



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

12 June 2023

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Mr. Jose A. Macias
City of El Mirage Community & Development Services
10000 N. El Mirage Road
El Mirage AZ 85335

Re: PZ23-05-07; MS PHX82 Data Center (APN: 501-46-854)

Dear Mr. Macias

Thank you for the opportunity to provide comments on the Site Plan Amendment for the Microsoft PHX82 operational data center. This application proposes the construction of a third industrial building that will be a part of the overall Microsoft parcel. The proposed 245,000 square foot building will be 27 feet in height and located on 150.52 acres at the southeast corner of Olive Avenue and Dysart Road in El Mirage, AZ. The parcel is located inside Accident Potential Zone 2 and the Luke AFB 1988 JLUS 70 and 75 Ldn “high noise or accident potential zone” as identified by A.R.S. § 28-8461 and is within the “territory in the vicinity of a military airport” also defined by A.R.S. § 28-8461.

We continually appreciate the opportunity to provide comments, acknowledging that we are not the approval authority. Given the location of this development project, we have identified actual and/or potential mission risks and hazards should the development encompass the following:

- a. Light interference – Buildings or structures that would produce light interference at night and or glint/glare during the day that would distract or interfere with pilot vision.
- b. Spectrum utilization and radio frequency interference – Buildings or structures that would cause a loss of RADAR coverage such that it interferes with spectrum utilization. Additionally, to avoid radio frequency interference, developers and or end users should not use radio equipment that would interfere with Luke’s frequency or operate on a military frequency.
- c. Impairment of pilot’s visibility – Any production that would release substances into the air that would impair visibility or otherwise interfere with operating aircraft such as: steam, dust or smoke. These items create a negative impact and should be eliminated.
- d. Bird Strike Hazard – Cooling ponds or standing water on the property increase the potential for the congregation of fowl which are a hazard to flight safety and therefore the community. Mitigation measures to detract fowl from congregating on the property are highly encouraged.

- e. Diesel Generators – Fuel storage or fueled equipment should be maintained outside of APZ 2 and underground when possible.

The risks and hazards as addressed above should be considered as further maturation of the development occurs and on through project completion.

Luke AFB follows A.R.S. § 28-8481 when evaluating compatible land use within the “territory in the vicinity of a military airport”. Subject to the results of an FAA Obstruction Evaluation/Airport Airspace Analysis and Spectrum Analysis (OE/AAA), this request will not negatively impact the flying and base operations at Luke AFB; however, we reserve the right to comment as the development matures and design changes become available.

Since the development will be located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 170 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential occupants about Luke AFB operations. We also recommend that the developer and/or future occupant(s) be made aware that the proposed development is underneath the Luke AFB flight traffic pattern, specifically low-level flights; therefore, there is an increased risk of accidents in that area as well as fuel dumping or jettison of external aircraft tanks.

If you have any questions, please contact my Senior Planner, Ms. Jenn Rahn at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing