

Case: PLH23-0063

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CBRE Data Center Expansion

**2500 W. Frye Rd.
Chandler, AZ 85224**

**Rezone to PAD w/ Mid-Rise Overlay
Preliminary Development Plan**

**2nd Submittal- December 21, 2023
Revised for P&Z – May 31, 2024**



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Purpose of Request

CBRE Investment Management (“CBREIM”) is proposing an expansion to an existing data center facility on Frye Road, east of the Loop 101. The existing site was previously part of, and an accessory use to, the Bank of America campus, which is north of the site. As this center is now separated from that campus and is now a primary use, the subject rezoning request is required. Our request is to rezone the site from I-1 to PAD to allow the existing data center to continue operation. The proposal also includes an expansion of the data center on the same parcel. Additionally, we are requesting a Mid-Rise Overlay due to the height of the expansion building portion being in excess of 45’.

There is currently a great deal of unmet demand in the market for data center capacity. But dedicating new properties to such uses is something the City has been careful about. The benefit of this proposal is that it doesn’t use new property. Instead, the proposal is to create additional data center supply by building an expansion on an underutilized parking lot within a parcel that is already dedicated to a data center use and has been for many years. The proposal will convert this parking lot into a highly attractive data center expansion. This will provide additional capacity for the market, and the building’s sophisticated design will enhance the aesthetics on Frye Road.



Description of Proposal

Bank of America had one of the first campuses in the Price Road Corridor. The first building in the BOA campus is the one currently on the subject site, which was built in 1988. The rest of the campus was completed by 2006. In 2008, the subject building on the site was converted to a data center and began operations. The building continues to operate as a data center today. In July of 2019, the subject property was purchased and was no longer part of the Bank of America campus. In 2022, a Zoning Verification Letter was issued by the City explaining that because the data center was disconnected from the Bank of America campus, it technically became a primary use and was therefore rendered non-conforming. Near the same time, however, the City of Chandler amended the zoning ordinance to create a route for data centers to be allowed as primary uses through rezoning to PAD.

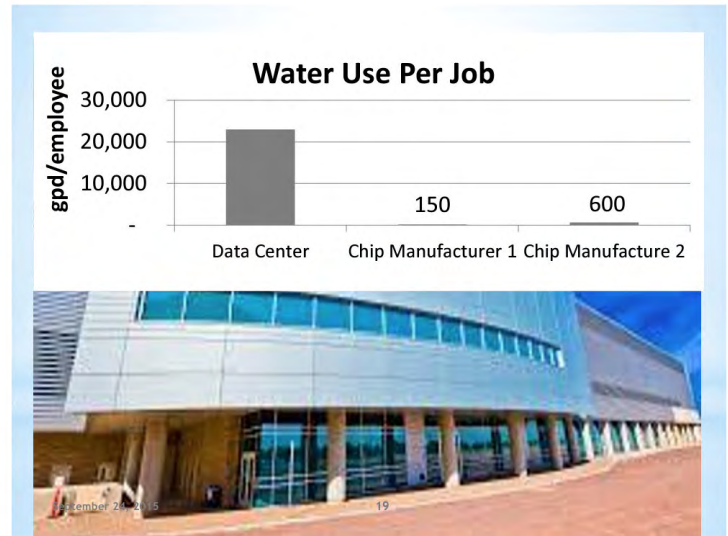
Our PAD rezoning request will accomplish two major purposes. First, it will clean up the zoning on the existing data center and return it to full legal conforming status. Second, it will allow for an expansion of the data center on the same site, within an underutilized parking lot.

Additionally, the proposal includes a request for the Mid-Rise Overlay to allow for a building height of 90’.

Data Centers and Water

The Phoenix metro area has seen a rapid increase in data center growth. It is now one of the fastest growing markets and already is a top five market with Northern Virginia, Silicon Valley, Dallas, and Chicago. Power availability, proximity to California, land prices, and low disaster risk are the main reasons why the metro area has seen an increase in data centers.

As water becomes scarcer regionally, data centers using water chilling equipment have received more scrutiny. Chandler is among those Arizona jurisdictions striving to carefully manage its water supply. In 2015, Council passed Ordinance No. 4634, which amended Chapter 52 of the City Code to add “Sustainable Water Allocation Regulations.” Within the policy, it references Multiple and Large Meter Users (MLM Users) and has three tiers of users. Tier I is for residential and commercial use and are the standard users. Tier II are for users that use more water on a daily basis than Tier I and must be included in the Water Resource Management Strategy. Tier III users use the most water in the City and water may be available for purchase at a price determined by the City. Data centers using water to cool the centers are Tier III users and put a strain on the desire to conserve water.



The existing data center has long used water chillers to support its operations, whereas the proposed expansion area will rely fully on an electric air-cooling solution. This strategic shift is not merely a technical upgrade but a step towards heightened efficiency, reduced environmental impact, and a substantial decrease in water consumption. To do so, we recognize the need to design the site in a way that provides appropriate sound buffering. Careful consideration has been given to the design of the site, with a specific focus on addressing potential sound disturbances associated with the new cooling system. The integration of sound buffering measures underscores a comprehensive approach, ensuring that the environmental impact of the expansion is not only minimized in terms of resource usage but also in terms of community well-being.

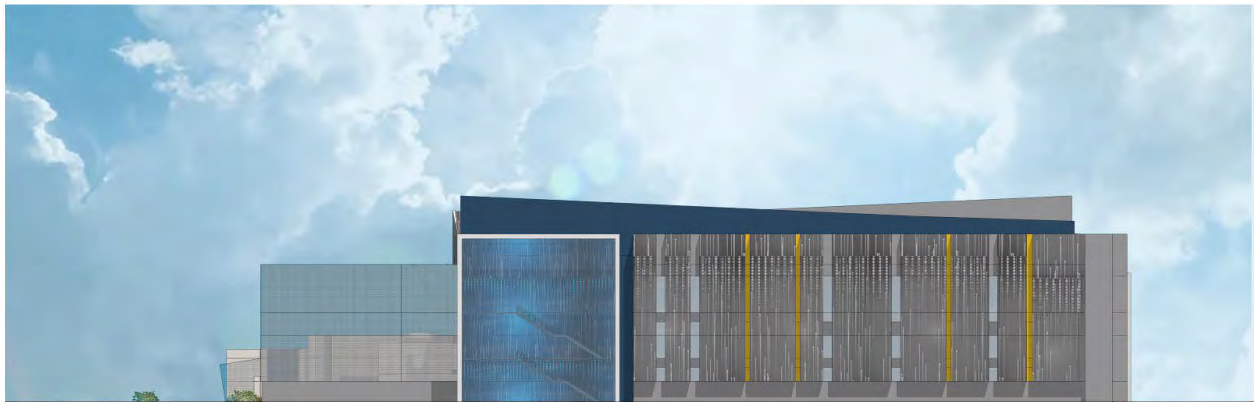
Moreover, we have talked with City staff about the existing data center’s water chillers and the City’s focus on preserving water resources. Based on those conversations, we have agreed that as part of this development proposal, we will enter into a development agreement with the City that requires the operator to replace each of the existing water chiller units—regardless of the remaining mechanical life of the units—with an electric air-cooling solution. And this replacement must occur prior to the City issuing a certificate of occupancy for the expansion building. As a result, at the time of the expansion opening, there will be no water-based cooling systems operating on

the property. Because of this, the subject rezoning and development proposal will cause a significant reduction in water consumption on the property, as compared to the consumption occurring within the existing operation today.

Design Concept

Networks connect Chandler's past with Chandler's future. Just as Chandler's founder, Dr. Alexander John Chandler, brought the critical infrastructure of his time, canal systems, the data center will bring today's critical infrastructure, data systems, to Chandler residents. Inspired by the overlapping networks of Arizona canals, digital networks, and the networks of branches of our desert vegetation, the new façade will reflect these patterns and textures. Patterns will be cast into the precast concrete walls and imprinted on perforated steel and metal panel systems. Perforated metal screens with digital imagery will shield outdoor equipment while lending a dynamic quality to the building's undulating exterior form. Dynamic angles in the façade will further reference our distant desert mountains.

The architecture has been expanded beyond the typical boxy form found in common data center construction and has instead been designed to reflect our history while looking forward to the future.



South Elevation

The south elevation is the primary façade facing Frye Road. Design strategies incorporate a mixture of precast concrete panels with a custom sandblasted pattern reflective of streams of data mixed with yellow vertical stripes and spandrel glass to split the façade into discrete components. The roofline has layers of sloping parapets to add a dynamic quality and mitigate the building's overall height while screening necessary rooftop mechanical equipment. A screening component around an equipment yard in the southwest corner of the expansion steps the façade down towards the pedestrian entrance on the west face. The custom pattern reflective of networks adds visual interest and hides the equipment behind.



Enlarged West Elevation



Perspective facing the new building entrance.

The West Elevation of the expansion showcases the custom pattern on the perforated metal screen that wraps the façade and angles towards the existing facility. This screen adds interest, texture, and a dynamic quality that steps the scale of the primary mass down towards a more pedestrian scale entry. An additional metal frame surrounding the bright accent yellow marks the entry with signage above for ease of wayfinding and architectural detail. The roofline has layers of angles that reference the distant mountains beyond while mitigating the impact of the expansion's height and massing and screening rooftop equipment.

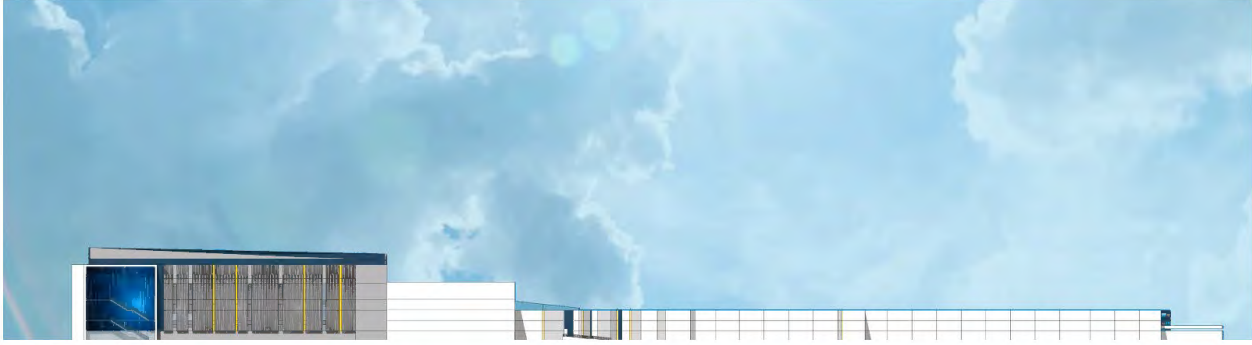


Southeast Perspective

In addition to the features described in previous elevations continuing around the new expansion, stair elements on the south and east facades are pulled outside the primary building massing. These elements assist with the interior function, necessary egress paired with clear floor area for interior equipment, while also breaking down the overall massing into smaller components. The stairs become a feature element on the south and east facades with an interior blue pattern reflective of networks while the elongated stairs revealed on the exterior also suggest branches and networked forms.



West Elevation



East Elevation

False windows may be an option on the east elevation for the new construction. However, they allow more light into the space, but still provide privacy to the single-family residents that are +/- 1,400 feet away. Additionally, if the farmland was ever rezoned to allow residential, it would provide privacy for those residents as well.



North Elevation

These additional elevations show how the new expansion integrates with the existing building. Massing forms are stepped from the height of the new expansion down towards the existing facility. Additionally, the existing facility will be painted with a vertical striping pattern that references the overall design concept and visually ties the two buildings together.

Operations

As a critical infrastructure facility, the data center will operate 24 hours a day, seven days a week. Most of the facility is dedicated to equipment for data storage with limited facilities for personnel who maintain, operate, and oversee the equipment. Staff will be on-site 24/7 as part of their regular duties with minimal vehicular traffic moving through the site. Deliveries will be infrequent as a support for the equipment with occasional large deliveries on the west side of the site.

Conceptual Site Plans

The conceptual site plan illustrates the proposed facility expansion size and location, proposed mechanical yard, revised parking lot, and fire lane access for the site. The mature landscaping along both streets will remain and provides a visual buffer from the existing and proposed facilities. Landscape that is impacted by the new facility will attempt to be salvaged and relocated on site. The existing driveways along with current driveway entrances and all existing building structures, will remain in place and be incorporated into the new facility expansion. A proposed mechanical yard will be constructed to serve the new facility expansion. A revised parking lot will be provided based on data center requirements. A proposed fire lane will encircle the new expansion maintaining access across the site.

The new data center expansion will contain data hall spaces, required support spaces that will include spaces for backup diesel generators, and an associated outdoor mechanical yard for new mechanical equipment. Building construction will consist of pre-cast concrete exterior walls with varying surface treatments to achieve textured and graphic appearances. Internal steel frame construction will be the primary building structure. Metal panel cladding with supporting steel framework will be utilized as both an exterior wall cladding and screening wall at stair wells and equipment yards. Appropriate sound reducing measures will be implemented for the new expansion.

Relationship to Surrounding Properties

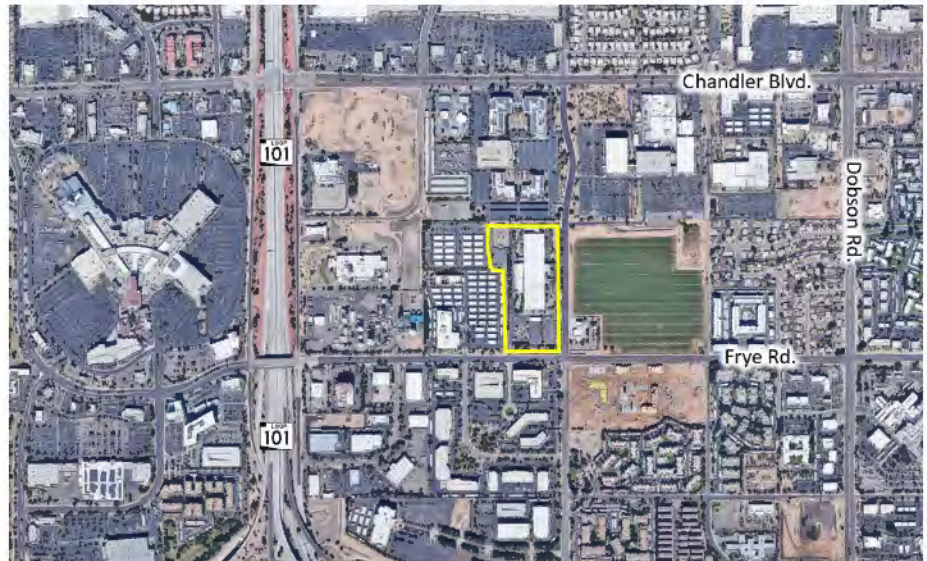
Site

The subject site is 16.3 net acres and is located on the northwest corner of Frye Road and Ellis Street. The building has been on site since 1988.

Existing ingress and egress is from Frye Road. And there is an ingress/egress for service and deliveries via Ellis Street.

North

Directly north of the site is the Bank of America Corporate Campus. This large campus is approximately 28 gross acres. The initial buildings on the campus were built by 1997 and the entire campus was developed by 2006. The campus used to include the existing data center that is on our subject site.



East

There are two properties to our east. The larger property (approximately 38 acres) is vacant land that is undeveloped and has been used as farmland since annexation even though it has industrial zoning. The other property is 2.5 gross acres and is the Chandler Fire Department Station No. 3.

South

Across Frye Road directly to the south is the Chandler 202 business park that began construction in 2009 and was completed in 2015.

West

Directly to the west are two different parking lots used for the corporate offices for Bank of America and CVS Caremark. The parking lot creates a buffer for our site's buildings.

Location and Accessibility

The site is part of the Price Road Corridor. This corridor involves a mix of uses, including those that promote technology.



The existing data center was one of the first commercial buildings in the northern part of the corridor and its inclusion makes just as much sense today as when it was built in 1988. The Loop 101 Freeway and Price Road provide convenient access to the site. Access onto the site for employees and guests will be off Frye Road, which is an arterial street.

Height

The proposal includes a request for 90' of building height by utilizing the Mid-Rise Overlay. There are several reasons why we believe that height is justified on this site:

Need for Data Centers and Land Scarcity

Data centers have become a necessary part of the landscape in the metro area as the need for data consumption increases for residents and businesses. We recognize that the City has been careful about allowing new data centers on parcels that could be used for other uses. But here, the proposed expansion would be on an underutilized parking lot that, realistically, would not be used for any other purpose than an expansion of the existing facility immediately adjacent. Why is that? First, the adjacent use is a data center, and it makes the most sense to have buildings that would share such tight proximity and the same security perimeter to have the same use. Second, within a campus like this, the only other use that *might* make sense would be office. But that would require more parking than could be retained while still developing over the parking lot. In other words, the office building would be built on top of the parking that would be needed. And the office market is far too weak to justify the expense of building a podium parking model with offices above it. In reality, this site is ill suited for any other type of use other than a data center expansion.

But because the land itself is small, verticality is needed to provide the data capacity to justify the effort. This coincides with Chandler's current circumstances generally. In June of 2022, Chandler's Economic Development Director, Micah Miranda, spoke during a Business Journal Corridors of Opportunity real estate event. He stated that only 6% of the city's raw land was available for development. Additionally, he stated that,

“As Chandler approaches build out, we're really starting to think about the next 20 years of growth in Chandler,” Miranda said. “What does that look like? In a lot of people's minds, that means verticality and also the repurposing and evolution of existing smaller industrial product.”

Building vertically on the remaining portions of the subject parcel allows for the efficient use of limited space, maximizing the use of available land.

Cost Efficiency

Constructing vertically can be cost-effective in urban environments. Taller buildings enable the concentration of infrastructure and utilities, reducing the overall cost of land acquisition and maintenance.

Scalability

Vertical construction facilitates scalability. As the demand for data storage and processing power grows, it's easier to expand vertically by adding more floors instead of having to acquire additional land.

Reduced Environmental Impact

By building vertically, the environmental impact on the surrounding area, such as disrupting natural habitats or agricultural land, is minimized. Preserving green spaces is crucial for maintaining ecological balance.

Energy Efficiency

Taller buildings can be designed with energy-efficient features. Natural ventilation, daylight harvesting, and optimized cooling systems can be implemented more effectively in a vertically structured building, reducing overall energy consumption.

Security and Access Control

Vertical construction often allows for better security measures. Controlling access points and implementing security protocols is more manageable in a multi-story building, ensuring data centers are well-protected against unauthorized access.

Aesthetics and Skyline Impact

Taller buildings can be designed to enhance the architectural landscape of the area. Thoughtful design can contribute positively to the area, creating a modern and visually appealing urban environment. We believe we have achieved that here. Gensler's design is truly first class and will enhance the aesthetics of this area with its artistic touches, bold architecture, and modern aesthetic.

Verticality along Frye Road

The height of the proposed building will be in harmony with the aesthetic on Frye Road in this area, which includes tall buildings and structures. Moving east from the freeway on Frye Road, the Hilton Hotel on the south side is 6 stories tall with a significant parapet design.



Across the street from the hotel is the Air Products campus, which has significant and monotone height associated with its silos.



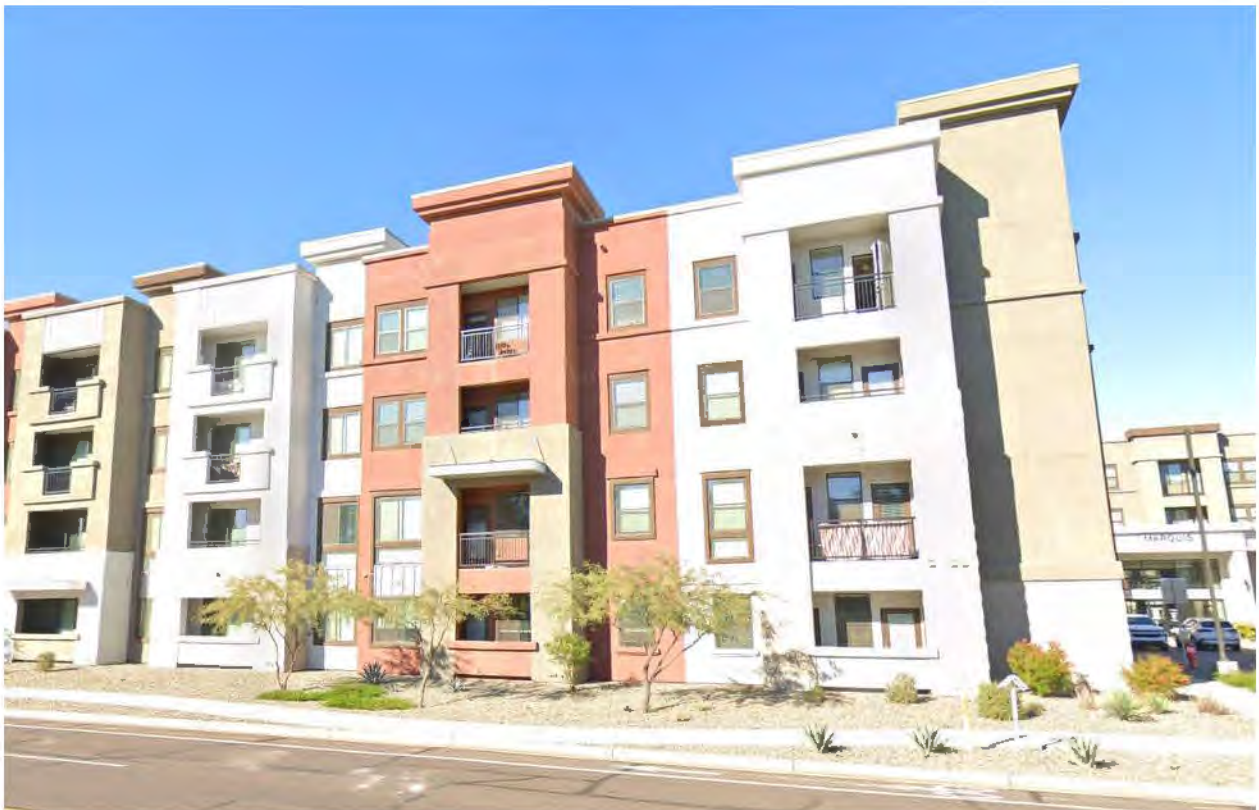
Down the street a few hundred feet is the CVS health building, which is a three-story office building, and across from the subject parking lot is the three-story Republic Services building.



Kittie-corner from the subject parking lot is the new Town Chandler apartments, which are a mix of three-and four-story apartments.



Down the road to the east of the subject site is the Marquis Chandler, another four-story, urban housing development.



Finally, further east on Frye Road is the Chandler Regional hospital, which includes a tall four-story building on the north end (near Frye Road) of the hospital campus.



What these buildings along Frye Road establish is an aesthetic of verticality along that particular roadway. They give the valuable appearance of thriving industry and urbanization. The proposed building will be compatible with these buildings in terms of height and will provide a valuable aesthetic contribution in terms of modern design and architecture.

Mid Rise Overlay

In addition to obtaining PAD approval for the data center, we are also asking for the PAD to encompass the Mid-Rise Overlay as the building height will exceed 45 feet. As stated above, the site's location and surrounding uses support the proposed height of 90 feet.

The Mid-Rise Development Policy has a list of qualifications to determine if the site is eligible for a mid-rise overlay district in Chandler. Based on the provided information, here are the reasons why the data center's height justifies the mid-rise overlay request.

Applicability

The data center adheres to the Mid-Rise Development Policy, which specifies that buildings exceeding 45 feet in height must be considered through a Planned Area Development (PAD) zoning process. By following this policy, the data center aligns with the city's established regulations, ensuring that the development process is consistent and compliant.

Strategic Location

The data center is located within the areas identified in the policy as suitable for mid-rise development, namely the Price Road Campus Employment Corridor. Looking at historical aerials, the building and campus was one of the first buildings in the northern part of the corridor. Being situated in this strategic location supports the rationale for mid-rise development. Additionally, there is no existing single-family residential nor any planned within 300' of the site. The nearest existing residential is +/- 1,400' to the east. Please see the map that shows the 300' buffer and nearest single-family residential.



The additional height will have a direct correlation with the site's ability to provide increased data capacity. Similar to utilities like phone and cable lines, data centers enhance information accessibility and provide essential infrastructure for businesses and communities. They enable various online services, from e-commerce platforms to educational portals, enhancing economic growth and educational opportunities. Chandler desires to be selective in where it supports new data centers. But it makes sense to allow it here because the parking lot would be poorly suited for other uses. And if the site is going to be used for this purpose, height will make the most of the opportunity, satisfying more data center demand. As Chandler's amount of available land shrinks, appropriate height and density on available parcels is needed. Here, the owners are willing to provide such development.

Nearby Uses: Land Use Map



When looking at the land use map, it becomes evident that the site is surrounded by business uses that would not be negatively impacted by the height proposed on the subject parking lot. The aerial spans for about a mile east to west and every property in the photo is within the Price Road corridor. Indeed, the subject site was a catalyst for what later developed in the area. While the corridor encourages retail and residential, its primary driver for growth is industrial and commercial uses, which is clear when looking at the map. The existing and proposed expansion of the data center fits in with the area and with the continued growth within the corridor.

Design Considerations

As detailed previously, the design of this building will be top-notch. From its architecture to its artistic touches, this building will be a complement to Frye Road. When height is considered, we look at the building's architecture to ensure that it is appropriate for its height. One look at the proposed elevations alleviate any such concerns for this proposal. Each foot of the proposed height is well designed, forming a beautiful tapestry.

The Data center design connects Chandler's past with Chandler's future. Inspired by the overlapping networks of Arizona canals, digital networks, and the networks of branches of our desert vegetation, the new façade will reflect these patterns and textures on a metal screen and etched precast panels around the new expansion. Perforated metal screens with digital imagery will shield outdoor equipment while lending a dynamic quality to the building's undulating exterior form that slopes and bends around the expansion, breaking down its massing and height into lower and smaller components. Dynamic angles in the façade and roofline will reference

distant desert mountains while mitigating the building height and screening necessary equipment.

The architecture has been expanded beyond the typical boxy form found in common data center construction and has instead been designed to reflect our history while looking forward to the future.

Mitigating Circumstances

If the data center is within 300 feet of existing or planned single-family development, any height exceeding 45 feet would require mitigating circumstances. This is not applicable here as the nearest single-family residence is +/- 1,400 feet away.

In summary, the data center's adherence to the Mid-Rise Development Policy, its strategic location, fulfillment of performance characteristics, and attention to design considerations collectively justify its height. These factors align the project with the city's development goals and policies.

Sound

The surrounding area has developed within the goals for the Price Road Corridor. There is a healthy amount of industrial, business park, and commercial uses within the area. These uses create sound because of their use itself along with their associated traffic, HVAC systems, and the delivery of goods. Frye Road and the Loop 101 also contribute ambient traffic noise to the environment. The existing data center must also be considered in the ambient and existing condition of the area.

We recognize that the air cooling necessary for the data center expansion will have associated sound. We have looked at the layout of the rooftop equipment in detail to minimize the sound that travels outside of the site. Below are considerations being looked at by the engineers to ensure sound stays on the site as much as possible.

Reduced Direct Line of Sight

Taller parapets create a physical barrier that obstructs the direct line of sight between the source of the sound (such as air conditioning units) and other uses in the area. This barrier blocks the direct transmission of sound waves, reducing the sound that reaches surrounding uses. In our original design, we had a parapet wall that sloped upward to the north. This blue parapet is still visible on the design. But after reviewing how best to mitigate any sound impact to the south of building, Gensler has now redesigned the building's parapet to also have a parapet that slopes up the south. This design not only has a modern aesthetic, but this southern sloping parapet wall will serve as an effective barrier against sound coming from the rooftop equipment.

Absorption and Diffusion

These taller parapets can also be designed with materials that absorb or diffuse sound waves. Absorptive materials like acoustic panels, louvers, or landscaping can absorb sound energy,

reducing the overall noise levels. Diffusive materials scatter sound waves in different directions, preventing the concentration of noise in one specific area.

Increased Distance

Placing air conditioning units on rooftops with taller parapets increases the vertical distance between the noise source and residential areas. As sound waves travel through the air, their intensity diminishes with distance. By elevating the source, the noise reaching the ground-level residential areas is significantly reduced. In other words, in this instance, the height of the building pushes the cooling units further away from the nearest residential.

Strategic Unit Placement

Proper placement of air conditioning units is crucial. Where possible, we will locate units away from the edges of the building to reduce sound transmission.

Use of Sound Barriers

Besides taller parapets, additional sound barriers such as acoustic fences or walls can be strategically placed between the noise source and residential areas. These barriers are designed specifically to absorb, reflect, or diffract sound waves, minimizing their impact on surrounding areas. These can be proposed, if necessary, as our acoustic engineers perform their studies on this site in conformance with the City's new sound ordinance related to data centers.

Infrequent Use of Generators

While the generators are outside, they will be used for backup and testing purposes only. This equates to roughly once a month and will not be a detriment to the area. They will be wrapped with a sound blanket to help buffer noise during the infrequent times they are used.

Parking

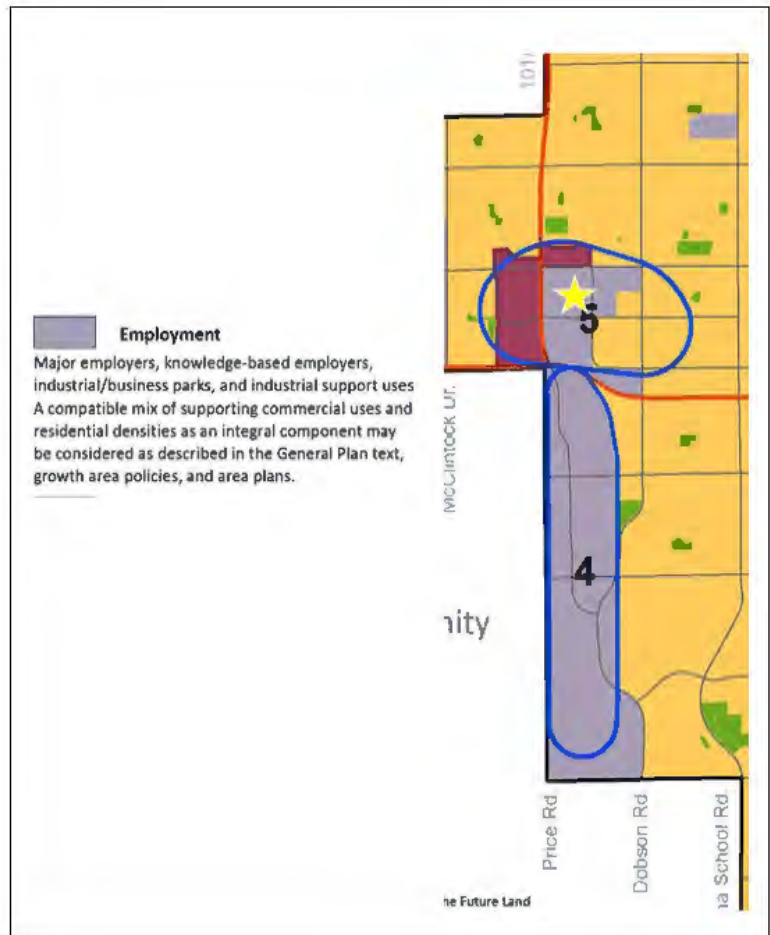
Due to the nature of their use, data centers use less parking than traditional offices and business centers. Parking calculations for data centers are not in the ordinance, so we have calculated the use based on data centers which are similar in size. We are providing 58 spaces, which will allow enough parking for employees and guests.

General Plan Alignment

The site and the data center use are a complementary fit to the 2016 General Plan. In addition to it being consistent with the Future Land Use Map, we've identified multiple policies that align.

Future Land Use Map

The map shows the “Employment” shading for our site which is consistent with its current and proposed use as a data center. The expansion that we are proposing is expected to generate approximately 40-50 new jobs.



Below are policies within the General Plan 2016 that are relevant to our site:

1.1 Community Placemaking Policies

- d. Protect employment land use areas to support economic development goals.*
- e. Support land uses and intensities with assured accessibility, infrastructure, and water resources.*
- g. Encourage building heights greater than 45 feet at select locations in accordance with the Mid-Rise Development Policy.*

Currently, the subject parking lot is generating zero employment uses. And without this type of expansion, it is unlikely the parking lot would be used for any other use. The proposed expansion will add an estimated additional 40-50 employees, making this proposal a net gain for employment.

The height of the proposed expansion is within the proper location for a Mid-Rise Overlay and will be in harmony with heights in excess of 45' along Frye Road.

1.1.3 Design and Aesthetics

- a. Strengthen “sense of place” through public art, gateway development, and streetscape/aesthetic treatments.*
- b. Consider a more diverse building façade and color palette for the built environment.*

Careful attention has been placed on the design of the building to create a sense of place. The façade will feature artistic elements that tell a story. Networks connect Chandler’s past with Chandler’s future. Chandler’s founder, Dr. Alexander John Chandler, brought the critical infrastructure of his time, canal systems. In like manner, the CBREIM data center will bring today’s critical infrastructure, data systems, to Chandler businesses and residents. Inspired by the overlapping networks of Arizona canals, digital networks, and the networks of branches of our desert vegetation the new CBREIM façade will reflect these patterns and textures. Patterns will be cast into the precast concrete walls and imprinted on perforated steel and metal panel systems. Perforated metal screens with digital imagery will shield outdoor equipment while lending a dynamic quality to the building’s undulating exterior form. Dynamic angles in the façade will further reference our distant desert mountains while expanding the architecture beyond the typical boxy form found in data center construction. The facility has been artistically designed to reflect Chandler’s history while looking forward to the future.

1.5 Building a World-Class Economy Policies

- a. Continue to target and attract high-wage businesses to Chandler’s strategic Growth Areas.*
- b. Continue to optimally use remaining vacant land to ensure the highest and best use for economic opportunities.*
- c. Implement business retention and expansion strategies as part of the city’s economic development program.*
- d. Protect resources (e.g., land, water) to support changing industry trends.*
- i. Ensure adequate infrastructure (e.g., telecommunications, high speed fiber network, power, water, and multimodal transportation) is available to support business expansion.*

This proposal meets each of these General Plan provisions.

High-wage business

The data center industry attracts high-wage earners. In the Phoenix Metro Market:

- Entry Level Technician - Average of \$55,000 dollars annually
- Facilities Manager- Average \$108,000 dollars annually
- Program Managers- Average \$115,000 dollars annually
- Data Center Engineer: Average \$151,000 dollars annually
- General Manager/VP: Average \$310,000 dollars annually

Use of vacant land

As stated previously, the site for the proposed expansion would likely remain an underutilized parking lot. But by allowing the expansion, and allowing the proposed height, the City would be maximizing the land's value. Additionally, with the data center running 24/7, employees are needed at all times which increases the amount of jobs required compared to a standard office with employees working 9-5 shifts.

Business retention and expansion strategies

The current proposal is to retain the existing business on site and expand into an area that would be ill-suited for other uses. Allowing the expansion helps to support the existing use and make use of an area of land not being well used today.

Protect resources

Currently, the existing data center is a Tier III MLM user. However, as part of this proposal, the owners are willing to convert the cooling units from water to electric once the units reach the end of their useful life, which the site engineers estimate will be within 1-3 years. The water-cooling units will be replaced by electric cooling solutions that not only are more efficient to create a stable and controlled environment, but do not rely on water to run. In addition to the existing data center converting to electric cooling, 100% of the expansion will have electric cooling.

Ensure adequate infrastructure for business expansion

Data centers by their definition, provide infrastructure to support local, regional, and national businesses with the ability to expand and be successful.

2.1 Conservation and Environmental Planning Policies

e. Encourage adequate buffering, shielding, or proper site planning to help mitigate noise and lighting disturbance to land uses.

Mature landscaping is present on the site already and offers a fantastic buffer. The expanded data center will have numerous noise mitigation methods in place to mitigate sound.

2.3 Ensuring Future Water Policies

l. Continue to monitor water demand and wastewater flow projections to assess existing infrastructure and planning for future expansions and improvements.

n. Continue progressive water conservation efforts.

As referenced above, because of the proposed change from water-chilled units to air-cooled, this center will ultimately use less water than it does today.

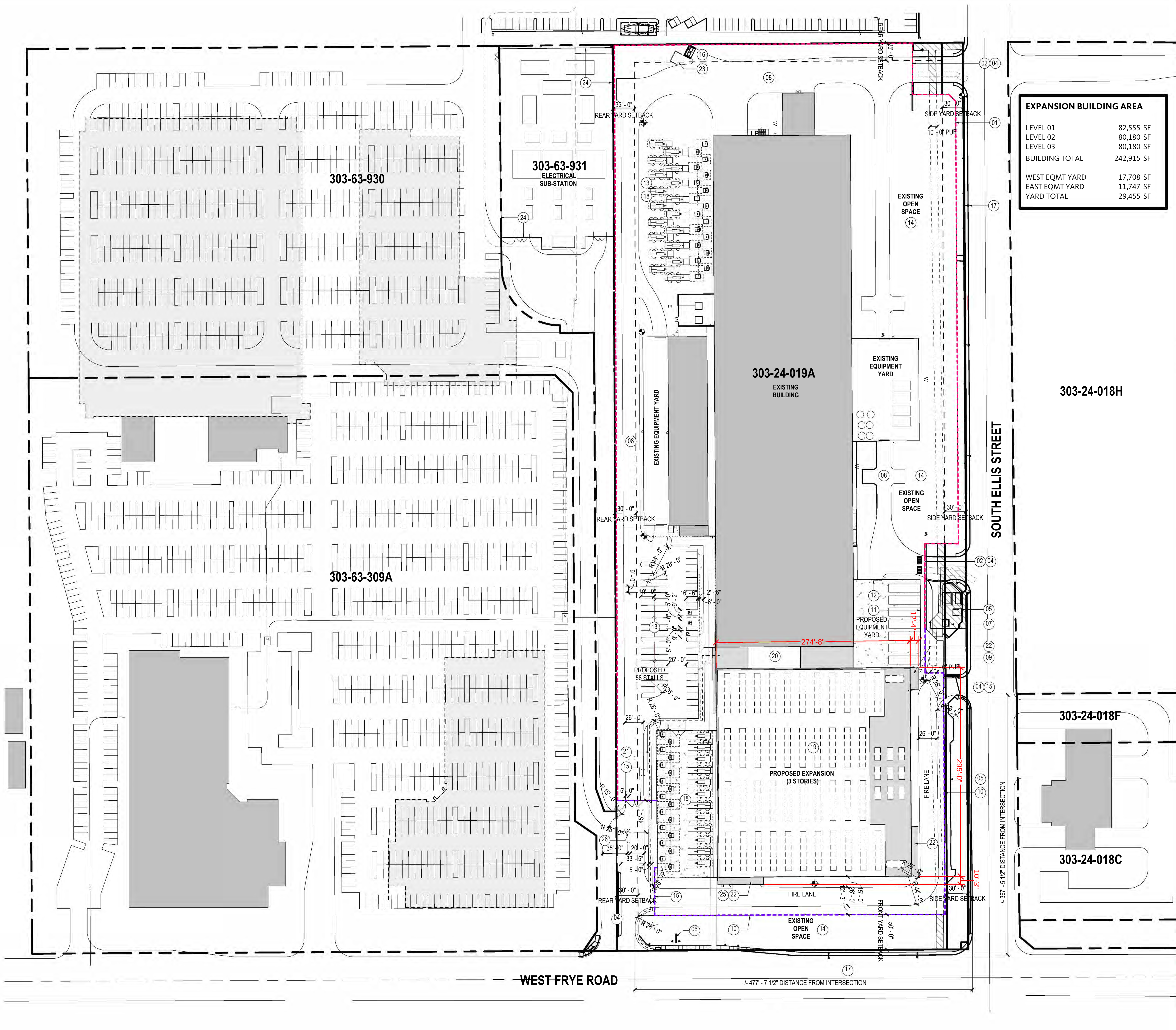
Conclusion

As we do with any case we are asked to represent, our firm has considered the planning justifications behind this request carefully. We firmly believe this is the right use at the right location and that the design expense the owner is willing to undertake on this building will make this an attractive complement to the Price Road Corridor and this portion of Frye Road.

This proposal meets the City's policy of taking advantage of underutilized land and using verticality to take advantage of such land when appropriate. The City has pent up demand for data centers. We recognize the City is careful about where data centers will be located. However, here, where the land is ill suited for other uses, it makes sense to allow the use to proceed and to build appropriate height while doing so.

Vicinity Map





EXPANSION BUILDING AREA	
LEVEL 01	82,555 SF
LEVEL 02	80,180 SF
LEVEL 03	80,180 SF
BUILDING TOTAL	242,915 SF
WEST EQMT YARD	17,708 SF
EAST EQMT YARD	11,747 SF
YARD TOTAL	29,455 SF

SHEET NOTES

- EXISTING SITE FENCE
- EXISTING SITE ACCESS GATE
- EXISTING DRIVEWAY
- EXISTING SITE WALL
- EXISTING BUILDING SIGNAGE
- EXISTING SITE UTILITIES
- EXISTING FIRE LANE
- PROPOSED FIRE HYDRANTS
- PROPOSED FENCE RE-ROUTE
- PROPOSED FULL HEIGHT SCREENING WALL, SOLID WALL
- PROPOSED OVERHEAD DOOR ACCESS
- PROPOSED UNDERGROUND RETENTION
- EXISTING RETENTION BASIN, EXISTING MATURE LANDSCAPE WILL REMAIN PLACE OR WILL BE SALVAGED FOR REUSE
- REVISED SITE ACCESS GATE WITH MEANS OF EMERGENCY OPERATION. DESIGN TO MATCH EXISTING
- EXISTING TRASH ENCLOSURE
- EXISTING STREETLIGHTS
- PROPOSED GENERATOR EQUIPMENT WITH BUILT-IN ACOUSTIC ENCLOSURES & ADJACENT ELECTRICAL TRANSFORMERS
- MECHANICAL UNITS ON ROOFTOP
- COURTYARD SPACE WITH OUTDOOR SEATING
- ACCESSIBLE ROUTE FROM RIGHT-OF-WAY
- EXTERIOR STAIR ENCLOSURE
- FUTURE EXPANSION FOR TRASH ENCLOSURE
- EXPANDED SUB-STATION EQUIPMENT AND WALL ENCLOSURE. WALLS TO MATCH EXISTING DESIGN AND APPEARANCE. WALL HEIGHT APPROX. 10 FT.
- PROPOSED FDC AT FIRE RISER ROOM
- GATE CONTROL MECHANISM

GENERAL NOTES

APN: 303-24-019A
LOT SIZE: 631,446 SF / 14.49 AC
CURRENT ZONING: I-1
PROPOSED ZONING: PAD

APN: 303-63-931
LOT SIZE: 83,032 SF / 1.86 AC
CURRENT ZONING: PAD

PARKING:

EXISTING ADMIN - 8,238 SF
REQUIRED PARKING:
8,238 SF / 250 SF (1 SPACE) = **33 SPACES**

PROPOSED ADMIN - 4,320 SF
REQUIRED PARKING:
4,320 SF / 250 SF (1 SPACE) = **18 SPACES**

TOTAL REQUIRED: **51 SPACES**
3 ADA PARKING STALLS (1 VAN)

PROVIDED PARKING: **58 SPACES**
3 ADA PARKING STALLS (1 VAN)

SITE PLAN NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STREET CENTERLINE
- EXISTING FENCE LINE
- REVISED FENCE LINE
- PROPOSED FIRE HYDRANT
- EXISTING BUILDING
- PROPOSED BUILDING (NOT IN SCOPE)

CBRE | CAPITAL MARKETS

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United States

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Fax 602.523.4949

Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL WITH DIMS

Seal / Signature

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Project Name

CBREIM Chandler Frye Road
DC Reposition

Project Number

057.8377.000

Description

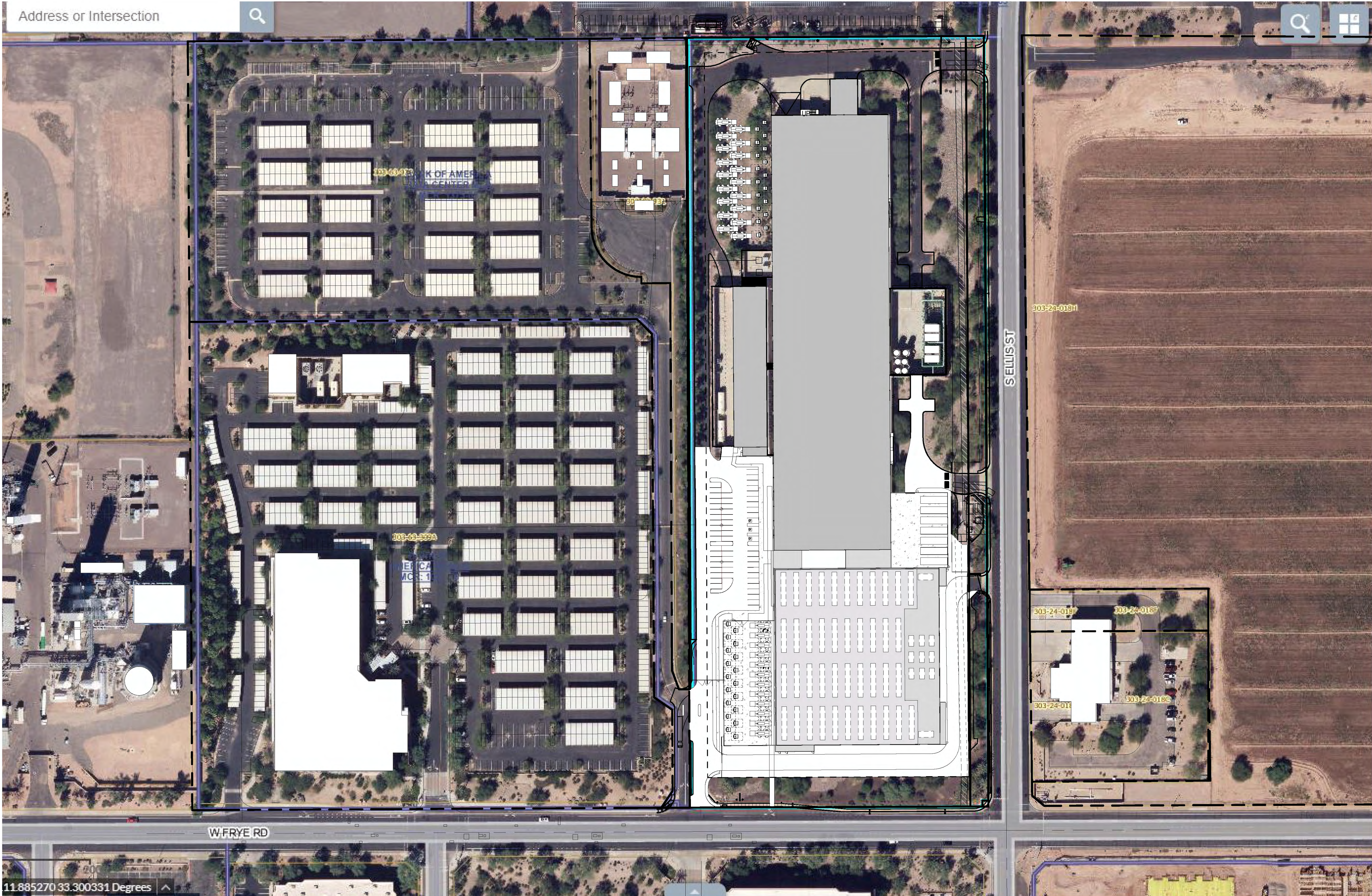
SITE PLAN - LEVEL 01

Scale

As indicated

RZ0.0L1

12/1/2023 8:25:21 AM Autodesk Docs://057.8377.000 - CBREIM Chandler Frye Road DC Reposition/Architecture - 057.8377.000 - CBRE_FRYE.rvt



SHEET NOTES

GENERAL NOTES

KEY PLAN

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CONSTRUCTION

Project Name
CBREIM Chandler Frye Road
DC Reposition
Project Number
057.8377.000
Description
SITE PLAN - LEVEL 01 AERIAL

Scale
1" = 80'-0"

RZ0.0L2



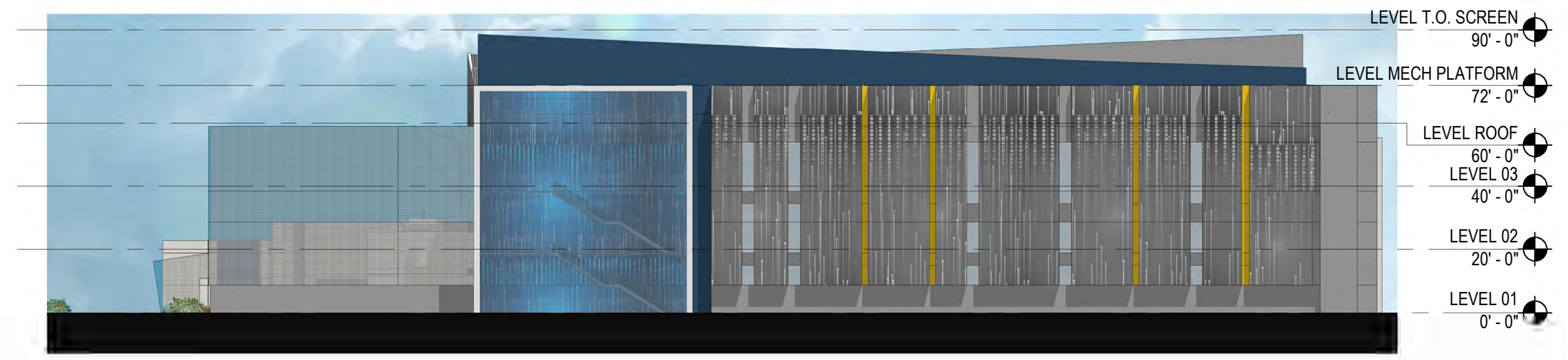
01 BUILDING ELEVATION - EAST - COLOR DR OVERALL

SCALE: 1" = 40'-0"



02 BUILDING ELEVATION - NORTH - COLOR DR OVERALL

SCALE: 1" = 40'-0"



03 BUILDING ELEVATION - SOUTH - COLOR DR OVERALL

SCALE: 1" = 40'-0"



04 BUILDING ELEVATION - WEST - COLOR DR OVERALL

SCALE: 1" = 40'-0"

GENERAL NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING.
- ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

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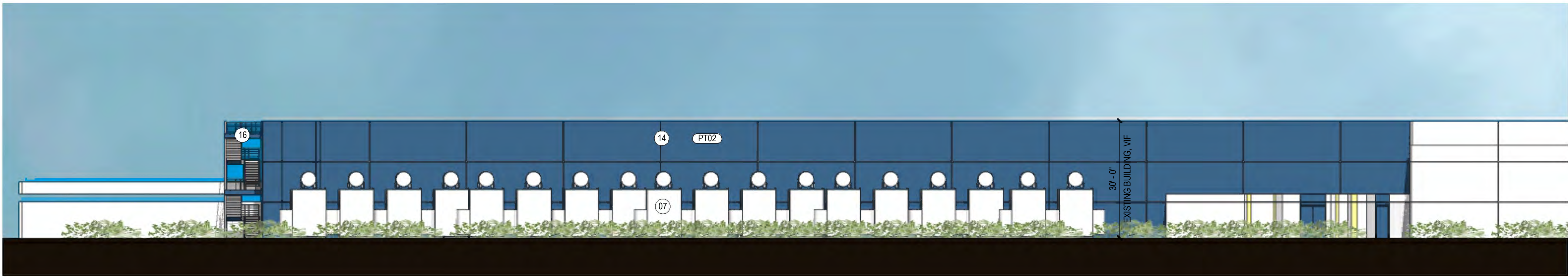
**NOT FOR
CONSTRUCTION**

Project Name
CBREIM Chandler Frye Road DC Reposition
Project Number
057.8377.000
Description
BUILDING ELEVATIONS COLOR OVERALL

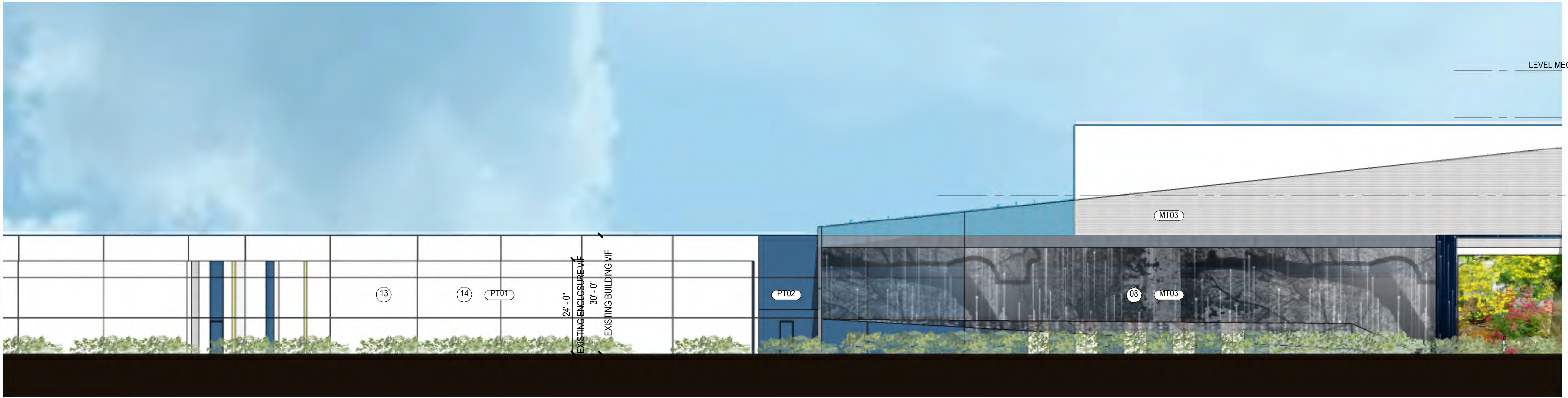
Scale
1" = 40'-0"

RZ3.00

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01 BUILDING ELEVATION - WEST - COLOR DR - SIDE A
SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION - WEST - COLOR DR - SIDE B
SCALE: 1/16" = 1'-0"



03 BUILDING ELEVATION - WEST - COLOR DR - SIDE C
SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 SOLID MECHANICAL SCREEN AT ROOFTOP WITH INTEGRAL ACOUSTIC TREATMENTS. MECHANICAL EQUIPMENT TO BE FULLY SCREENED.
- 02 EQUIPMENT YARD SCREENING WITH ACOUSTICAL TREATMENT
- 05 DECORATIVE CONCRETE TREATMENT ON EXPOSED CONCRETE SURFACE
- 07 GENERATOR EQUIPMENT WITH BUILT-IN ACOUSTIC ENCLOSURE
- 08 DECORATIVE METAL SCREEN
- 09 NEW BUILDING ENTRY WITH SHADE CANOPY ABOVE
- 10 COURTYARD GARDEN BETWEEN EXISTING AND NEW EXPANSION
- 12 EXISTING BUILDING ENTRY
- 13 EXISTING GENERATOR ENCLOSURE
- 14 EXISTING BUILDING WITH NEW PAINTING SCHEME
- 16 EXISTING STAIR TOWER
- 19 PROPOSED BUILDING SIGNAGE, PROVIDED UNDER SEPARATE PERMIT
- 20 VERTICAL LOUVER SECTION FOR MECHANICAL EQUIPMENT

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Date	Description
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12/21/23	R-PDP-2ND SUBMITTAL

LEGEND

CC-01 DESCR: PRE-CAST CONCRETE

COLOR: -
FINISH: SAND BLASTED

CC-02 DESCR: PRE-CAST CONCRETE

COLOR: -
FINISH: SMOOTH

DP-01 DESCR: STUCCO

COLOR: MATCH PT02
FINISH: SAND SMOOTH

GL-01 DESCR: TEMPERED GLAZING

COLOR: CLEAR LOW IRON
FINISH: -

MT-01 DESCR: METAL MESH

COLOR: VARIED
FINISH: PAINTED, GRAPHIC

MT-02 DESCR: METAL MESH

COLOR: VARIED
FINISH: PAINTED, GRAPHIC

MT-03 DESCR: PERFORATED METAL

COLOR: VARIED
FINISH: PAINTED

MT-04 DESCR: METAL PANEL

COLOR: GRAY
FINISH: BRUSHED

PT-01 DESCR: EXTERIOR PAINT

COLOR: GAUNTLET GRAY
FINISH: FLAT

PT-02 DESCR: EXTERIOR PAINT

COLOR: BLUE EARTH
FINISH: FLAT

PT-03 DESCR: EXTERIOR PAINT

COLOR: YUMA GOLD
FINISH: FLAT

PT-04 DESCR: EXTERIOR PAINT

COLOR: FOSSIL
FINISH: FLAT

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

CBREIM Chandler Frye Road
DC Reposition

Project Number

057.8377.000

Description

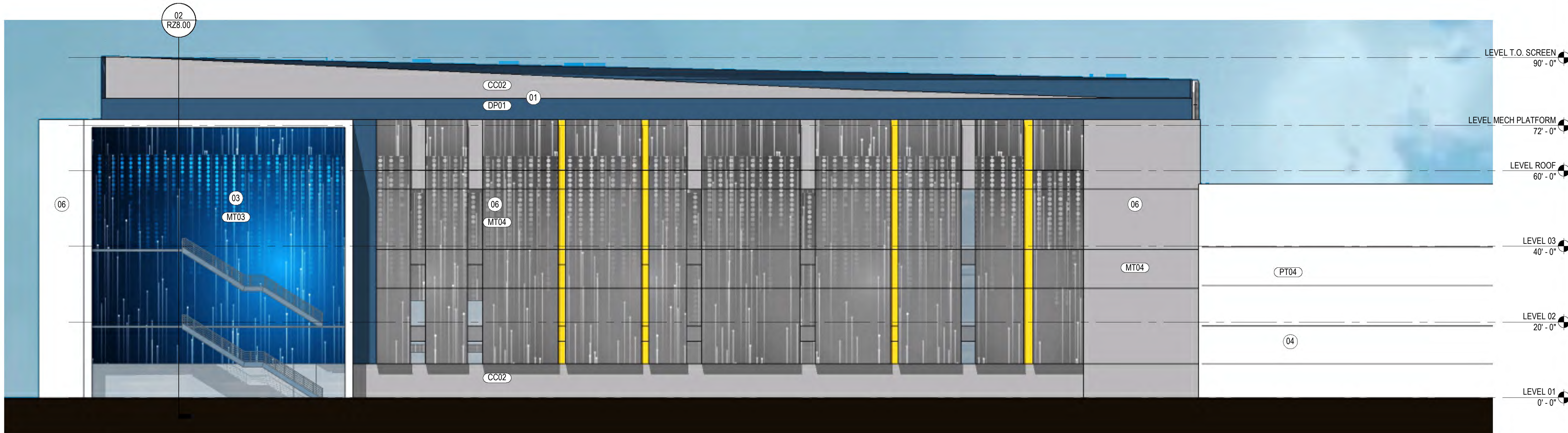
BUILDING ELEVATIONS COLOR

Scale

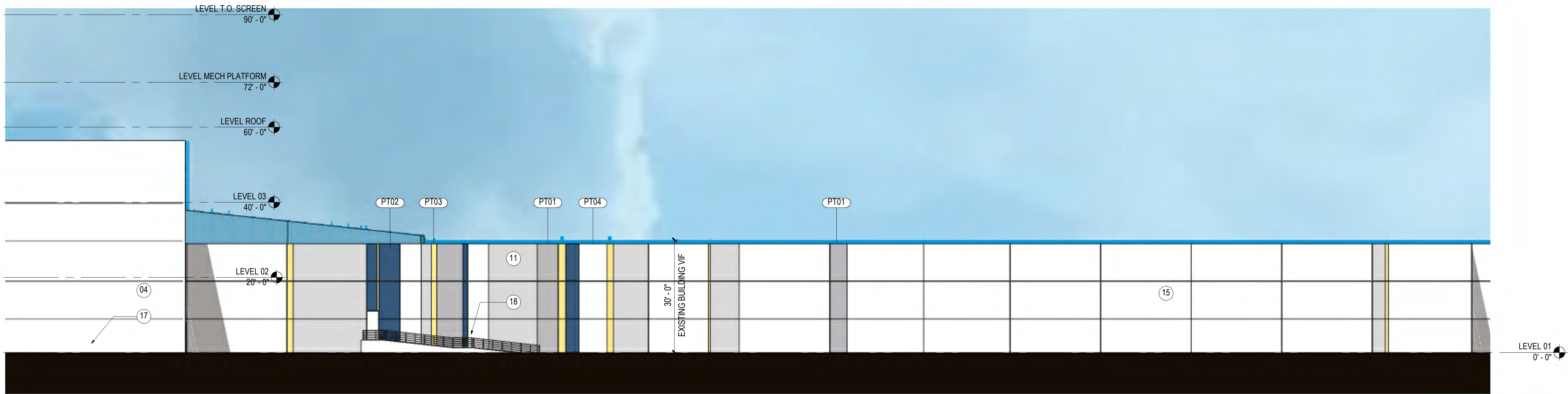
As indicated

RZ3.01

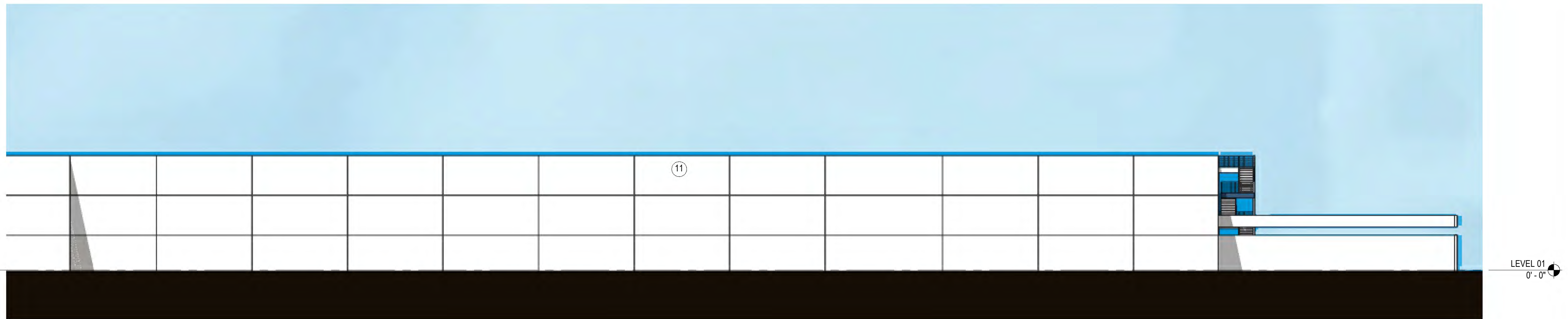
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01 BUILDING ELEVATION - EAST - COLOR DR - SIDE A
SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION - EAST - COLOR DR - SIDE B
SCALE: 1/16" = 1'-0"



03 BUILDING ELEVATION - EAST - COLOR DR - SIDE C
SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 SOLID MECHANICAL SCREEN AT ROOFTOP WITH INTEGRAL ACOUSTIC TREATMENTS. MECHANICAL EQUIPMENT TO BE FULLY SCREENED.
- 03 EXTERIOR METAL STAIR WITH DECORATIVE METAL SCREEN WITH METAL PANEL SURROUND
- 04 EXTERIOR SERVICE YARD WITH LOADING DOCK. SOLID SCREENING MATERIAL
- 06 METAL PANEL CLADDING WITH DECORATIVE PATTERNS
- 11 EXISTING BUILDING
- 15 EXISTING EQUIPMENT YARD ENCLOSURE
- 17 EXISTING SECURITY FENCE
- 18 EXISTING ACCESS RAMP WITH GUARDRAIL

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Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL

LEGEND

CC-01 DESCR: PRE-CAST CONCRETE
COLOR: -
FINISH: SAND BLASTED

CC-02 DESCR: PRE-CAST CONCRETE
COLOR: -
FINISH: SMOOTH

DP-01 DESCR: STUCCO
COLOR: MATCH PT02
FINISH: SAND SMOOTH

GL-01 DESCR: TEMPERED GLAZING
COLOR: CLEAR LOW IRON
FINISH: -

MT-01 DESCR: METAL MESH
COLOR: VARIED
FINISH: PAINTED, GRAPHIC

MT-02 DESCR: METAL MESH
COLOR: VARIED
FINISH: PAINTED, GRAPHIC

MT-03 DESCR: PERFORATED METAL
COLOR: VARIED
FINISH: PAINTED

MT-04 DESCR: METAL PANEL
COLOR: GRAY
FINISH: BRUSHED

PT-01 DESCR: EXTERIOR PAINT
COLOR: GAUNTLET GRAY
FINISH: FLAT

PT-02 DESCR: EXTERIOR PAINT
COLOR: BLUE EARTH
FINISH: FLAT

PT-03 DESCR: EXTERIOR PAINT
COLOR: YUMA GOLD
FINISH: FLAT

PT-04 DESCR: EXTERIOR PAINT
COLOR: FOSSIL
FINISH: FLAT

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NOT FOR CONSTRUCTION

Project Name

CBREIM Chandler Frye Road
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Project Number

057.8377.000

Description

BUILDING ELEVATIONS COLOR

Scale

As indicated

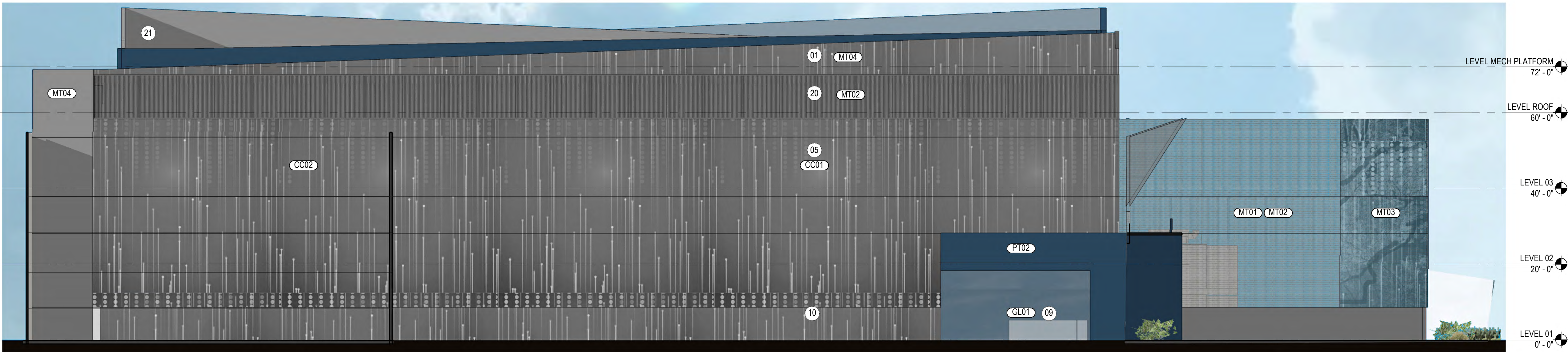
RZ3.02

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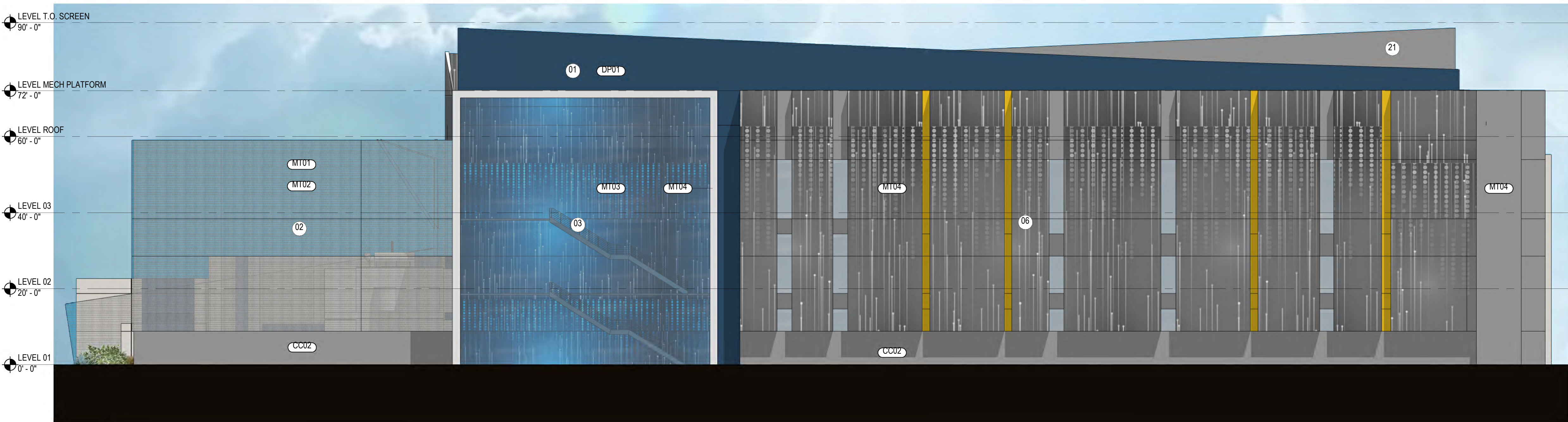
01 BUILDING ELEVATION - NORTH - COLOR DR 1

SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION - NORTH NEW EXPANSION - COLOR DR

SCALE: 1/16" = 1'-0"



03 BUILDING ELEVATION - SOUTH - COLOR DR

SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 SOLID MECHANICAL SCREEN AT ROOFTOP WITH INTEGRAL ACOUSTIC TREATMENTS. MECHANICAL EQUIPMENT TO BE FULLY SCREENED.
- 02 EQUIPMENT YARD SCREENING WITH ACOUSTICAL TREATMENT
- 03 EXTERIOR METAL STAIR WITH DECORATIVE METAL SCREEN WITH METAL PANEL SURROUND
- 05 DECORATIVE CONCRETE TREATMENT ON EXPOSED CONCRETE SURFACE
- 06 METAL PANEL CLADDING WITH DECORATIVE PATTERNS
- 07 GENERATOR EQUIPMENT WITH BUILT-IN ACOUSTIC ENCLOSURE
- 09 NEW BUILDING ENTRY WITH SHADE CANOPY ABOVE
- 10 COURTYARD GARDEN BETWEEN EXISTING AND NEW EXPANSION
- 14 EXISTING BUILDING WITH NEW PAINTING SCHEME
- 15 EXISTING EQUIPMENT YARD ENCLOSURE
- 16 EXISTING STAIR TOWER
- 20 VERTICAL LOUVER SECTION FOR MECHANICAL EQUIPMENT
- 21 WALL SURFACE BEYOND

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Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL

LEGEND

CC-01 DESCR: PRE-CAST CONCRETE
COLOR: -
FINISH: SAND BLASTED

CC-02 DESCR: PRE-CAST CONCRETE
COLOR: -
FINISH: SMOOTH

DP-01 DESCR: STUCCO
COLOR: MATCH PT02
FINISH: SAND SMOOTH

GL-01 DESCR: TEMPERED GLAZING
COLOR: CLEAR LOW IRON
FINISH: -

MT-01 DESCR: METAL MESH
COLOR: VARIED
FINISH: PAINTED, GRAPHIC

MT-02 DESCR: METAL MESH
COLOR: VARIED
FINISH: PAINTED, GRAPHIC

MT-03 DESCR: PERFORATED METAL
COLOR: VARIED
FINISH: PAINTED

MT-04 DESCR: METAL PANEL
COLOR: GRAY
FINISH: BRUSHED

PT-01 DESCR: EXTERIOR PAINT
COLOR: GAUNTLET GRAY
FINISH: FLAT

PT-02 DESCR: EXTERIOR PAINT
COLOR: BLUE EARTH
FINISH: FLAT

PT-03 DESCR: EXTERIOR PAINT
COLOR: YUMA GOLD
FINISH: FLAT

PT-04 DESCR: EXTERIOR PAINT
COLOR: FOSSIL
FINISH: FLAT

Seal / Signature

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CONSTRUCTION

Project Name

CBREIM Chandler Frye Road
DC Reposition

Project Number

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Description

BUILDING ELEVATIONS COLOR

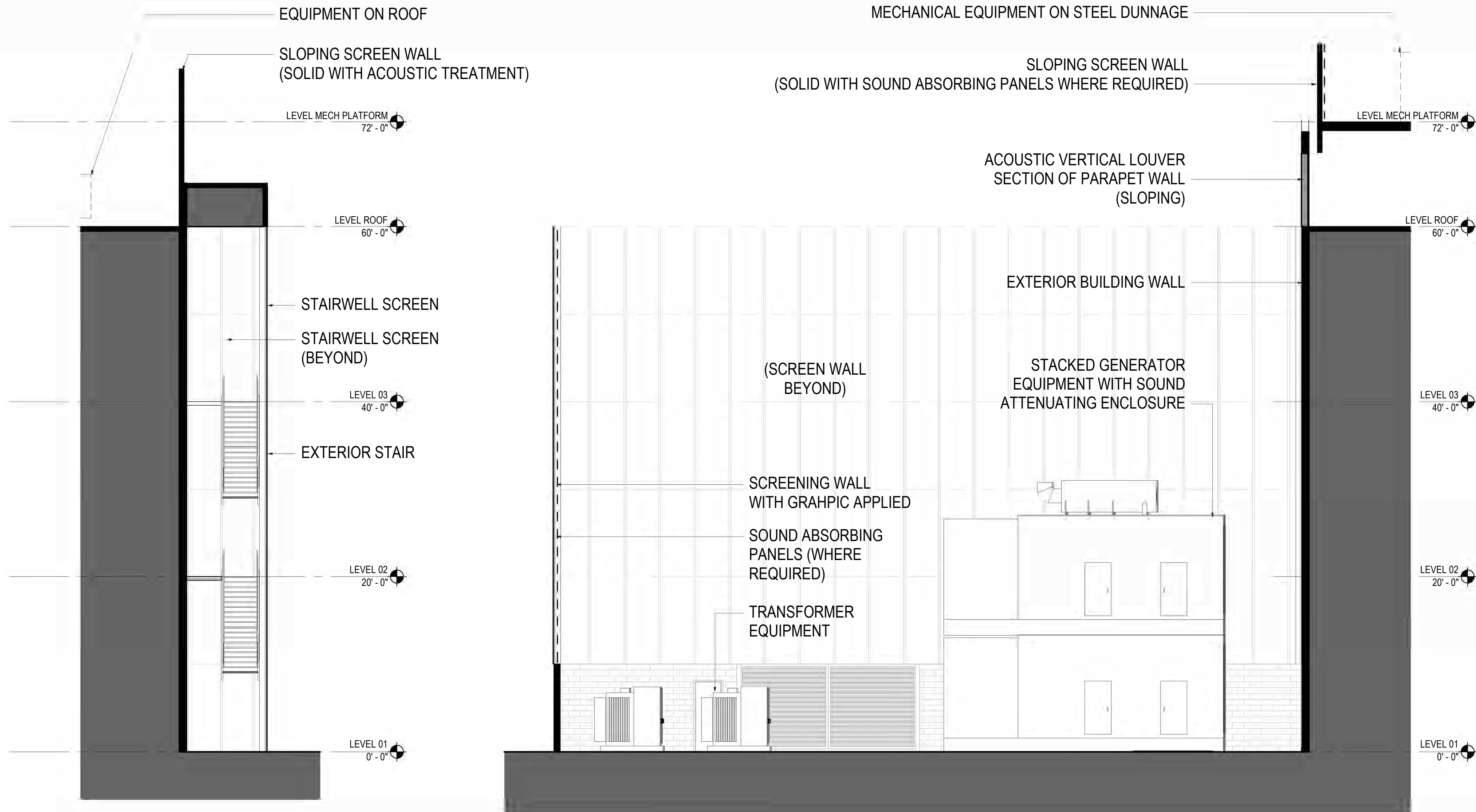
Scale

As indicated

RZ3.03

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02 EXTERIOR STAIRWELL SECTION
SCALE: 1/8" = 1'-0"

01 GENERATOR YARD SECTION
SCALE: 1/8" = 1'-0"



EXISTING SITE PERIMETER FENCE



GRAPHIC COLLAGE APPLIED TO SCREENING ELEMENT



EXAMPLES OF PERFORATION OPACITY

SHEET NOTES

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GENERAL NOTES

Seal / Signature

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Project Name

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DC Reposition

Project Number

057.8377.000

Description

BUILDING DETAILS

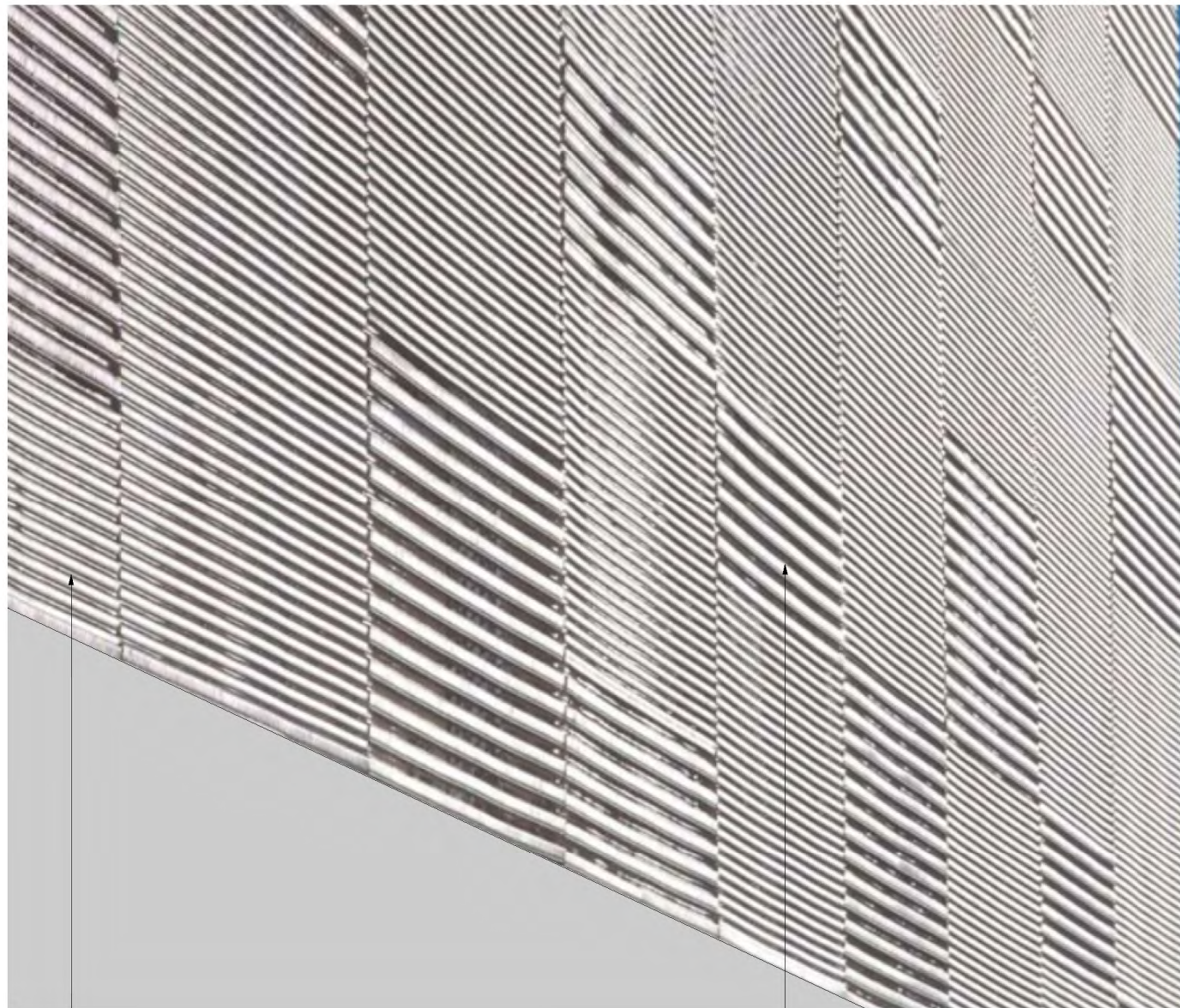
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1/8" = 1'-0"

RZ8.00

LEGEND

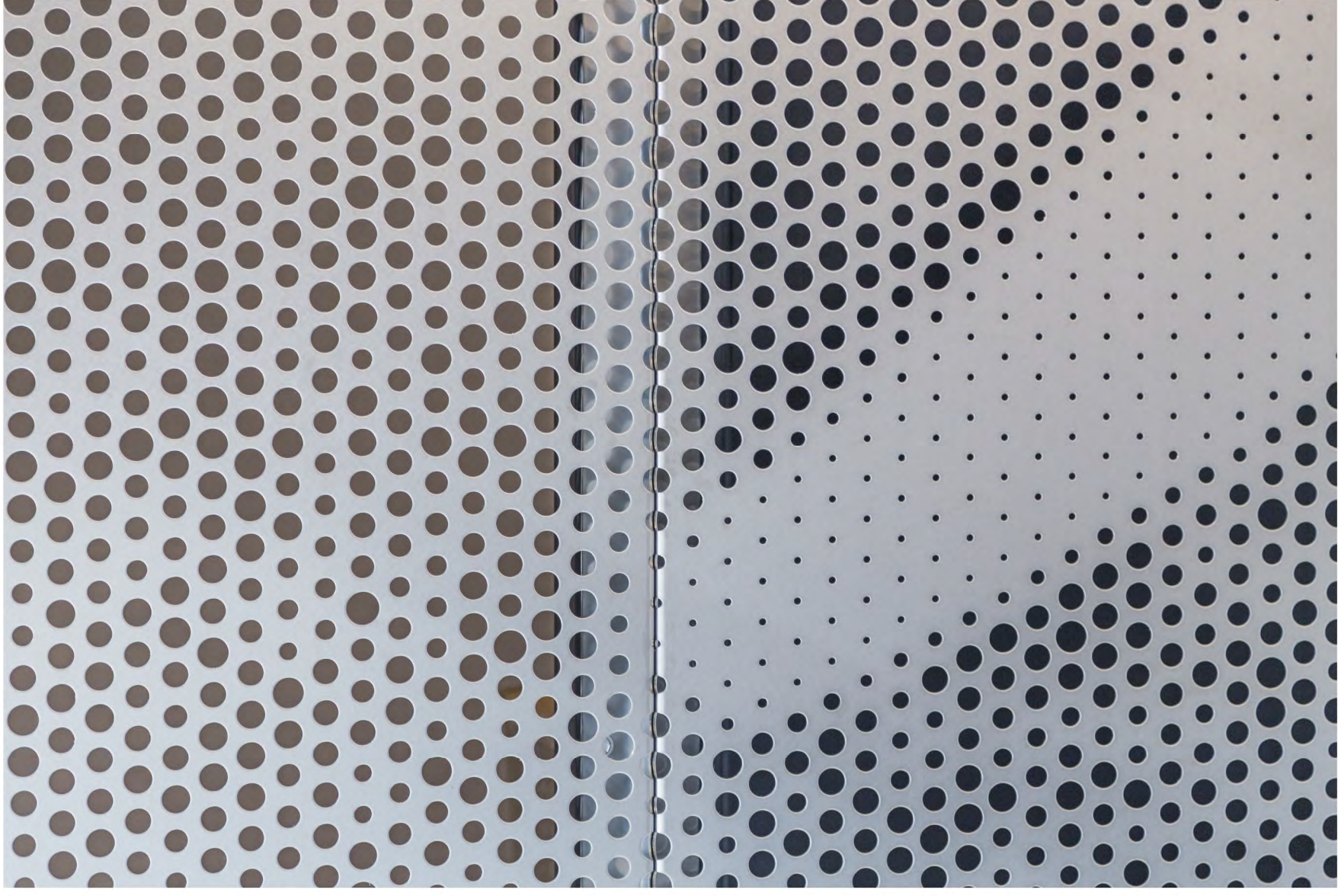
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MT-01
METAL MESH 01 PERFORATED SCREEN.
MAXIMUM OPENNESS OF 35% WITH A
MAXIMUM HOLE SIZE OF 1/2"



MT-02
METAL MESH 02
ACOUSTIC LOUVER



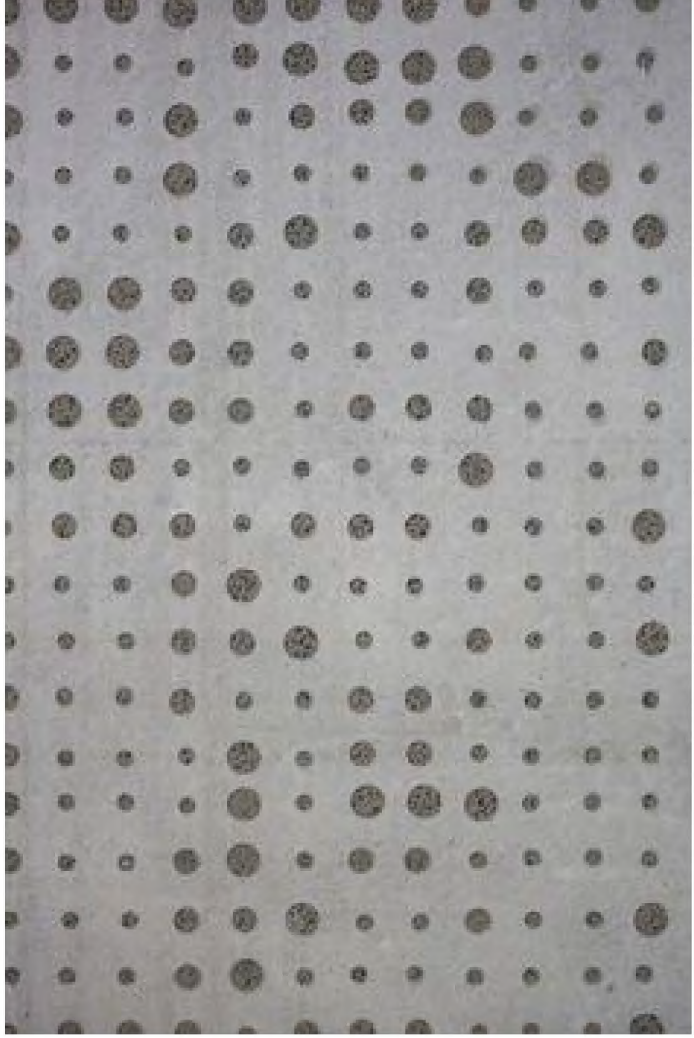
MT-03
PERFORATED METAL MESH
PERFORATED SCREEN WITH VARIABLE PERFORATION PATTERN TO CREATE
IMAGE. MAXIMUM OPENNESS OF 35%. HOLE SIZES WILL VARY TO CREATE
IMAGE WITH A MAXIMUM HOLE SIZE OF 5/8".



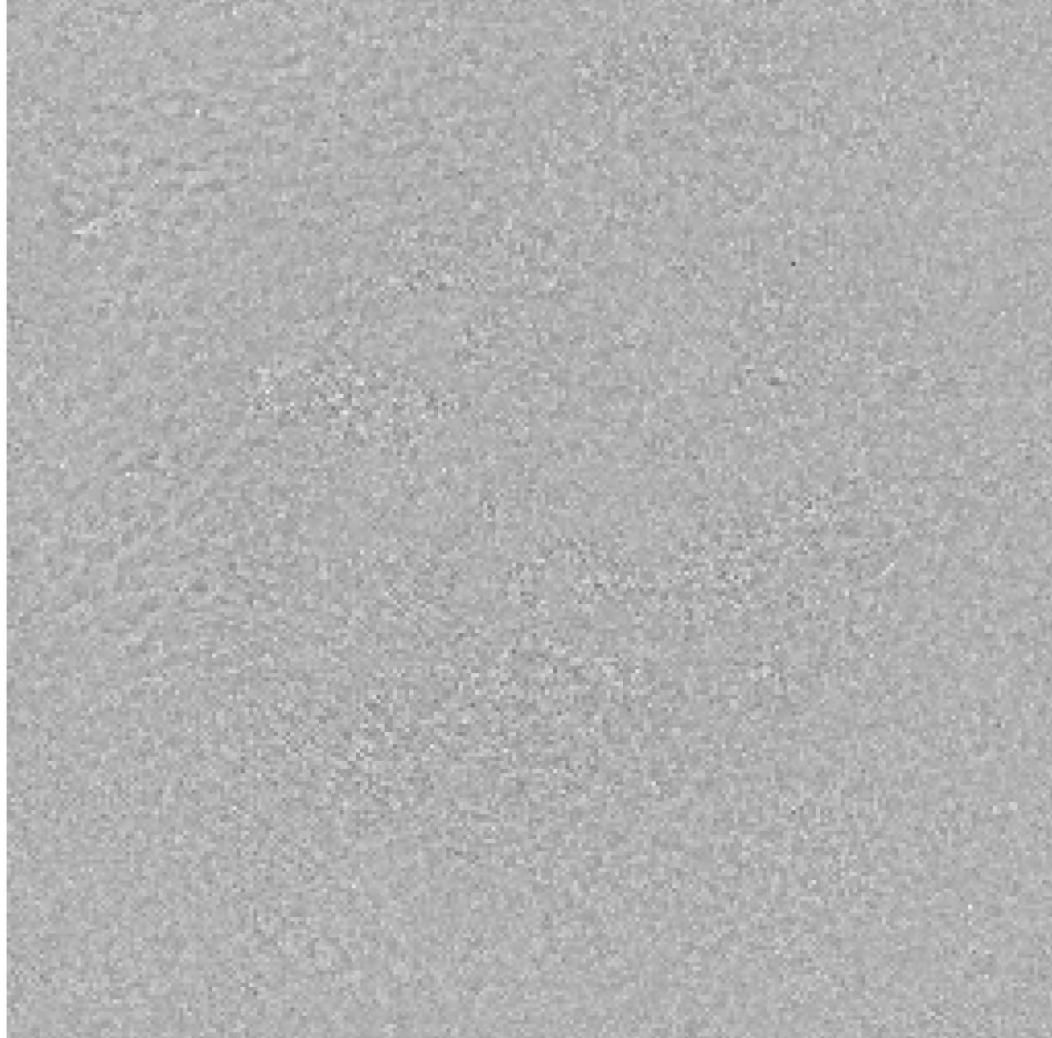
MT-04
METAL PANEL



DP-01
STUCCO FINISH (PAINTED)



CC-01
SANDBLASTED CONCRETE



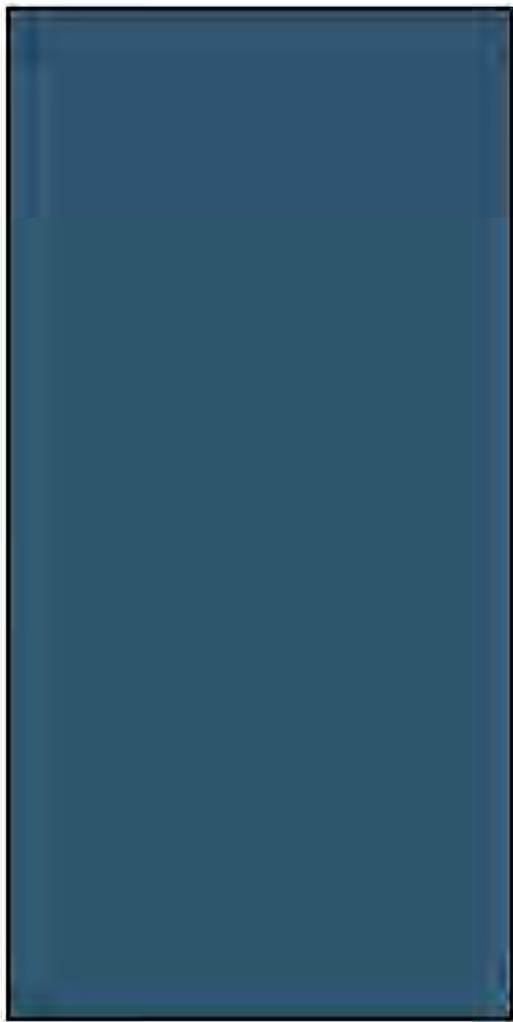
CC-02
CONCRETE



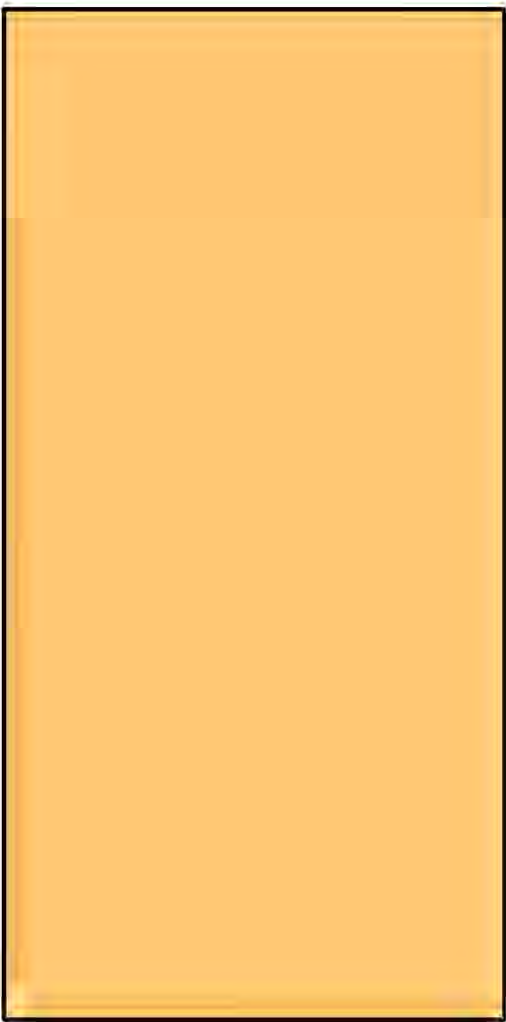
GL-01
GLAZING



PT-01
PAINT FIELD COLOR
GAUNTLET GRAY
SW7019



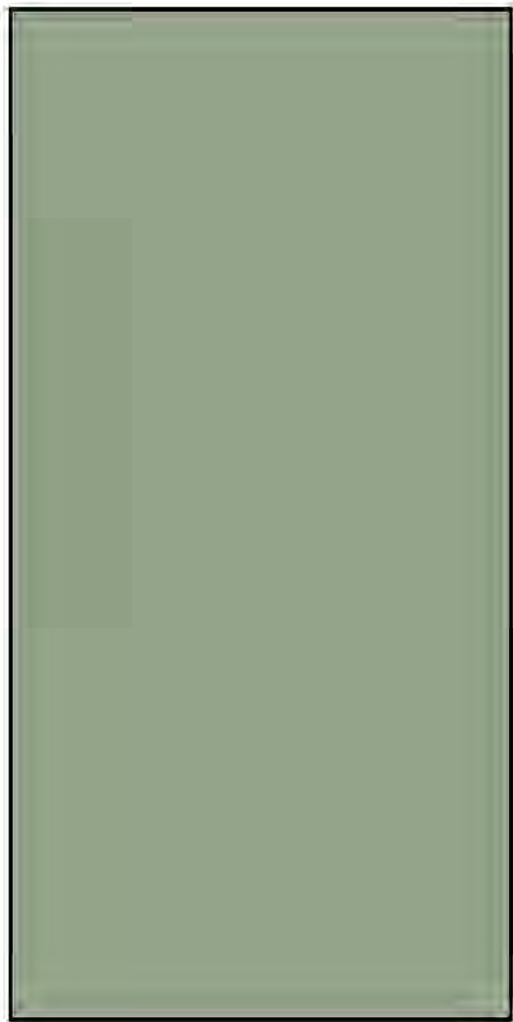
PT-02
PAINT ACCENT COLOR 01
BLUE EARTH DE5853



PT-03
PAINT ACCENT COLOR 02
YUMA GOLD DE5305



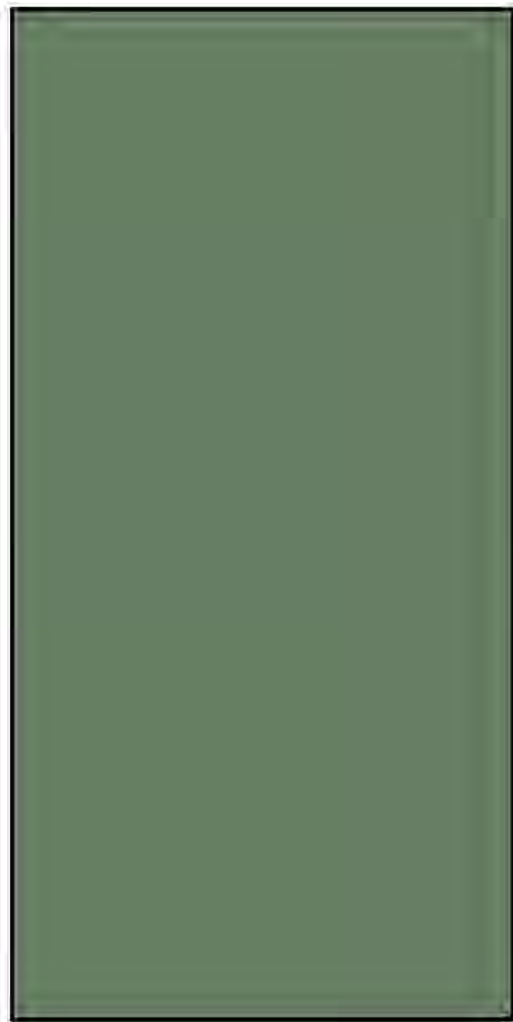
PT-04
PAINT BODY COLOR 02
FOSSIL DE6225



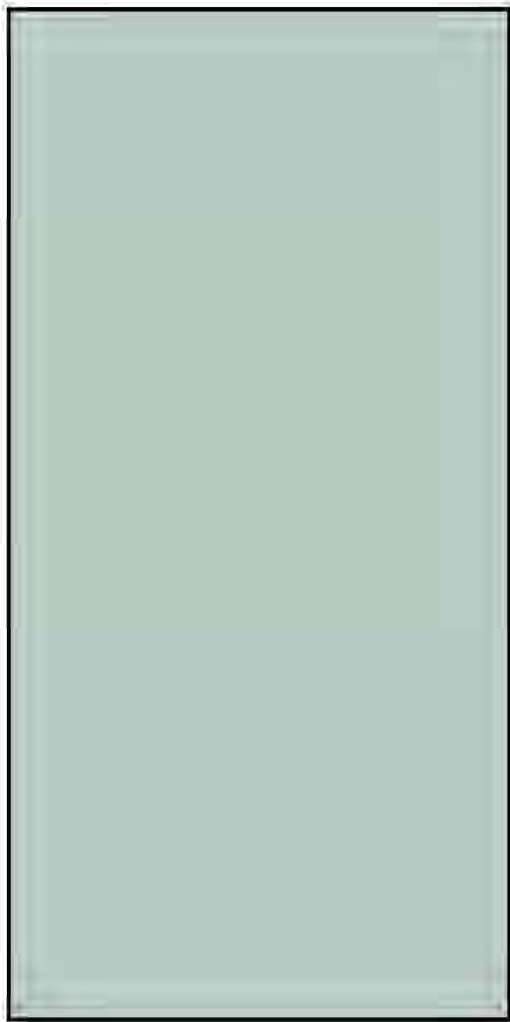
PT-05
PAINT ACCENT COLOR 03
SOMA SAGE DET522



PT-06
PAINT ACCENT COLOR 04
ENDIVE DE5618



PT-07
PAINT ACCENT COLOR 04
ENGLISH HOLLY
DE5649



PT-08
PAINT ACCENT COLOR 04
ROLLING WAVES
DE5716

(COLORS USED IN COUTYARD SPACE)

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Project Name

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Project Number

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Description

BUILDING MATERIALS

Scale

1/4" = 1'-0"

RZ8.01

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WEST - MAIN ENTRY



SOUTHEAST CORNER - NEW BUILDING EXPANSION



SOUTHWEST CORNER - NEW BUILDING EXPANSION



NORTHWEST CORNER - EXISTING BUILDING

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CONSTRUCTION

Project Name	CBREIM Chandler Frye Road DC Reposition
Project Number	057.8377.000
Description	BUILDING PERSPECTIVES

Scale

RZ9.00



AREA ANALYSIS	LEVEL 01
DATA HALLS	52,840 SF
MECHANICAL	8,880 SF
STORAGE	845 SF
ADMINISTRATION	800 SF
SUPPORT	12,427 SF
CIRCULATION	6,763 SF
L1 BUILDING TOTAL	82,555 SF
WEST EQUIPMENT YARD	17,708 SF
EAST EQUIPMENT YARD	11,747 SF
EQUIPMENT YARD TOTAL	29,455 SF

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Seal / Signature

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CBREIM Chandler Frye Road
DC Reposition

Project Number

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Description

LEVEL 01

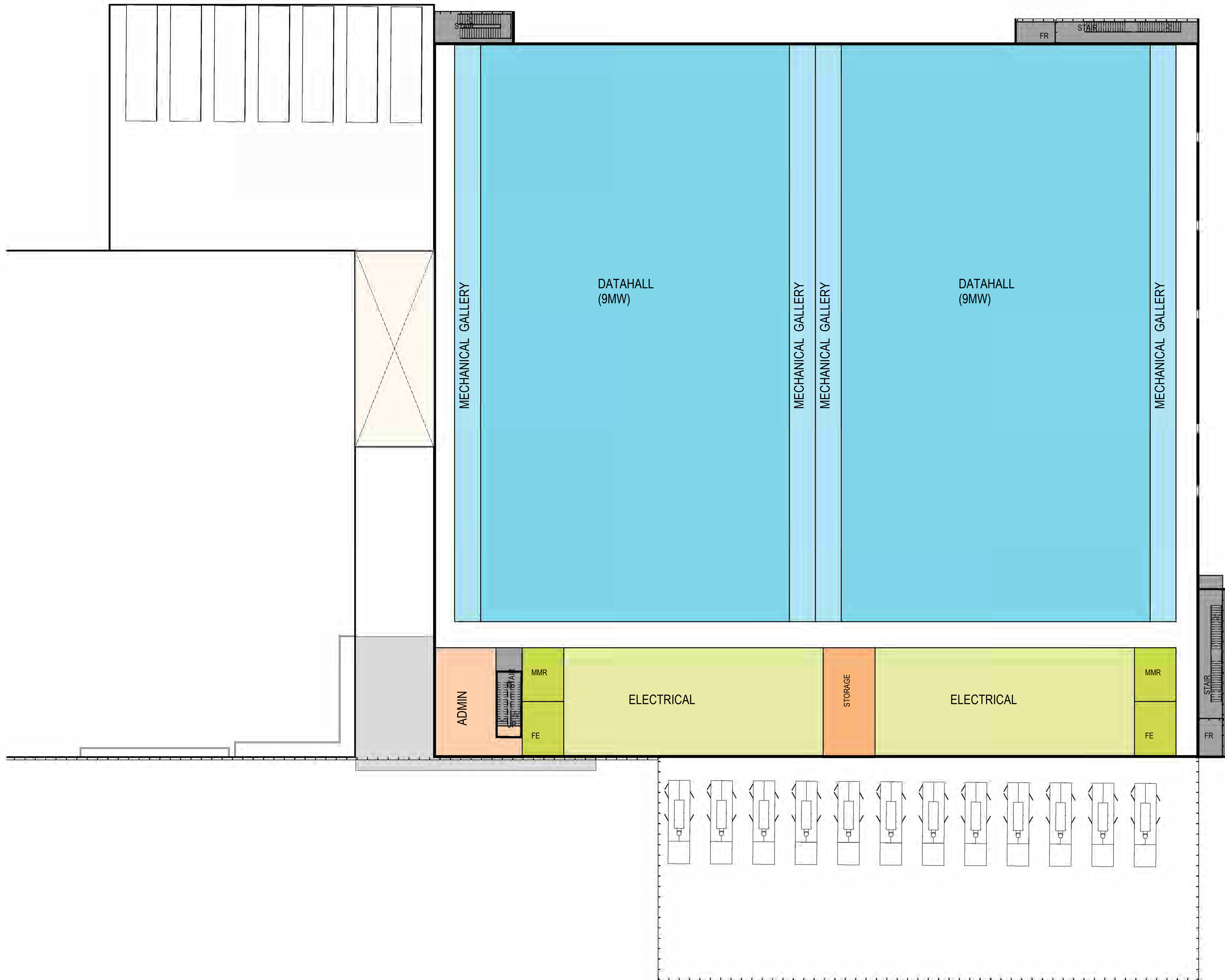
Scale

3/64" = 1'-0"

RZ10.01

1 ILLUSTRATIVE FLOOR PLAN - LEVEL 01

SCALE: 3/64" = 1'-0"



AREA ANALYSIS	LEVEL 02
DATA HALLS	52,840 SF
MECHANICAL	8,880 SF
STORAGE	845 SF
ADMINISTRATION	800 SF
SUPPORT	10,163 SF
CIRCULATION	6,652 SF
L2 BUILDING TOTAL	80,180 SF

CBRE | CAPITAL MARKETS

2500 W Frye Rd Chandler, AZ 85224

Gensler

2575 E. Camelback Rd.
Suite 175
Phoenix, AZ 85016
United States

Tel 602.523.4900
Fax 602.523.4949

Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

CBREIM Chandler Frye Road
DC Reposition

Project Number

057.8377.000

Description

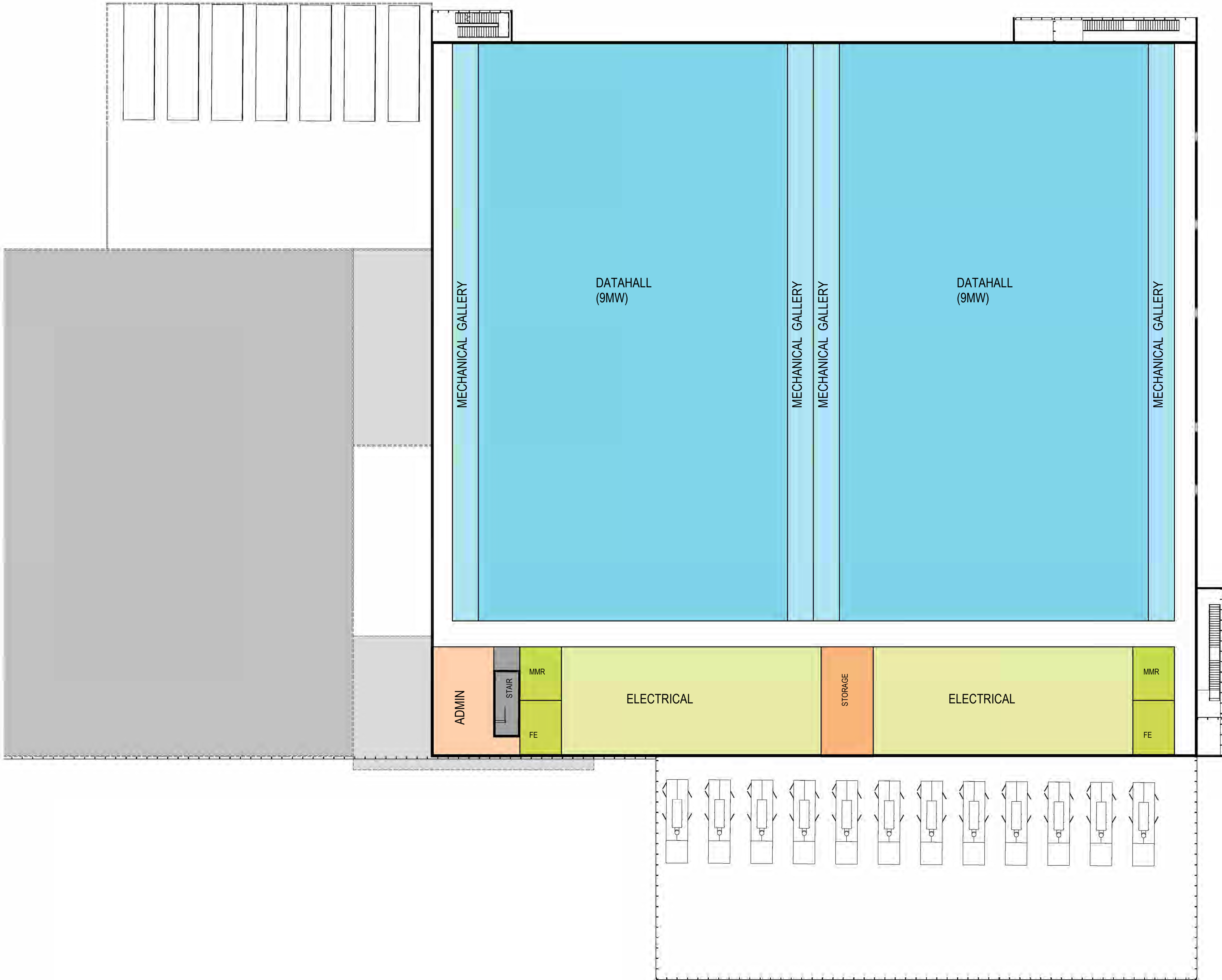
LEVEL 02

Scale

3/64" = 1'-0"

RZ10.02

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AREA ANALYSIS	LEVEL 03
DATA HALLS	52,840 SF
MECHANICAL	8,880 SF
STORAGE	845 SF
ADMINISTRATION	800 SF
SUPPORT	10,163 SF
CIRCULATION	6,652 SF
L3 BUILDING TOTAL	80,180 SF

CBRE | CAPITAL MARKETS

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Phoenix, AZ 85016
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Tel 602.523.4900
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△	Date	Description
	11/02/23	R-PDP SUBMITTAL
	12/21/23	R-PDP-2ND SUBMITTAL

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

CBREIM Chandler Frye Road
DC Reposition

Project Number

057.8377.000

Description

LEVEL 03

Scale

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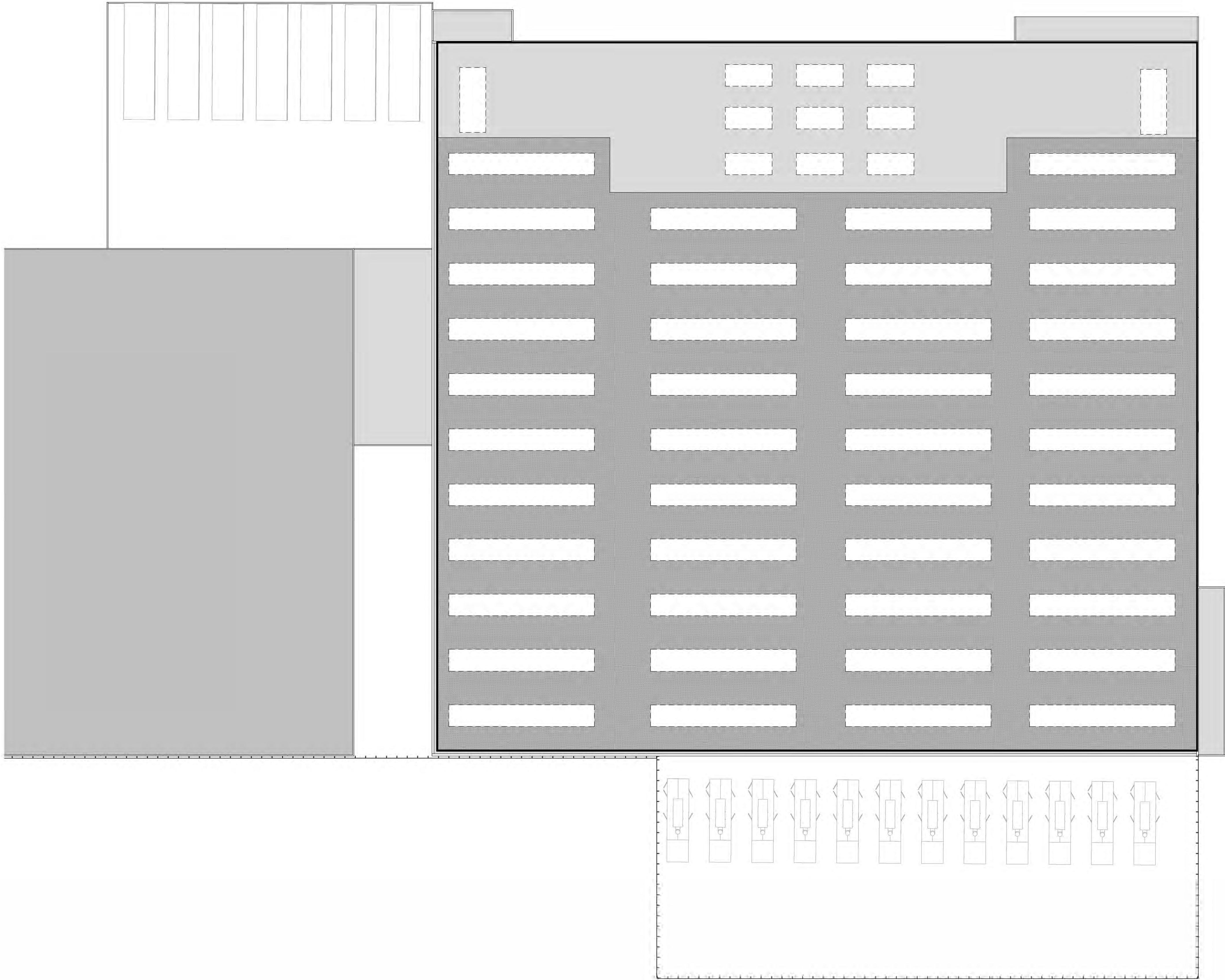
RZ10.03

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1 ILLUSTRATIVE FLOOR PLAN - LEVEL 03

SCALE: 3/64" = 1'-0"

5/17/2024 12:07:59 PM Autodesk Docs://057.8377.000 - CBREIM Chandler Frye Road DC Reposition/Architecture 057.8377.000 - CBRE_FRYE.MXD



1 ILLUSTRATIVE FLOOR PLAN - LEVEL ROOF

SCALE: 3/64" = 1'-0"

CBRE | CAPITAL
MARKETS

2500 W Frye Rd Chandler, AZ 85224

Gensler

2575 E. Camelback Rd.
Suite 175
Phoenix, AZ 85016
United States

Tel 602.523.4900
Fax 602.523.4949

△ Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL

Seal / Signature

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CONSTRUCTION

Project Name

CBREIM Chandler Frye Road
DC Reposition

Project Number

057.8377.000

Description

ROOF

Scale

3/64" = 1'-0"

RZ10.04

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X: EAV_Gwa\GBREIM\CADD\LS.gdw, Layout:List Dec 20, 2023 - 3:57pm Jacob.Jirgens



REQUIREMENT - SEC. 35-1903	PROVIDED
TREES: MIN. 24" BOX (50%); 15 GAL. (50%)	PROVIDED
SHRUBS: MIN. 5 GAL. CONTAINER SIZE	PROVIDED
GROUND COVER: MIN. 1 GAL. CONTAINER SIZE	PROVIDED
CACTI & SUCCULENTS: MAX. 50% OF SHRUB MATERIAL	PROVIDED
BUILDING FOUNDATION PLANTINGS SHALL BE PROVIDED WHERE APPROPRIATE	PROVIDED
PARKING LOT: 1 TREE / 5 SHRUBS PER SINGLE PLANTER; 2 TREES / 10 SHRUBS PER DOUBLE PLANTER	
3 SINGLE PLANTERS/ 3 DOUBLE PLANTERS = 9 TREES / 45 SHRUBS	9 TREES / 73 SHRUBS
PARKING LOT AREA: MIN. 10% OF INTERIOR SURFACE AREA TO BE LANDSCAPED	
SURFACE AREA: 8,793 SF*10% = 879 SF	1,795 SF OR 20.4%
PERIMETER LANDSCAPE: 1 TREE / 6 SHRUBS PER 30 LF	32 TREES (16 EXST.) / 196 SHRUBS (72 EXST.)
956 LF = 192 SHRUBS	
INTERIOR OPEN SPACE: 1 TREE / 6 SHRUBS PER 1,000 SF	77 TREES (14 EXST.) / 786 SHRUBS (7 EXST.)
70,810 SF = 71 TREES / 426 SHRUBS	

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W. SOUTHERN AVENUE, SUITE 131
PHOENIX, AZ 85020
PH: (602) 944-5500
CONTACT: BRYAN WRIGHT, PE
EMAIL: BRYAN.WRIGHT@KIMLEY-HORN.COM

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PH: (602) 906-1103
CONTACT: ANDREW VALESTIN, PLA
EMAIL: ANDREW.VALESTIN@KIMLEY-HORN.COM

TOTAL SITE AREA 634,131 S.F. 14.6 AC.

TOTAL BUILDING AREA 304,270 S.F. 48.0 % OF TOTAL SITE AREA

TOTAL LANDSCAPE AREA 212,540 S.F. 33.5 % OF TOTAL SITE AREA

TOTAL PARKING AREA 8,793 S.F. 1.4 % OF TOTAL SITE AREA

LANDSCAPE IN PARKING AREA 1,795 S.F. 20.4 % OF PARKING AREA
(10% MIN. OF PARKING AREA SHALL BE LANDSCAPED)

TOTAL TURF AREA 0 S.F. 0 % OF TOTAL LANDSCAPE AREA

SHRUBS/GROUND COVER 25,275 S.F. 26.6 % OF TOTAL LANDSCAPE AREA

INORGANIC/GRAVITE 212,540 S.F. 100 % OF TOTAL LANDSCAPE AREA
(D.G. TO EXTEND UNDER ALL PLANTINGS)



TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Existing Tree to Remain in Place Species Varies	Size Varies	
	Existing Tree to Remain in Place Species Varies	Size Varies	-
	Caesalipina mexicana Mexican Bird of Paradise	5' Ht. Min., 3' Sp. Min., 1" Cal. Min., 24" Box Min.	4
	Olneya tesota Ironwood	8' Ht. Min., 6" Sp. Min., 2" Cal. Min., 36" Box Min.	10
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	7' Ht. Min., 5' Sp. Min., 1½" Cal. Min., 24" Box Min.	29
	Prosopis x 'Crown Jewel' Crown Jewel Mesquite	7' Ht. Min., 6" Sp. Min., 1½" Cal. Min., 24" Box Min.	16
	Ulmus parvifolia Evergreen Elm	8' Ht. Min., 4" Sp. Min., 1½" Cal. Min., 24" Box Min.	29

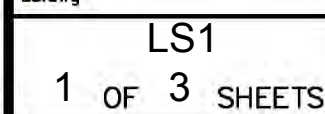
	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
☺	Existing Shrub to Remain in Place	Size Varies	-
☹	Species Varies		
▲	Dodonea viscosa	5 Gal.	107
●	Green Hopseed Bush		
○	Lantana camara 'New Gold'	1 Gal.	73
●	New Gold Lantana		
●	Lantana montevidensis	1 Gal.	209
⚙	Purple Trailing Lantana		
⚙	Leucophyllum langmaniae 'Rio Bravo'	5 Gal.	58
●	Rio Bravo Sage		
○	Leucophyllum zygomphyllum 'Cimarron'	5 Gal.	86
●	Cimarron Sage		
☺	Tecoma stans 'Gold Star'	5 Gal.	194
☹	Gold Star Tecoma		

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
✱	Agave americana	5 Gal.	34
✱	Century Plant		
✱	Aloe barbadensis	5 Gal.	225
	Aloe Vera		
☒	Dasyliroion wheeleri	5 Gal.	13
	Desert Spoon		
■	Echinocactus grusonii	5 Gal.	58
	Golden Barrel Cactus		
☉	Fouquieria splendens	8' Ht. Min.	18
	Ocotillo	8 Canes Min.	
✱	Hesperaloe funifera	5 Gal.	48
	Giant Yucca		
✱	Hesperaloe parviflora 'MSWNPARED'	5 Gal.	74
	Sandia Glow Red Yucca		
☼	Muhlenbergia capillaris 'Regal Mist'	5 Gal.	72
	Regal Mist Muhly		
○	Pachycereus marginatus	3' Ht. Min.	33
	Mexican Fencepost	3 Heads Min.	
☼	Yucca pallida	5 Gal.	23
	Pale Leaf Yucca		

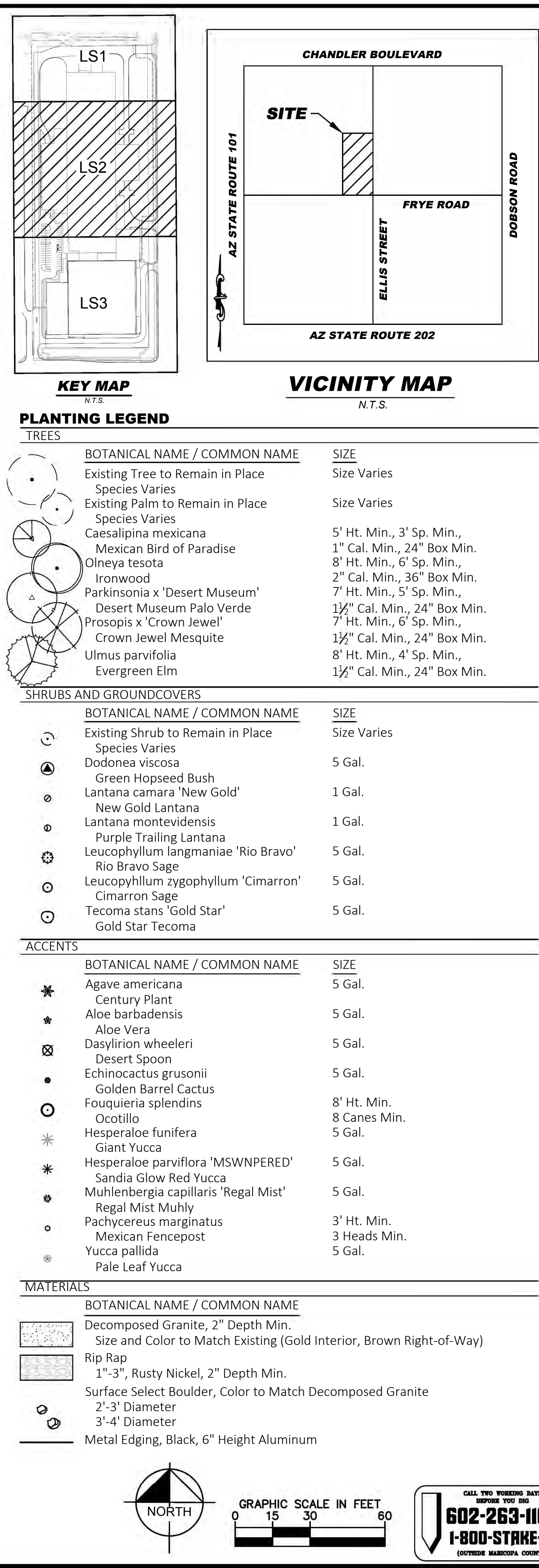
	BOTANICAL NAME / COMMON NAME	QTY
	Decomposed Granite, 2" Depth Min. Size and Color to Match Existing (Gold Interior, Brown Right-of-Way)	92,260 SF
	Rip Rap 1"-3", Rusty Nickel, 2" Depth Min.	1,785 SF
	Surface Select Boulder, Color to Match Decomposed Granite	
	2'-3' Diameter	9
	3'-4' Diameter	4
	Metal Edging, Black, 6" Height Aluminum	170 LF



PROJECT No. XXX
SCALE (H): 1"=30'
SCALE (V): NONE
DRAWN BY: JAJ
DESIGN BY: JAJ
CHECK BY: AAV
DATE: 12/21/2023

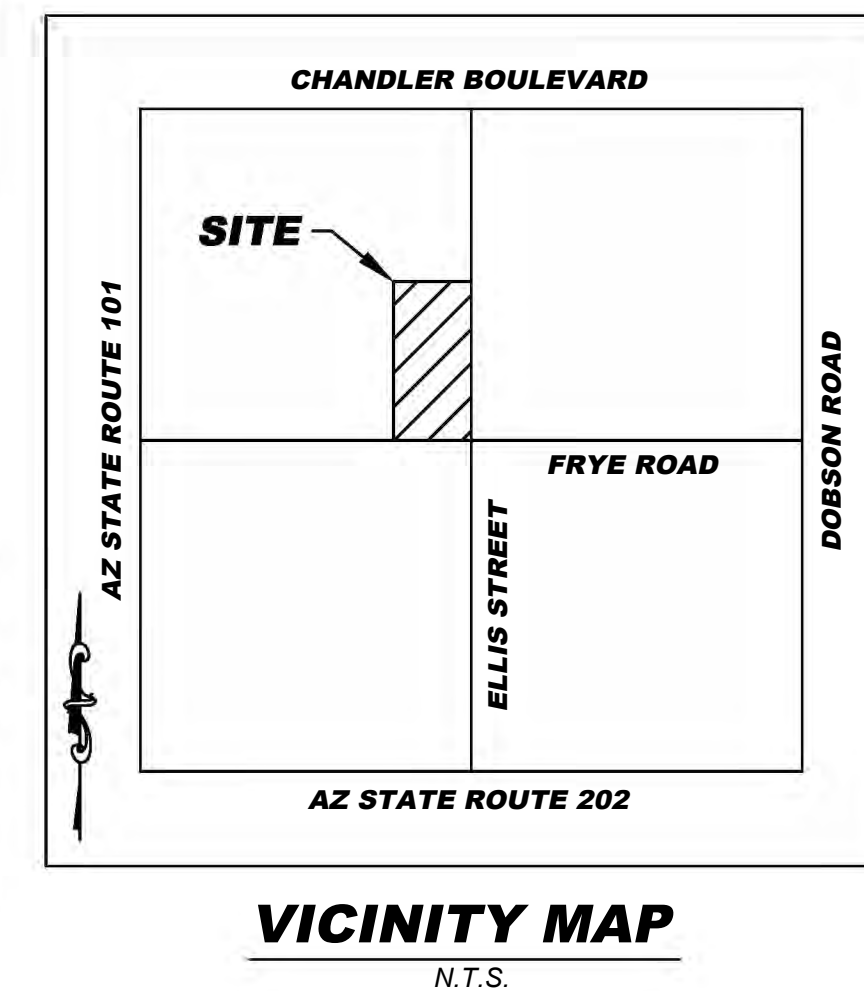
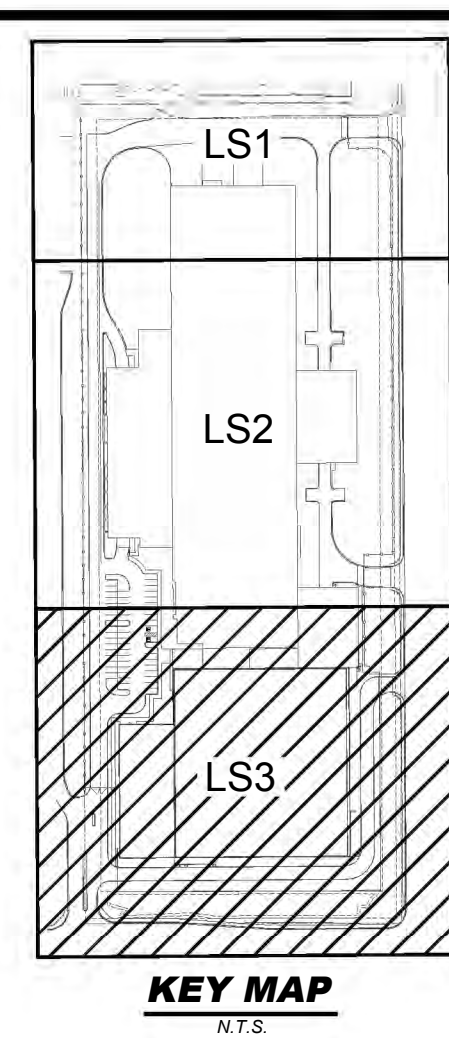


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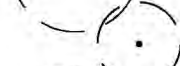
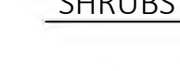
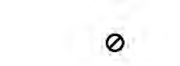
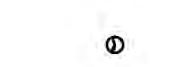


		1001 West Southern Avenue, Suite 131 Mesa, Arizona 85210 (480)207-2666 © 2023	
CBREIM CHANDLER FRYE ROAD DC REPOSITION PRELIMINARY LANDSCAPE PLAN CHANDLER, ARIZONA 85224			
PROJECT No. XXX			
SCALE (H): 1"=30'			
SCALE (V): NONE			
DRAWN BY: JAJ			
CHECK BY: AAV			
DATE: 12/21/2023			
 LS.dwg		LS2 2 OF 3 SHEETS	

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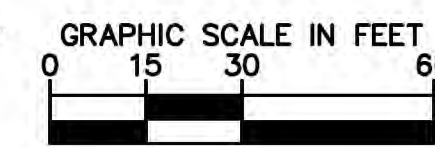
PLANTING LEGEND

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>
	Existing Tree to Remain in Place	Size Varies
	Species Varies	
	Existing Palm to Remain in Place	Size Varies
	Species Varies	
	Caesalipina mexicana	5' Ht. Min., 3' Sp. Min., 1" Cal. Min., 24" Box Min.
	Mexican Bird of Paradise	8' Ht. Min., 6' Sp. Min., 2" Cal. Min., 36" Box Min.
	Olneya tesota	7' Ht. Min., 5' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
	Ironwood	7' Ht. Min., 6' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
	Parkinsonia x 'Desert Museum'	7' Ht. Min., 6' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
	Desert Museum Palo Verde	8' Ht. Min., 4' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
	Prosopis x 'Crown Jewel'	
	Crown Jewel Mesquite	
	Ulmus parvifolia	
	Evergreen Elm	

SHRUBS AND GROUNDCOVERS		
	BOTANICAL NAME / COMMON NAME	SIZE
☺	Existing Shrub to Remain in Place	Size Varies
☺	Species Varies	
▲	Dodonea viscosa	5 Gal.
▲	Green Hopseed Bush	
○	Lantana camara 'New Gold'	1 Gal.
○	New Gold Lantana	
○	Lantana montevidensis	1 Gal.
○	Purple Trailing Lantana	
✿	Leucophyllum langmaniae 'Rio Bravo'	5 Gal.
✿	Rio Bravo Sage	
⊙	Leucophyllum zygophyllum 'Cimarron'	5 Gal.
⊙	Cimarron Sage	
☺	Tecoma stans 'Gold Star'	5 Gal.
☺	Gold Star Tecoma	

ACCENTS		
	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>
✱	Agave americana Century Plant	5 Gal.
✱	Aloe barbadensis Aloe Vera	5 Gal.
☒	Dasyllirion wheeleri Desert Spoon	5 Gal.
●	Echinocactus grusonii Golden Barrel Cactus	5 Gal.
◎	Fouquieria splendens Ocotillo	8' Ht. Min. 8 Canes Min.
✱	Hesperaloe funifera Giant Yucca	5 Gal.
✱	Hesperaloe parviflora 'MSWNPRED'	5 Gal.
✱	Sandia Glow Red Yucca	
✱	Muhlenbergia capillaris 'Regal Mist'	5 Gal.
○	Regal Mist Muhly	
○	Pachycereus marginatus Mexican Fencepost	3' Ht. Min. 3 Heads Min.
✱	Yucca pallida	5 Gal.
✱	Pale Leaf Yucca	

MATERIALS	
	<u>BOTANICAL NAME / COMMON NAME</u>
	Decomposed Granite, 2" Depth Min. Size and Color to Match Existing (Gold Interior, Brown Right-of-Way)
	Rip Rap 1"-3", Rusty Nickel, 2" Depth Min.
	Surface Select Boulder, Color to Match Decomposed Granite 2'-3" Diameter 3'-4" Diameter
	Metal Edging, Black, 6" Height Aluminum



CBREIM CHANDLER FRYE ROAD DC REPOSITION
PRELIMINARY LANDSCAPE PLAN
CHANDLER, ARIZONA 85224

PROJECT No.
XXX

SCALE (H): 1"=30'

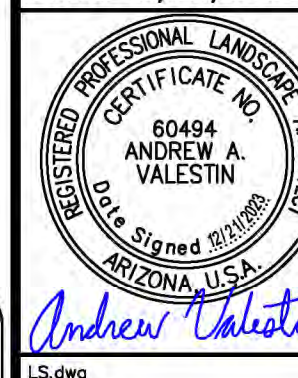
SCALE (V): NONE

DRAWN BY: JAJ

DESIGN BY: JAJ

CHECK BY: AAV

DATE: 12/21/2023



LS3
3 OF 3 SHEET

Kimley»»Horn
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1001 West Southern Avenue, Suite 131



EXISTING CONDITIONS - GOOGLE EARTH VIEW FROM PROPERTY TO THE NORTH

- DATA CENTER PROPERTY**
 - 1 EXISTING BUILDING
 - 2 EXISTING LANDSCAPE TO REMAIN
NEW GENERATORS WILL BE
SCREENED BEHIND THE EXISTING
LANDSCAPING
 - 3 PROPOSED EXPANSION BEYOND
- NORTH PROPERTY**
 - 4 EXISTING TRASH ENCLOSURES
 - 5 EXISTING SOLAR PV CANOPIES
 - 6 EXISTING EQUIPMENT ENCLOSURE



MODELED VIEWS FROM PROPERTY TO THE NORTH TOWARDS NEW EXPANSION

- DATA CENTER PROPERTY**
- 1

EXISTING BUILDING
- 2

EXISTING LANDSCAPE TO REMAIN
NEW GENERATORS WILL BE
SCREENED BEHIND THE EXISTING
LANDSCAPING
- 3

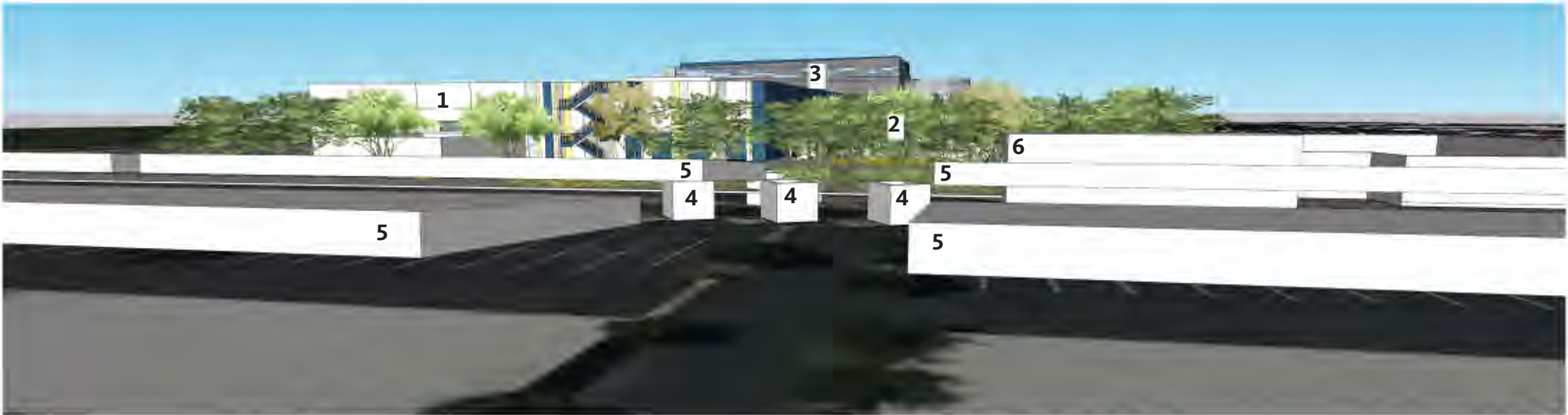
PROPOSED EXPANSION BEYOND

- NORTH PROPERTY**
- 4

EXISTING TRASH ENCLOSURES
- 5

EXISTING SOLAR PV CANOPIES
- 6

EXISTING EQUIPMENT ENCLOSURE



VIEW FACING SOUTH @ 20' ABOVE GRADE



VIEW FACING SOUTH @ EYE LEVEL