted Land Uses.

Zoning Ordinance Section 702 shall apply.

G.4 Bicycle Parking. Bicycle parking shall be provided as follows:

G.4.a. Provide at least one (1) secured bicycle space per 25 vehicle parking spaces; secured parking may be located indoors or outdoors (i.e. bicycle lockers).

G.4.b. Minimum of two (2) bicycle spaces to be located outdoors per building. Spaces shall be installed per Zoning Ordinance Section 1307.H.4.

G.4.c. When provided outdoors, locate bicycle parking within 50 feet of the main entry of a building.

G.5 Lighting Plan. Outdoor lighting shall comply with applicable provisions of the Zoning Ordinance.

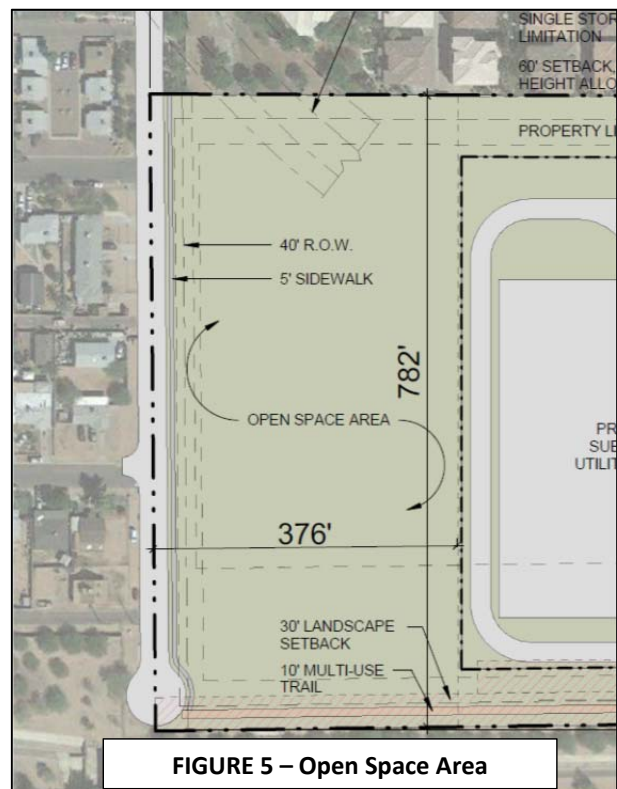
G.6 Perimeter Sidewalks. Sidewalks installed in public rights of way shall be detached and comply with the following standards:

G.6.a Minimum Distance From Back of Curb³: 3 Feet (area to be landscaped with shrubs).

G.6.b Minimum Width of Sidewalk: 5 Feet

G.7 Open Space Area. The area identified on Figure 5 will be developed as an open space area (the “Open Space Area”). ADOT approval is required and the exact use and final design of this area is not yet determined

The Open Space Area is limited to use only as open space, parking for open space uses, accessory uses commonly associated with open space uses as determined by the Zoning Administrator, as well as for primary and third party (such as ADOT) storm water retention purposes and utility facilities (including those facilities required by SRP).



³ Sidewalks may be attached to back of curb as necessary for compliance with ADA and/or City of Phoenix sidewalk ramp, curb apron or other public standard right of way improvement.

The Open Space Area is subject to the following standards:

G.7.a. To be located adjacent to 36th Street and be at least 330 feet across (measured east from 36th Street). Total minimum area to be 257,000 square feet (approximately 5.8 acres).

G.7.b. The Open Space Area will be open to public access and an ADA compliant route will be provided to each amenity. At least three (3) of any combination of the following amenities are to be provided within the Open Space Area:

- i. Soccer Field, sized to meet typical City of Phoenix Parks Department requirements for such use.
- ii. Open Turf Area of at least one (1) acre in size (excludes any turf areas provided as Soccer Fields under i. above)
- iii. Provision of a decomposed granite perimeter walking path of at least 2,000 feet in total length.
- iv. Provision of at least four (4) exercise stations (type and location to be reviewed and approved by the Parks Department).
- v. Provision of no less than four (4) seating areas located generally at each corner of the Open Space Area and to include, at minimum, two (2) benches and three (3) trees planted to provide partial shade to the benches at maturity.
- vi. Provision of no less than four (4) picnic tables.

A minimum of 40% of the total Open Space Area shall be turf. The perimeter landscaping area shall be enhanced along the western and southern boundaries to provide at least the minimum ground cover, bush and tree requirements of Section G.8.a.

G.7.c. At minimum, and inclusive of any of the amenities provided in b. above, final plans for the Open Space Area shall have at least ten percent (10%) of the total area as turf.

G.7.d. At a minimum, if the Open Space Area is accessible to the general public, said access shall be from 8AM until dusk on a daily basis, or as approved by the Parks and Recreation Department

G.7.e. If accessible to the general public, at least two (2) access points are to be provided. One access point is to be located on the west boundary along 36th Street and one access point is to be located on the Multi-Use Trail (MUT) along the southern boundary.

G.7.f. If fencing is provided, along the western and southern boundaries of the Open Space Area view type fencing shall be utilized. Solid or view type fencing may be provided on the eastern boundary. Along the northern boundary, only solid fencing is permitted. Lockable gates may be provided.

G.7.g. Lighting shall comply with all standards of the Zoning Ordinance and City Code.

G.7.h. If an agreement is entered into between the property owner and the City of Phoenix Parks Department regarding the use and/or management of the Open Space Area by the City of Phoenix for public use, the above provisions may be modified by the Parks Department and approved by the Planning and Development Department to meet City standards and/or the terms of any such agreement (except for the minimum location and size standards of Section G.7.a).

G.8 Pedestrian Pathway/Multi-Use Trail (MUT): The following standards shall apply to the pedestrian pathway/multi-use trail located along the south boundary of the MRDC PUD:

- A minimum 25-foot multi-use trail easement for the MUT shall be dedicated along the south boundary of the MRDC PUD from 36th Street to 40th Street.
- The developer shall construct, landscape (Per Section G.9.d) and maintain the MUT area, including ADA compliant access from 36th

Street to 40th Street, as approved by the Planning and Development Department.

- Trees planted along the MUT shall be maintained with mature canopies to provide shade to trail users. Placement of signage along the southern buildings of the MRDC PUC shall be per Section I.1.H. and trees shall not be trimmed to less than a mature canopy.

G.9. Landscaping Standards. The following minimum landscaping setback planting standards apply to the development of any land use within the MRDC PUD:

LANDSCAPE STANDARDS	
G.9.a. PERIMETER PROPERTY LINES – LANDSCAPING REQUIRED ADJACENT TO 40th STREET, McDOWELL ROAD, 36th STREET AND 38th STREET	
Landscape Setback	30-foot minimum width
Trees	1-row trees planted 20-feet on-center or equivalent groupings
Tree Caliper	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper (25% of required trees) Min. 4-inch caliper (25% of required trees)
Shrubs (Landscape Setback)	Minimum five (5) 5-gallon shrubs per tree
Shrubs (Detached Landscape Strip)	Minimum 5-gallon shrubs at a minimum spacing of 5 feet
Groundcover	A minimum 50% of the landscaped area at maturity (excluding hardscape areas) should be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system.
Additional	Trees to be planted to provide maximum thermal comfort to pedestrians along any sidewalk, streetscape, or pedestrian pathway.
G.9.b. PERIMETER PROPERTY LINES – LANDSCAPING REQUIRED ADJACENT TO RESIDENTIALLY ZONED PROPERTIES	
Landscape Setback	30-foot minimum from property line. Note that perimeter fences may be installed within this area (See Section H.4)

Trees	1-row trees planted 20-feet on-center Automatic irrigation system is required
Tree Caliper	Min. 2-inch caliper (75% of required trees) Min. 3-inch caliper or multi-trunk tree (25% of required trees)
Shrubs	Minimum three (3) 5-gallon shrubs per tree
Groundcover	A minimum 50% of the landscaped area at maturity (excluding hardscape areas) should be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system
Additional	Trees are to be of a type intended to create screening of the site from adjacent properties. Examples of appropriate trees include, but are not limited to, sissoo, ficus, chinese elm, Arizona ash or sumac.
G.9.c. SOUTHERN PROPERTY LINE ADJACENT TO LOOP 202 FREEWAY	
Trees	1-row trees planted 30-feet on-center
Tree Caliper	Minimum 2-inch caliper (50% of required trees) / Minimum 3-inch caliper (50% of required trees)
Shrubs	Minimum three (3) 5-gallon shrubs per tree
Groundcover	A minimum 50% of the landscaped area at maturity (excluding hardscape areas) should be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system
Additional	Trees to be planted to provide maximum thermal comfort to pedestrians along the pedestrian pathway.
G.9.d. PEDESTRIAN PATH/MULTI-USE TRAIL – ALONG SOUTHERN PROPERTY LINE	
Pedestrian Path/Multi-Use Trail	Minimum 10-foot Multi-Use Trail (MUT) to be provided inside 25-foot multi-use trail easement
Pedestrian Path Type	Minimum 10-foot wide Multi-Use Trail to be constructed per City of Phoenix MAG Supplemental Detail
G.9.e. INTERIOR LOT LINES	
	No minimum standards
G.9.f. PARKING LOTS	
Meet the minimum standards of the C-2, Intermediate Commercial Zone (Section 623)	

H. Design Guidelines

For all development, the provisions of Zoning Ordinance Section 507 TAB A shall apply.

In addition, for Data Center Campus uses, the following Design Guidelines shall also apply⁴:

H.1 BUILDING ELEVATIONS

H.1.A Building Façade Material:

All exterior building facades may be constructed of one or a combination of the following materials:

- Precast/Tilt Up/Site Cast Concrete Panels
- Applied masonry veneers
- Laid masonry block with a finished face, brick or stone
- Masonry stucco
- Aluminum composite metal panel systems

Wood, vinyl siding, and EIFS materials shall NOT be used for public street facing facades regardless of proximity to property lines.

H.1.B Building Façade Material Variation:

In order to avoid large, monolithic and blank facades, variations in elevation, texture and color of all facades within 200 feet of property lines abutting public right-of-way shall be provided in the horizontal dimension as per the following requirements:

- At least 20% of the building façade will vary from the base elevation color over any 100 linear foot portion of building elevation. At least 25% of the elevation as a whole will vary from the base color.

⁴ If there are any conflicting provisions, the standards of the MRDC PUD control.

- At least 20% of the building façade will vary from the base texture over any 100 linear foot portion of building elevation. At least 25% of the elevation as a whole will vary from the base texture.
- No fewer than three (3) colors shall be utilized on an elevation that is visible from a public right-of-way or adjoining residentially zoned property.
- No fewer than two (2) material textures shall be utilized on an elevation that is visible from a public right-of-way or adjoining residentially zoned property.
- The use of mirror reflective glazing is prohibited.

H.3 VISUAL SCREENING OF EQUIPMENT YARDS, DOCKS AND TRASH AREAS AT GRADE

H.3.A Required Screening

All equipment yards, loading docks, dedicated trash storage areas and dumpsters (not including the Utility Equipment Yard, see Section H.3.C) shall be screened where visible from any public street and/or any directly adjacent residentially developed properties.

All screen walls to be as least as tall as the equipment/object that they are providing screening for, except for water storage tanks, which must be of a finished metal material above any screen wall.

H.3.B Screening Materials

Permitted materials for the screening walls of areas listed in this section must provide solid, opaque screening and may be constructed by the following:

- Laid masonry block with a finished face, brick or stone
- Precast/site cast/tilt up concrete panels
- Masonry stucco

- Solid or louvered metal

H.3.C Utility Buildings and Facilities Screening Requirements

For those portions of a utility buildings and facilities (the location of required SRP electrical transformers to service the project) that are visible

(i) from directly adjacent residential development;

(ii) from any adjacent public right-of-way; or

(iii) a freeway right-of-way, the following shall apply:

- Locate such yards to take advantage of screening by primary site structures to the extent possible; locations directly adjacent to streets are discouraged. When located adjacent to public right-of-way, such yards shall not be located in a landscape setback.
- The following materials are permitted: masonry with a finished face, steel/metal, brick or similar materials.
- The following materials are prohibited: wood, chain link with vinyl slats or plastic materials.
- Final elevation for the fence should harmonize with the design of the primary building design by utilizing similar colors and materials as practical.
- Block walls shall have a finished face or be finished with stucco or other treatment to ensure a finished look.
- To support screening of electrical infrastructure, large (25 foot wide canopy at maturity) canopy trees shall be planted within 30 feet of the fence, no less than 30 feet on center between trees. Trees shall be a minimum of 2-inch caliper when planted.

H.4 SITE SECURITY FENCING

Security is key to the successful operation of a Data Center Campus. While security is paramount, to maintain a campus feel, it is important that security fences, where visible to the public, be of high visual quality and interest. The following guidelines establish a balance between access control and aesthetics.

H.4.A Fencing Materials

Any fences constructed on the site must be constructed of any of the following materials:

- Architectural concrete panels
- Stone laid masonry with a finished face
- Ornamental Steel
- Wrought Iron or Wrought Iron Appearance Metal

H.4.B Location

- Fences are permitted on all sides of the property but are not to encroach into the required landscape setback adjacent to perimeter property lines that abut a public right-of-way (MRDC PUD Section G.8.a & b) or along the southern property line adjacent to the pedestrian pathway (MRDC PUD Section G.8.d).
- Fences are permitted to be constructed at or adjacent to interior property lines (MRDC PUD Section G.8.e) or those perimeter properties lines that are not abutting a public right-of-way (MRDC PUD Section G.8.c).

H.4.C Opacity

- Fences abutting a public right-of-way (MRDC PUD Section G.8.a & b) or along the southern property line adjacent to the pedestrian pathway (MRDC PUD Section G.8.d) shall provide a minimum of 50% view fencing over any 100 linear foot segment of fence.
- Fences along interior property lines or perimeter property lines that are not abutting a public right-of-way (MRDC PUD Section G.8.c) may be entirely opaque.
- Fences around the Open Space Area (MRDC PUD Section G.7) shall provide a minimum of 50% view fencing over any 100 linear foot segment of fence.

H.5 GUARD/ENTRY OFFICE

The final location of the guard/entry offices shall be designed so that vehicles will not queue on or into the public right-of-way, as approved by the Planning and Development and Street Transportation Departments

I. Signs

All development will be subject to the standards of Chapter 7 of the City of Phoenix Zoning Ordinance.

In addition to the signage permitted in Chapter 7, for Data Center Campus uses only, Chapter 7 is modified to permit the following additional signage:

I.1 Corporate Branding

Along the southern façade of any building located within 500 feet of the southern perimeter property line adjacent to the Loop 202 freeway, corporate branding signs are permitted to be installed on the elevation and/or the equipment screen (the upper portion of the elevation), subject to the following standards:

I.1.a Two (2) signs are permitted, unless the building is expanded, in which case the existing sign may be retained or removed; if retained, a total of three (3) signs are permitted.

I.1.b Signs shall be installed as one of two different visual messages, so that the signs are either a “Type A” or a “Type B” message to maintain visual harmony along the façade.

I.1.c Signs may be installed as follows (visuals are a concept only, final design to be similar but not identical to the examples provided below):

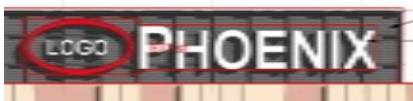
West Sign
Initial Development
TYPE A



East Sign
Initial Development
TYPE B



West Sign
Expansion of Building
TYPE B



Middle Sign
Expansion of Building
TYPE A



East Sign
Expansion of Building
TYPE B



I.1.d. Total sign area (total of all corporate branding signs) is limited to no more than five percent (5%) of the total southern building wall elevation area in square feet.

I.1.e. At the time of initial installation, signs are to be located in the upper corners of the façade and/or equipment screen (at the East and West corners).

I.1.f. Signs shall be backlit.

I.1.g. Signs shall not individually exceed 699 square feet in total area.

I.1.h. Signs shall be sited so that their visibility from the Loop 202 (ADOT) Freeway will not be obstructed by the expected tree canopy (at maturity) of required trees along the MUT.

J. Sustainability

J.1. City Enforced Standards.

These standards are to be documented as part of the standard building permit issuance process and will show compliance with the following features:

- a. Dual glaze windows
- b. Exterior lighting to be LED-type light fixtures (or similar best practices technology)
- c. Use of light colored roofing materials to reduce heat island effect
- d. The MRDC PUD shall be developed in compliance with the Phoenix Green Construction Code (PGCC).

J.2. Developer Enforced Standards.

These standards are not implemented by the City; however the developer commits to provide the following:

- a. Provide priority parking spaces for car/vanpools
- b. Design entryways to minimize and control the entry of pollutants into buildings
- c. Utilize advanced cooling system technology to reduce energy consumption
- d. Improved building cooling efficiency
- e. Reduced energy consumption by monitoring of power usage real time by leveraging analytics during operations
- f. Specifying recycled materials to be used in construction as practical
- g. Utilizing low-emitting materials for adhesives, sealants, paints & coatings
- h. Reduced flow water fixtures
- i. Energy Star rated appliances

K. Infrastructure

K.1 CIRCULATION SYSTEM. This 97.85 gross acre site is bounded on the north by McDowell Road (arterial), on the east by North 40th Street (collector), on the south by the 202 freeway (freeway) and on the west by 36th Street (local). All of these streets are fully improved with the exception of North 36th Street which is currently lacking a sidewalk that will be added by this project. The MRDC PUD proposes installing a detached sidewalk and street landscaping in this location as per MRDC PUD Section G. North 38th Street off of McDowell extends southerly past the entrance into the existing apartment complex. The west half street improvements are in and this project will install the east half and terminate the street in a new cul-de-sac. The main entrance into the site will be off of North 40th Street on the East Belleview Street alignment. Curb returns at this location already exist into the site. The North 38th Street cul-de-sac will provide secondary fire access into the site.

K.2 GRADING AND DRAINAGE. The natural gradient across the site is from the northeast corner of the site towards the southwest corner of the site. A large regional retention basin exists on the property around the southwest corner that appears to accept runoff from the parcel and also the existing development to the north, Enclave Villas Condominiums. This site, if not already accounted for in the existing retention basin, will provide for the 100 year, 2 hour storm in accordance with the City of Phoenix requirements or provide retention based on the pre vs. post runoff or the first flush requirement, whichever is greater if the existing basin does take this parcel into account. The subject property is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on Panel 2230L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

K.3 WATER. There is an existing 12" waterline in North 38th Street extending south from McDowell Road. This water line will be extended as a private line into the site and looped back to the 12" waterline located in North 36th Street. This private looped line will have hydrants located on it and provide fire line extensions to the proposed buildings. Fire department connections will be located within 200 feet of the private fire hydrant. Backflow preventers will be installed

on both ends of the looped waterline. Water meters and landscape meters will be located near the intersection of McDowell Road and North 38th Street.

K.4 WASTEWATER. There is an existing 15 inch sewer line that runs through the site in the dog leg that extends out to North 36th Street. This line is deep enough and a private sewer line will be extended from this line to serve the new buildings.

L. Phasing Plan

The Project is planned to have a total of four (4) phases, each of which can be developed independently of the other. Therefore, the provided plan is conceptual only and is subject to change as market demands dictate.

Development of each phase will include the structure(s), landscaping and off-site improvements applicable to the total area of that phase, as shown in the Phasing Plan.

The Conceptual Phasing Plan is provided as Exhibit 6.

M. PUD Legal Description.

A portion of the Northeast quarter of Section 1, Township 1 North, Range 3 East and a portion of the Northwest quarter of Section 6, Township 1 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the North quarter corner of said Section 1, from whence the Northeast corner of Section 1 bears South 89° 47' 42" East (Basis of Bearings) a distance of 2639.27 feet;

Thence South 89° 47' 42" East along the North line of said Northeast quarter a distance of 1317.29 feet to a found brass cap flush (0.18' North of the Section line);

Thence South 00° 30' 53" East a distance of 40.00 feet to the South line of the North 40.00 feet of the Northeast quarter of said Section 1 and the North line of "State Plat No. 19" as recorded in Book 332 of Maps, page 26, Official Records and the POINT OF BEGINNING;

Thence South 89° 47' 42" East along said South line and the North line of said Tract 4 a distance of 1281.03 feet to the Northeast corner of said "State Plat No. 19", lying 40.00 feet West of the centerline of 40th Street as shown on said "State Plat No. 19";

Thence southerly along the Easterly line of "State Plat No. 19" for the next six (6) courses:

Thence South 00° 09' 35" West a distance of 10.31 feet to the beginning of a non-tangent curve, with a radius of 1331.00 feet whose chord bears South 08° 42' 01" East a distance of 407.28 feet;

Thence southerly along said curve through a central angle of 17° 36' 05" a distance of 408.89 feet to a non-tangent line;

Thence South 17° 23' 57" East a distance of 190.84 feet to the beginning of a non-tangent curve, with a radius of 1162.00 feet whose chord bears South 07° 46' 20" East a distance of 379.91 feet;

Thence southerly along said curve through a central angle of 18° 49' 01" a distance of 381.62 feet to a non-tangent line;

Thence South 01° 33' 56" West a distance of 300.29 feet;

Thence South 07° 30' 33" West a distance of 671.99 feet to an intersection with the East line of the Northeast quarter of Section 1 and the North right-of-way line of State Route 202, from whence the East quarter corner of Section 1 bears South 00° 58' 04" east a distance of 646.17 feet;

Thence along said North right-of-way line for the next three (3) courses:

Thence South 89° 55' 09" West a distance of 885.57 feet;

Thence South 76° 58' 09" West a distance of 972.77 feet;

Thence South 89° 17' 07" West a distance of 819.59 feet to an intersection with the North-South mid-section line of said Section 1;

Thence North 00° 30' 45" West along said line a distance of 786.81 feet to an intersection with the South line of "Enclave Villas-Amended" as recorded in Book 699 of Maps, page 28, Official Records, from whence the North quarter corner of Section 1 bears North 00° 30' 35" West a distance of 1431.23 feet;

Thence South 89° 47' 41" East along said South line a distance of 1317.34 feet to the Southeast corner of said "Enclave Villas-Amended";

Thence North 00° 30' 53" West along the East line of said "Enclave Villas-Amended" and along the East line of "Indigo Palms" as recorded in Book 607 of Maps, page 44, Official Records, a distance of 1391.23 feet to the POINT OF BEGINNING.

Except 1/16th interest reserved to the state of Arizona in all oil, gas, hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizer of every name and description and all materials which may be essential to production of fissionable materials as set forth in ARS 37.231.

N. Open Space Area Legal Description.

LEGAL DESCRIPTION

OPEN SPACE AREA

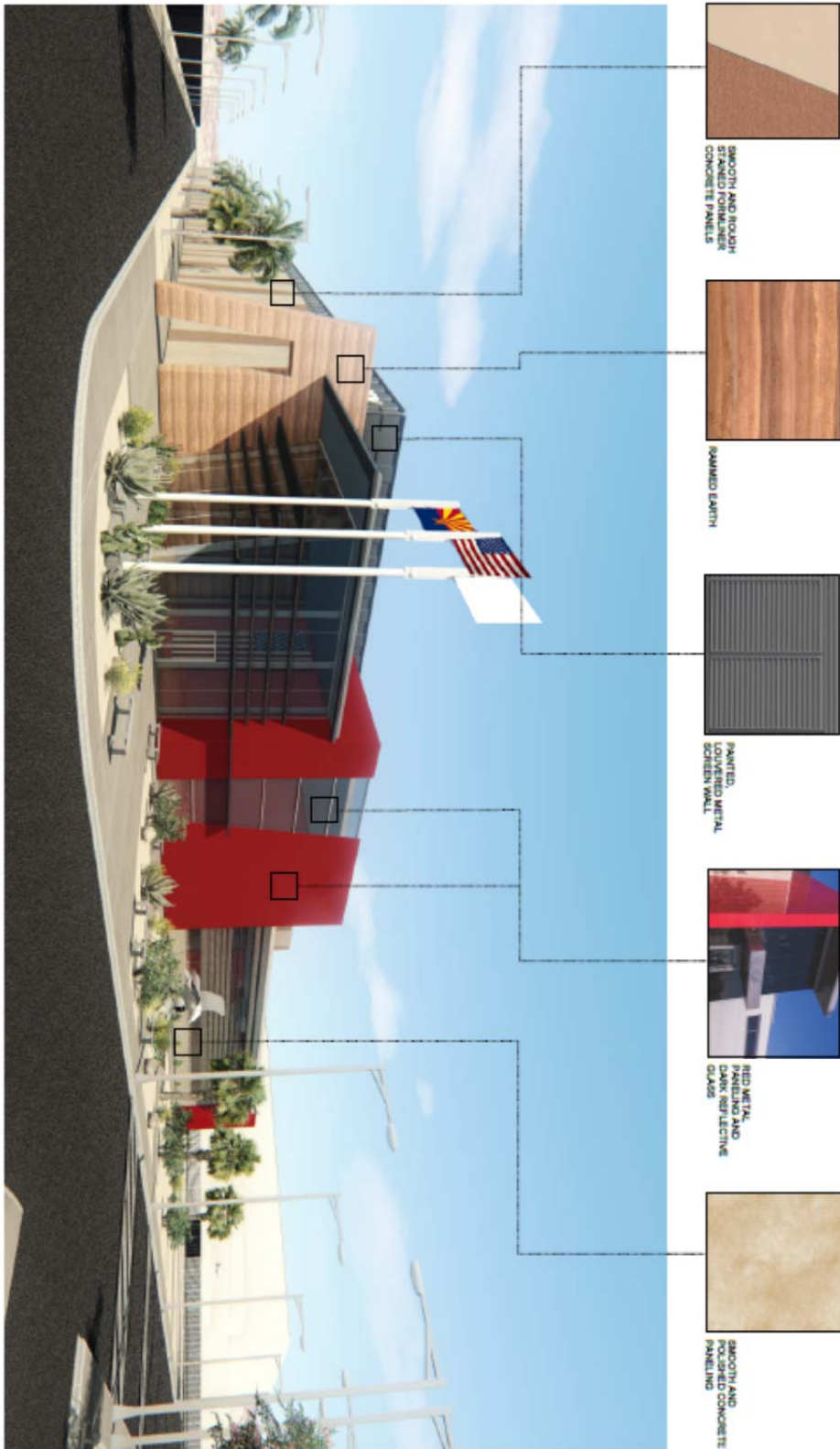
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1, FROM WHENCE THE NORTHEAST CORNER OF SECTION 1 BEARS SOUTH 89° 47' 42" EAST (BASIS OF BEARINGS) A DISTANCE OF 2639.27 FEET; THENCE SOUTH 89° 47' 42" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1317.29 FEET TO A FOUND BRASS CAP FLUSH (0.18' NORTH OF THE SECTION LINE); THENCE SOUTH 00° 30' 53" EAST A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 1 AND THE NORTH LINE OF "STATE PLAT NO. 19" AS RECORDED IN BOOK 332 OF MAPS, PAGE 26, OFFICIAL RECORDS; THENCE SOUTH 89°47' 42" EAST ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID TRACT 4 A DISTANCE OF 1281.03 FEET TO THE NORTHEAST CORNER OF SAID "STATE PLAT NO. 19", LYING 40.00 FEET WEST OF THE CENTERLINE OF 40TH STREET AS SHOWN ON SAID "STATE PLAT NO. 19"; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF "STATE PLAT NO. 19" FOR THE NEXT SIX (6) COURSES: THENCE SOUTH 00° 09' 35" WEST A DISTANCE OF 10.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WITH A RADIUS OF 1331.00 FEET WHOSE CHORD BEARS SOUTH 08° 42' 01" EAST A DISTANCE OF 407.28 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 36' 05" A DISTANCE OF 408.89 FEET TO A NON-TANGENT LINE; THENCE SOUTH 17° 23' 57" EAST A DISTANCE OF 190.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, WITH A RADIUS OF 1162.00 FEET WHOSE CHORD BEARS SOUTH 07° 46' 20" EAST A DISTANCE OF 379.91 FEET; THENCE SOUTHERLY ALONG

SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 49' 01" A DISTANCE OF 381.62 FEET TO A NON-TANGENT LINE; THENCE SOUTH 01° 33' 56" WEST A DISTANCE OF 300.29 FEET; THENCE SOUTH 07° 30' 33" WEST A DISTANCE OF 671.99 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1 AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROUTE 202, FROM WHENCE THE EAST QUARTER CORNER OF SECTION 1 BEARS SOUTH 00° 58' 04" EAST A DISTANCE OF 646.17 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: THENCE SOUTH 89° 55' 09" WEST A DISTANCE OF 885.57 FEET; THENCE SOUTH 76° 58' 09" WEST A DISTANCE OF 972.77 FEET; THENCE SOUTH 89° 17' 07" WEST A DISTANCE OF 449.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 17' 07" WEST A DISTANCE OF 330.00 FEET; THENCE NORTH 00° 30' 45" WEST A DISTANCE OF 786.16 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF "ENCLAVE VILLAS-AMENDED" AS RECORDED IN BOOK 699 OF MAPS, PAGE 28, OFFICIAL RECORDS; THENCE SOUTH 89° 47' 41" EAST ALONG SAID SOUTH LINE A DISTANCE OF 330.03 FEET; THENCE SOUTH 00° 30' 45" EAST A DISTANCE OF 780.86 FEET TO THE POINT OF BEGINNING.

Exhibit 1: Color Palette/Materials Exhibit



SMOOTH AND ROUGH
STAINED FORMLUMER
CONCRETE PANELS

GAMMED EARTH

PAINTED
POLYMER METAL
SCREEN WALL

RED METAL
PANELING AND
DARK REFLECTIVE
GLASS

SMOOTH AND
POLISHED CONCRETE
PANELING

				<p>ISSUES</p> <table border="1"> <tr> <td></td> <td></td> </tr> </table>			<p>REVISIONS</p> <table border="1"> <tr> <td></td> <td></td> </tr> </table>			<p>MCDOWELL RD DATA CENTER</p> <p>FOR PRELIMINARY USE ONLY - NOT FOR CONSTRUCTION</p>	<p>COLOR PALETTE</p> <p>1728.0000 JOB 1728.0000 DATE 08/11/17 SHEET A05</p>

Exhibit 2: Site Plan

Exhibit 3: Conceptual Elevations

Exhibit 4: Preliminary Landscape Plan

Exhibit 5: Circulation

Exhibit 6: Conceptual Phasing Plan

Exhibit 7: Comparative Zoning Exhibit

COMPARATIVE ZONING EXHIBIT

Development Standard	MRDC PUD Standard	CP/GCP Standard
Maximum Building Height	<p>0 Feet within 60 Feet of perimeter lot line Up to a Maximum of 30 Feet within 61 to 100 feet of a perimeter lot line Up to a Maximum of 85 Feet within 101 or more feet of a perimeter lot line</p> <p><u>Exceptions to 0 Foot Standard:</u> One (1) Guard/Entry Office of up to 995 square feet – up to 20 feet of height permitted, no closer than 30 feet of perimeter lot line on any public road frontage</p>	<p>18' within 30' of perimeter lot line; 1' increase per 3' additional setback, maximum 56' to 80' with use permit and site plan</p>
Lot Coverage	Up to 50% Maximum	50%
Required Building Setbacks	<ul style="list-style-type: none"> a) Minimum 60 Feet from perimeter lot line b) Minimum 0 Feet for interior lot lines c) Minimum 60 Feet from perimeter lot line adjoining freeway/ADOT row d) <u>Exception for Guard/Entry Office</u> – setback minimum 30 Feet from perimeter lot line 	<ul style="list-style-type: none"> a) 30' from perimeter lot line on a street, 20' not on a street b) 20' from interior lot line on a street, 0' not on a street
Utility Equipment Yard, Loading Dock or Dedicated Trash Areas	a) Minimum Setback of 100 feet from a residential zoning district line	Any open use or storage area, where permitted, shall be enclosed by a six-foot-high solid masonry wall.

DEVELOPMENT STANDARD	MRDC PUD STANDARD	CP/GCP STANDARD
G.9.a. PERIMETER PROPERTY LINES – LANDSCAPING REQUIRED ADJACENT TO 40th STREET, McDOWELL ROAD, 36th STREET AND 38th STREET		
Landscape Setback	30-foot minimum width	30-foot minimum
Trees	1-row trees planted 20-feet on-center or equivalent groupings	Shall provide: - Suitable placement of shrubs and trees
Tree Caliper	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper (25% of required trees) Min. 4-inch caliper (25% of required trees)	None
Shrubs (Landscape Setback)	Minimum five (5) 5-gallon shrubs per tree	None
Shrubs (Detached Landscape Strip)	Minimum 5-gallon shrubs at a minimum spacing of 5 feet	None
Groundcover	A minimum 50% of the landscaped area at maturity (excluding hardscape areas) should be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system.	Shall provide: - Appropriate Ground Cover - Appropriate Watering System"
Additional	Trees to be planted to provide maximum thermal comfort to pedestrians along any sidewalk, streetscape, or pedestrian pathway.	None
G.9.b. PERIMETER PROPERTY LINES – LANDSCAPING REQUIRED ADJACENT TO RESIDENTIALLY ZONED PROPERTIES		
Landscape Setback	30-foot minimum from property line. Note that perimeter fences may be installed within this area (See Section H.4)	5-foot minimum

Trees	1-row trees planted 20-feet on-center Automatic irrigation system is required	At least fifteen gallon evergreen trees planted to average a minimum of twenty feet on center
Tree Caliper	Min. 2-inch caliper (75% of required trees) Min. 3-inch caliper or multi-trunk tree (25% of required trees)	None
Shrubs	Minimum three (3) 5-gallon shrubs per tree	None
Groundcover	A minimum 50% of the landscaped area at maturity (excluding hardscape areas) should be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system	Shall provide: - Appropriate Ground Cover - Appropriate Watering System"
Additional	Trees are to be of a type intended to create screening of the site from adjacent properties. Examples of appropriate trees include, but are not limited to, sissoo, ficus, chinese elm, Arizona ash or sumac.	None

G.9.c. PEDESTRIAN PATHWAY – SOUTHERN PROPERTY LINE ADJACENT TO LOOP 202 FREEWAY

Trees	1-row trees planted 30-feet on-center	Shall provide: - Suitable placement of shrubs and trees
Tree Caliper	Minimum 2-inch caliper (50% of required trees) / Minimum 3-inch caliper (50% of required trees)	None
Shrubs	Minimum three (3) 5-gallon shrubs per tree	None
Groundcover	A minimum 50% of the landscaped area at maturity (excluding hardscape areas) should be treated with living vegetation including	Shall provide: - Appropriate Ground Cover - Appropriate Watering System"

	groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system	
Additional	Trees to be planted to provide maximum thermal comfort to pedestrians along the pedestrian pathway.	None
G.9.d PEDESTRIAN PATH/MULTI-USE TRAIL – ALONG SOUTHERN PROPERTY LINE		
Pedestrian Path/Multi-Use Trail	Minimum 10-foot Multi-Use Trail (MUT) to be provided inside 25-foot multi-use trail easement	None
Pedestrian Path Type	Minimum 10-foot wide Multi-Use Trail to be constructed per City of Phoenix MAG Supplemental Detail	None
G.9.e. INTERIOR LOT LINES		
No minimum standards		None
G.9.f. PARKING LOTS		
Meet the minimum standards of the C-2, Intermediate Commercial Zone (Section 623)		None