

Vantage Data Center AZ-14 Rezoning ***Project Narrative***



I-1 Light Industrial Park Rezoning for a Proposed Data Center Development
on Approximately 14 Acres Located at the Southeast Corner of Bullard Avenue
and Van Buren Street

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I. Introduction:

Quarles & Brady LLP submits this rezoning application on behalf of Vantage Data Centers ("Vantage") in regard to the roughly 14-acre site located at the Southeast corner of Bullard Avenue and Van Buren Street (the "Property"). The Applicant intends to rezone the Property from C-2 (General Commercial) to I-1 (Light Industrial Park) to allow for a data center use. See Zoning & Aerial Maps attached at **Tab A**. Vantage Data Centers is a leading data center developer with locations across the country and internationally, including a previously approved AZ1 data center located directly south of the Property. They have designed, developed and operated some of the world's most flexible and scalable data centers. The proposed data center will be in direct alignment with and will supplement the operation of the "AZ1" Data Center to the south of proposed rezoning.

II. Property Overview:

The Property is comprised of one parcel (45 South Bullard Avenue, Goodyear, AZ 85338; Parcel No. 500-10-857). The Property is currently zoned C-2 (General Commercial) and is located within the Transit Oriented Development ("TOD") Overlay. The Property has a General Plan designation of Business & Commerce. See Zoning & Aerial Maps attached at **Tab A**.

Vantage intends to construct the AZ14 Vantage Data Center ("AZ14"), a two-story building with approximately 451,603 square feet dedicated to the data center and associated uses as generally shown on the Conceptual Site Plan Attached at **Tab B** and Conceptual Renderings Attached at **Tab C**. The architectural character of proposed building will be consistent with that of the Vantage Data Center to the south ("AZ1"). To foster continuity, color selections and architectural features associated with the AZ1 building will be incorporated into the proposed structure. The main entrance is located along Bullard Avenue and include a glazing curtain wall system, metal panel components, and varying paint palette for the concrete tilt-up walls. There will be an enhanced 50-foot landscaping buffer, which utilizes the "Bullard Avenue Corridor: Design Treatment Strategies" which unites the use of a localized vegetation palette and enhances the area. These same landscape features and setbacks, building components, and color utilization, have been integrated along Van Buren Street, due to the importance of this major arterial road.

In addition to the proposed components noted above, installation of a berm, vegetation, and gabion wall will work in harmony with the Gateway Monument located at the Southeast corner of Bullard Avenue and Van Buren Street. Additionally, a perforated screen wall, will conceal exterior electrical equipment and generators which will resemble the existing AZ1 building. The proposed structure will follow an aesthetic continuation comparable to the currently constructed AZ1 building to south in order to compliment the overall campus of Vantage Data Center buildings. The proposed site will include two (2) secured site access points, one along the east side of Bullard Ave and another on the west side N 145th Avenue.

III. General Plan Conformity:

As noted above, the General Plan designates the Property as Business and Commerce. The proposed use is in compliance with the General Plan. See General Plan Map Attached at **Tab A**. The City of Goodyear General Plan encompasses an overall framework that includes Community Goals, Community Objectives, Policies and Action Items. The Community Goals are desired outcomes the City aims to achieve in order to realize the overall vision of the City of Goodyear. The Community Objectives, Policies and Action Items are used to achieve the Community Goals through implementation of policies and actionable items.

A. Community Goals

The City of Goodyear General Plan has identified 23 Community Goals reaching across three areas to include **(1)** Physical Growth and Development; **(2)** Community and Cultural Development; and **(3)** Economic Development. The request to rezone the Property addresses the Community Goals by: **(i)** providing a large data center that will contribute to the surrounding area; **(ii)** creating a unique character through architectural details that will continue throughout the Phoenix-Goodyear/MC-85/Bullard Corridor Job Center; and **(iii)** driving economic development opportunities for the area. The first Community Goal located within the Physical Growth and Development area is to achieve "[e]ffectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and business." In this case, the rezoning request will attract a productive data center use that will provide significant economic growth, building upon the positive contributions to the surrounding neighborhood and city created from the ongoing development of the AZ1 property to the south. The second Community Goal located within the Community and Cultural Development area is to create "[v]ibrant and complete neighborhoods recognized as being people and family-friendly, each with their individual character yet connected and integrated into a cohesive Goodyear." To meet the intent of this goal, the Property will be improved with landscaping and architectural details that will continue the individual character of the Phoenix-Goodyear/MC-85/Bullard Corridor Job Center. The third Community Goal located within the Economic Development area is sustain "[a] resilient and diversified economy." The Applicant addresses this Community Goal by creating a state-of-the-art data center that will create future economic development in the area.

B. Community Objectives, Policies and Action Items

The City of Goodyear outlines Objectives, Policies and Action Items for each Community Goal. The rezoning request supports the following Objectives, Policies and Action Items for the Community Goals identified above. The first Community Goal is to achieve "[e]ffectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and business." The main objective of achieving this goal is to "[p]rotect community assets from encroachment and incompatible land uses." The rezoning request is in line with the surrounding industrial land uses and does not encroach into any incompatible land uses. Additionally, the proposed data center is in line with the Growth Areas Map which designates this corridor as the Phoenix-Goodyear/MC-85/Bullard Corridor Job Center and a Redevelopment Area. See Growth Areas Map Attached at

Tab A. The second Community Goal is having "[v]ibrant and complete neighborhoods recognized as being people and family-friendly, each with their individual character yet connected and integrated into a cohesive Goodyear." The main objective of achieving this goal is to "[f]oster the creation and maintenance of attractive, high-quality neighborhoods." The rezoning request seeks to further expand the existing data center use which will create a quality industrial park for the area. The third Community Goal is creating "[a] resilient and diversified economy." The main objective for achieving this goal is to "[c]reate a built-environment that fosters economic development." The rezoning request will create a visually diverse and captivating architectural environment that is in line with City of Goodyear Design Guidelines which will foster future economic development.

C. Land Use and Transportation Plan

The Land Use and Transportation Plan designates the Property as "Business and Commerce" which is defined as "areas for growth and development of Goodyear's economic base including area for shopping and entertainment." In addition to the Universal Development Standards, the Business and Commerce Land Use Category sets forth seven additional development standards. The rezoning and associated site plan will comply with the applicable Development Standards set forth in the General Plan to include but not limited to the following:

- Standard 37: Light industrial uses such as warehousing or distribution centers are appropriate throughout the Business & Commerce category but should be buffered from residential uses.
- Standard 38: Businesses with high employment density are encouraged to locate adjacent to high-capacity roadway corridors (freeways, parkways, arterials) and transit corridors (light rail and arterials with bus service) to leverage high visibility and vehicular/pedestrian access.
- Standard 40: Walking and biking should be accommodated and encouraged by providing trails, bike lanes, sidewalks, and paths to allow for safe pedestrian movement. Linkages to nearby residential developments should be provided in conformance with Standard 28.

IV. Transit Oriented Development Overlay:

The Property is also located within the Transit Oriented Development ("TOD") Overlay. See TOD Map Attached at **Tab A**. The TOD Overlay "denotes areas within walking distance to a major future or existing transit route" and lays out additional development standards. The rezoning request and proposed data center use is in line with the TOD Overlay and will comply with the additional applicable development standards to include but not limited to the following:

- Standard 54: Development in the TOD Overlay should be pedestrian oriented and walkable/bikeable.
- Standard 58: Higher density and intensity uses are encouraged in the TOD Overlay. Low density, detached, single-family development is discouraged within the TOD Overlay in areas where medium or high density residential or mixed-use development would be more appropriate.

- Standard 59: Automobile-oriented uses that are designed without regard to pedestrians (e.g., fast food drive-through, gas station), large parking lots facing the street, and other features that inhibit walkability are discouraged within the TOD Overlay.

V. Compatibility and Applicability of Proposed Zoning:

As part of the City's analysis of a rezoning request, specific areas of compatibility and applicability/impact of the proposed request and development are set forth by the application process to include analysis of the following: **(1)** Surrounding uses; **(2)** Consistency with other land uses; **(3)** Land use demand; and **(4)** Neighborhood Outreach.

A. Surrounding Uses: *Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values.*

The proposed rezoning request and data center use will be compatible with the surrounding uses and zoning districts. The AZ1 data center building is located just south of the Property and is currently under construction. The proposed data center use that is the subject of this application will simply integrate the vacant parcel into an already approved use and site plan associated with the AZ1 parcel. Rezoning the Property's C-2 zoning into I-1 will allow the opportunity to blend the Property into the existing AZ1 parcel and eliminate the less compatible C-2 zoning district, thereby unifying the uses and zoning on the Southeast corner of the intersection.

The proposed structure will mirror the color selections and architectural features of the AZ1 building, such as the dynamic compositions of metal panels, curtain walls, and patterned concrete, to foster continuity for the overall Vantage Data Center campus. To further blend the proposed building into the environment of the area, an enhanced 50-foot landscaping buffer will be continued from the AZ1 building along Bullard Avenue and will reflect design features consistent with the "Bullard Avenue Corridor: Design Treatment Strategies," utilizing native vegetation. The enhanced landscaping features will also be integrated along Van Buren Street to provide additional compatibility with the arterial road, and berm, vegetation, and gabion walls will be installed to synchronize the Gateway Monument located at the Southeast corner of Bullard Avenue and Van Buren Street. To further ensure compatibility, a metal panel screen wall, designed similarly to the aesthetic of the AZ1 building with concrete tilt-up panels, will also be incorporated into the corner of the intersection to conceal and mitigate the exterior electrical equipment and generators, as well as provide a visual streetside appeal.

Vantage will also continue to prioritize its ongoing commitment to sustainability for the proposed data center. The proposed building will utilize air for cooling in a closed-loop chilled system to minimize overall water consumption and environmental impacts. Vantage's cooling design system achieves a water utilization efficiently of nearly zero, with effectively no water use.

The system will allow for reduced energy use and the campus is expected to achieve Green Globe certification.

The proposed site will also include two secured site access points along Bullard Avenue and 145th Avenue. Internal site circulation is accommodated between the proposed Property and the AZ1 parcel to the south to allow for a unified access area between the Properties, and to allow full access to the recently constructed driveway to the south along Bullard Avenue.

B. Consistency with Surrounding Land Uses: *Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning.*

The Property is currently adjacent to a proposed data center use to the south, the Goodyear municipal complex to the east, and vacant parcels to the west and north of the Property. The proposed I-1 zoning district will be consistent with and integrative to the AZ1 data center use to the south and will eliminate the less compatible C-2 zoning. Unlike the proposed data center use, C-2 commercial uses would not be compatible or viable on this corner of the intersection due to the industrial-related uses which already border the parcel.

C. Land Use Demand: *Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand.*

Data centers are in high demand in the valley, serve as an economic driver for the community, and bring significant investment and quality jobs to the area. the City of Goodyear has identified this site implies that the City Council has specifically identified this Southeast corner of the Bullard Avenue and Van Buren Street as a data center opportunity. See Goodyear Data Center Opportunities Brochure Attached at **Tab D**. Industrial zoning districts which have the proper infrastructure or space to allow for a data center use are highly limited within the City of Goodyear. Based on the Goodyear Data Center Opportunities brochure, there are approximately five total areas which are encouraged for a data center use, three of which are currently occupied or in construction. Therefore, the proposed use is appropriate for the underutilized vacant parcel. The existing C-2 zoning, however, is inconsistent with the goals set forth by the Data Center Opportunities Brochure.

D. Neighborhood Outreach: *General public's concerns -his will be identified through the public review process. Notice is sent to property owners within 500-feet of the property, any HOAs that are within the notice area, neighboring municipalities in the notice area, school districts, Luke AFB, ADOT, any identified stakeholders, and anyone who has requested to receive this type of notice.*

The Applicant will coordinate with the City to follow the Citizen Review process and is willing to work with the community to address any questions from the public throughout the rezoning application process. The Citizen Review process includes the delivery of notices at least 15 days prior to a meeting to nearby property owners within 500-feet of the property, any

homeowners' associations within the notice area, and any identified stakeholders to inform the community of upcoming meetings. Neighborhood Meeting could also be held in addition to postcard notifications being mailed. If a Neighborhood Mtg is held, it is the applicant's responsibility to present and justify the rezone application to the attendees. The Applicant will support City staff for public meeting as required by the rezoning process and will support staff to ensure required notifications, legal advertisements, and signage is mailed or posted at least 15 days prior to the public hearing dates.

VI. Physical and Natural Features: *Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district*

The Property is currently vacant with the site having been cleared and graded. the proposed site and adjacent streets are located within Flood Zone X. This flood zone indicates areas subject to 0.2-percent-annual-chance flood hazard and 1-percent chance flood with average depth less than one foot or with drainage area of less than one square mile. The building finished floors will be set to a minimum of 18 inches above the low outfall and 12 inches above the calculated adjacent highwater elevation to ensure the building is safe during storm events.

VII. Public Facilities and Infrastructure: *Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment*

The rezoning request will include upgrades to the sewer, drainage and water systems as well as any other necessary upgrades done by the owner as part of the development of the data center. The development will be serviced by an existing 16" PVC sewer main in Bullard Avenue or a 16" PVC sewer main in Van Buren Street. There are two existing 8" PVC sewer laterals located along Bullard Avenue that will be evaluated to connect to the private on-site sewer main to service the data center building. The sewer system will be within the City of Goodyear 157th Ave Wastewater Treatment Facility which has a rated plant capacity of 6.0 MGD, with a 2014 current plant treatment of 3.3 MGD. The city has entered an Enhanced Monitoring Program as required by Maricopa County Environmental Services Department (MCESD) for the 157th Water Reclamation Facility (WRF). There are currently multiple projects underway that will increase capacity at the WRF.

The development will provide an on-site fire line loop which will connect to the existing 16" DIP water main in Bullard Avenue. The fire line will connect at two water source points to create a looped onsite system. There is a 10" DIP water main in 145th Avenue available for the second water source point which will be determined during final design. Separate connections to the existing public water main will be made for domestic and irrigation services for the data center building and site. The development will size the internal waterlines per the City of Goodyear fire flow requirements. Additionally, fire hydrant spacing for the development will follow the City of Goodyear Engineering Design Standards and Policies Manual (EDS & PM) for hydrant spacing with a maximum of 400 feet. The development will be designed to deliver the required fire flow

to the building proposed on site. Per the City of Goodyear EDS & PM, this project will require a fire flow of 3,500 gpm minimum, unless reduced per the International Fire Code. Fire flow for buildings with approved automatic sprinkler systems may be determined based on the International Fire Code, using the building construction type and use. Given the proposed project demand, it is not foreseen that any additional storage or booster pump capacity is needed to serve the development.

The proposed site has existing concrete lined private irrigation ditches in addition to an active underground lateral that starts along Van Buren and runs east. The active lateral will not need to be altered during this project. There is an existing abandoned underground RID irrigation pipe that starts along Van Buren that runs west and then south along Bullard Avenue. The development will collect the storm water from site (APN 500-10-857), a portion of APN 500-10-858, and the half streets on the east side of Bullard Avenue and west side of 145th Avenue. The development will utilize catch basins and curb openings/rip rap spillways to collect the runoff from the site. Off-site drainage will be collected by existing concrete scuppers that will be piped from catch basins to onsite retention or routed directly to the proposed surface and underground retention along the east and west sides of the site. The development will be designed to retain the 100-year, 6-hour storm event volume from the site and adjacent half street right of way. Because this site is part of a larger phased development, other portions of the development have already accounted for the half street adjacent to the right of way and on-site. The onsite storm water runoff for the development will be stored in underground tanks and surface basins located in the interior of the site. Runoff from Bullard Avenue is planned to be stored in underground tank "UG-1", runoff from 145th Avenue is planned to be stored in basin "A," and drywells will be utilized to drain the underground tanks and surface basin within 36 hours. Per city of Goodyear storm drain quarter section map 058C, the half street along Van Buren Street has existing infrastructure that captures drainage in curb inlets and is piped into a 30 inch storm drain main located in the north side of the Van Buren Street centerline. Therefore this project will not be required to retain the half street storm event volume in Van Buren Street.

Bullard Avenue, Van Buren Street, and 145th Avenue are built to their ultimate condition. A new north bound right turn lane in Bullard Avenue will be provided for the new development per the EDS&PM requirements.

VIII. Fiscal Impacts, Health, Safety and Welfare: *Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided; Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public; Additional, unique factors may be identified at the pre-application meeting or during first review of the rezoning application*

The Property is located to the west of the Goodyear Municipal Complex and along major arterial roads. Currently, no adverse fiscal impacts from the requested rezoning and data center use are expected. Conversely, the AZ14 Vantage Data Center, which will complete the overall Vantage campus, we create an economic injection into the area.. Additionally, the rezoning request will not have any impacts to the general health, safety and welfare for City of Goodyear residents or the general public. In fact, the project will bring additional development fostering growth for the City while incorporating sustainable uses of electricity and water.

IX. Conclusion:

The proposed rezoning request to Light Industrial Park meets the General Plan, Growth Area Map and TOD Overlay. The Applicant is proposing to construct the AZ14 Data Center, an expansion of the existing AZ1 Data Center campus to the south of the Property. The proposed rezoning request and site plan are in line with the surrounding land uses in the area. Site plan approval is a separate process. The Applicant believes the proposed rezoning will provide significant positive contributions and looks forward to further it's investment and ongoing partnership with the community and City of Goodyear.