

August 19, 2019

Subject: **RagingWire Data Centers
PH1 Design Review
Zoning Adjustment Variance
19TMP-024077**

PH1 Design Narrative

The purpose of this Zoning Adjustment submission is to request a variance to the City of Mesa Zoning Ordinance within Chapter 32: Onsite Parking, Loading and Circulation specifically the Required Parking Spaces by use (Table 11-32-3.A).

RagingWire Data Centers is planning to construct a new Data Center Campus with seven data center buildings. Each building includes office space totaling 195,895 SF for the entire campus and approximately 1,343,100 SF of data center space. The City of Mesa does not have a specific use within Table 11-32-2.A for Data Centers.

City of Mesa – Required Parking per (Table 11-32-3-A)

Use assumed as warehouse for data center:

- Office 1:375 SF
- Warehouse 1:900 SF

- Office: $195,895 \text{ SF} / 375 =$ 523 spaces
- Warehouse: $1,343,105 / 900 =$ 1,493 spaces
- Total required 2,016 spaces

Boston

Chicago

Dallas

Detroit

Los Angeles

Sacramento

San Diego

San Francisco



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RagingWire and Data Center Use Background

RagingWire's existing Data Centers are constructed in phases, with the first phase containing all RagingWire office requirements, and shipping/receiving/loading dock components. The number of employees scheduled totals 21 full-time employees for each Phase. The data center will be operational 24/7/365. During business hours, only nine to twelve employees are actively in the office; however, Security and Critical Facilities Operations (CFOps) employ additional staff to be on-site after business hours. Additionally, one to four Executives from Sacramento will visit the facility at least once a month for a period of two to four days. When more than one, they will travel together, flying into Phoenix and using Uber, taxi, or leased car to the site.

Clients are of two profiles: the first are those clients that lease available Client Office space. In accordance with our Service Lease Agreement (SLA) that is executed between the Client and RagingWire, for every 2MW IT Load leased the Client is allowed access to five parking spaces. The second client profile are those clients who lease power needs but only wish to access their vault space to service their equipment. In this instance, historically we have found that a maximum of twelve parking spaces are required for every 26MW of IT load are required.

All visitors require a scheduled appointment. RagingWire does not allow cold calls from vendors nor solicitation of any kind. In our existing facilities, six non-designated spaces have proven to be ample for visitor parking.

RagingWire Requested Parking

Based on this background, RagingWire proposes the following parking Analysis to provide ample parking for the proposed project:



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Parking request for 36MW buildings – PH1 through PH6 (6 buildings)

- Customers: 36MW/2 x 5: 90 spaces
- RagingWire Employee (any one shift): 16 spaces
- Visitor: 12 spaces
- Total proposed 118 spaces

Parking request for 24MW buildings – PH7 (1 building)

- Customers: 24MW/2 x 5: 60 spaces
- RagingWire Employee (any one shift): 16 spaces
- Visitor: 12 spaces
- Total proposed 88 spaces

Proposed Project includes six (6) 36 MW buildings and one (1) 24 MW building therefore total parking required would be $6 * 118 + 88 = 796$ Total Spaces.

Sincerely,

Peter Norris, AIA, LEED AP

HED