



Design Review Board



DRB24-00292

Project Borealis

Cassidy Welch, Senior Planner

August 13, 2024



Request

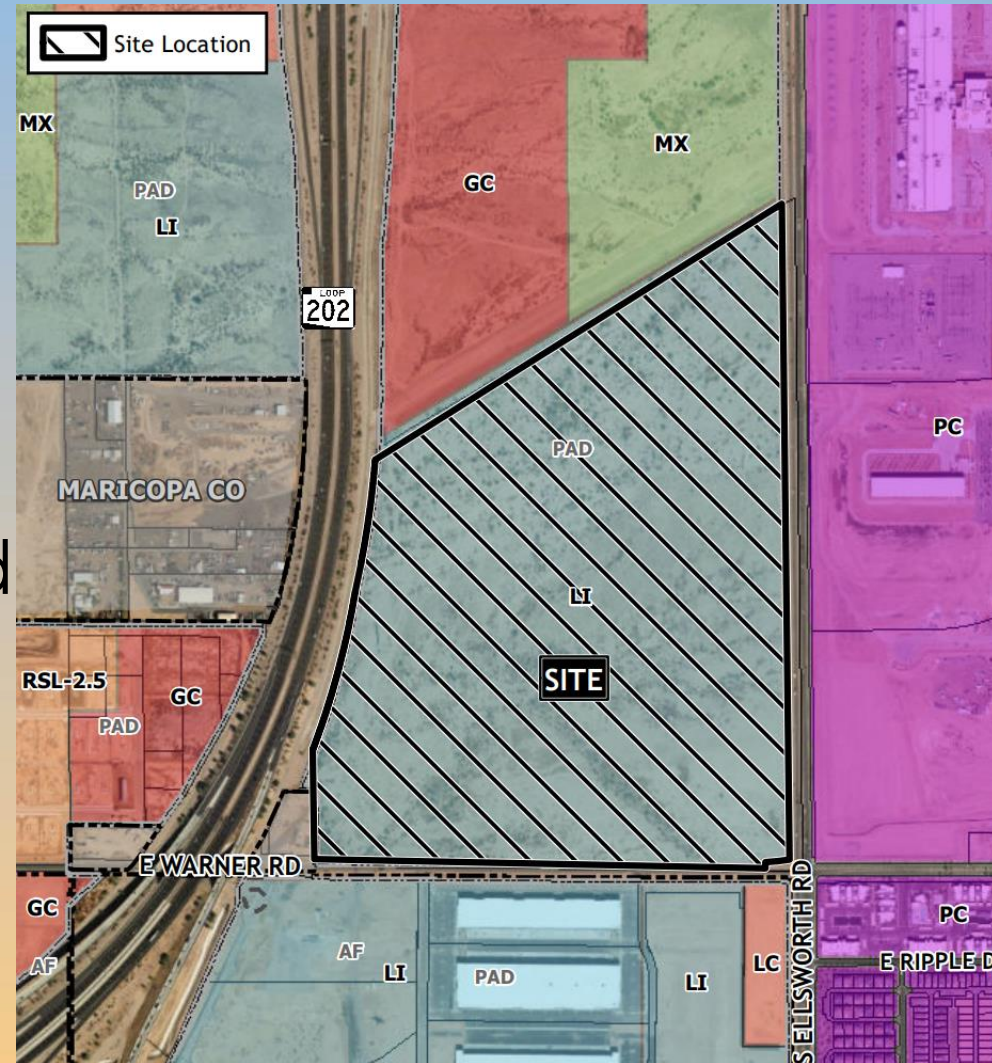
- Design Review
- To allow for a Data Center





Location

- North of Warner Road
- East of Ellsworth Road





Site Photos

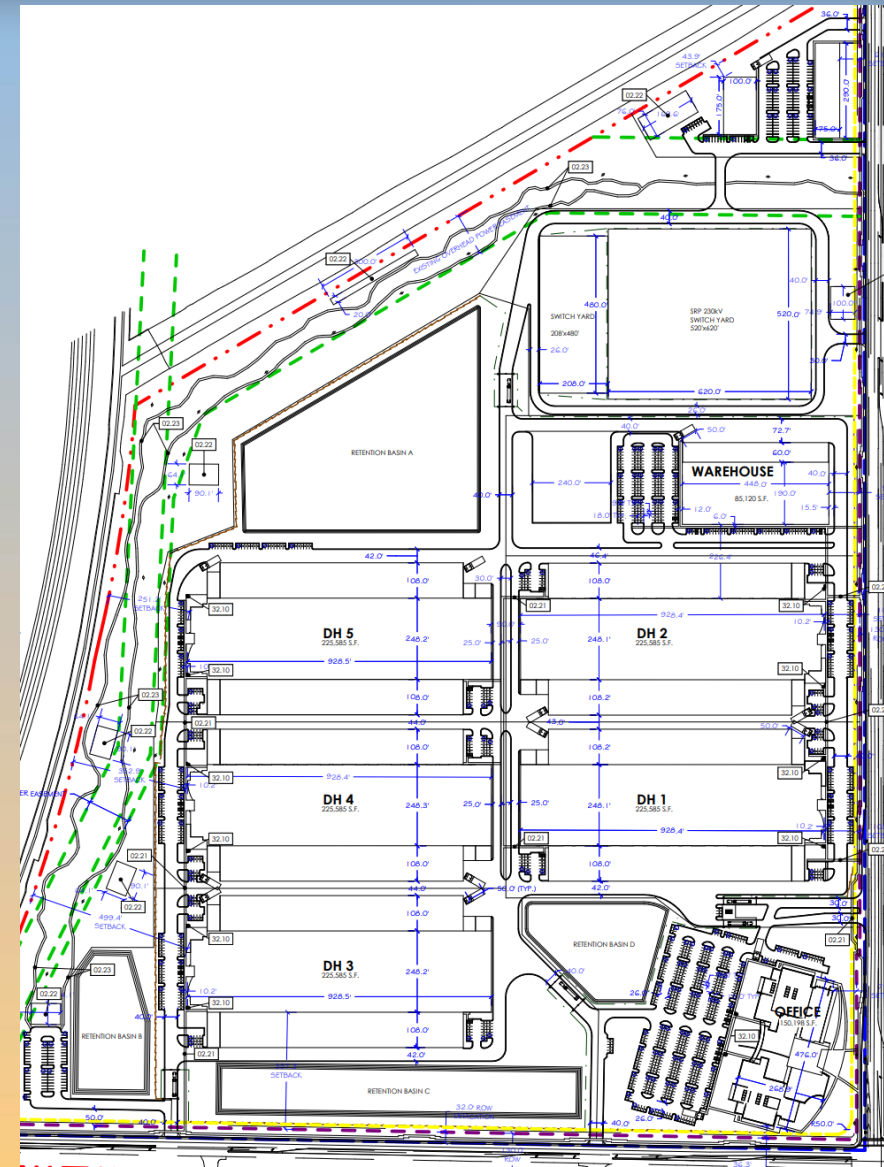


Looking north towards the site



Site Plan

- 1 Office building
- 5 Data Halls
- 1 Warehouse building
- Associated SRP yard
- Future retail





Landscape Plan

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	CXB	44	<i>Cupressus arizonica</i> 'Blue Ice' Blue Ice Arizona Cypress	20"ea		1'-4"
	CFG	91	<i>Cupressus sempervirens</i> 'Glauca' Blue Indian Cypress	20"ea		4'-7"
	JSM	7	<i>Juniperus scopulorum</i> 'Moonglow' Moonglow Juniper	B & B		6'
	PCS	18	<i>Pinus edulis</i> Highgate Pine	20"ea		7'-8"
DECIDUOUS TREES						
	APV	496	<i>Acacia salicifolia</i> Palo Verde	20"ea	2'Ca	
	CDW	50	<i>Salix lasiolepis</i> 'Dwarf Willow' Decid Dwarf Willow	20"ea	Male-rooted	4'-7"
	CEL	81	<i>Salix lasiolepis</i> 'Red Willow' Red Willow	20"ea	Male-rooted	
	LBT	26	<i>Laguncularia indica</i> 'Orange Blossom' Orange Blossom Tree	20"ea	Clump	
	PMQ	20	<i>Prosopis juliflora</i> 'Desert Mesquite' Desert Mesquite	20"ea	Male-rooted	4'-7"
	PRP	153	<i>Phoenix dactyloides</i> 'Red Palm' Red Palm	20"ea	2'Ca	
	PCT	52	<i>Prunus coccinea</i> 'Thicket Olive' Thicket Olive	20"ea	2'Ca	
	CPX	40	<i>Citrus aurantium</i> 'Citrus Tree' Citrus Tree	20"ea	2'Ca	
EVERGREEN TREES						
	APM	200	<i>Acacia salicifolia</i> Mexican Fan Palm	20"ea	2'Ca	
	APW	41	<i>Acacia salicifolia</i> Willow	20"ea	2'Ca	
	PNL	4	<i>Ficus indica</i> Indian Laurel	20"ea	2'Ca	
	CEW	36	<i>Celastrus scandens</i> 'Willow' Willow	20"ea	2'Ca	
	PEE	104	<i>Pithecellobium dulce</i> Texas Ebony	20"ea	2'Ca	
	QTO	108	<i>Quercus agrifolia</i> 'Highgate Oak' Highgate Oak	20"ea	2'Ca	
PALMS						
	CFM	24	<i>Chorizanthe latifolia</i> Mexican Fan Palm	40"ea	Clump	
	PCD	105	<i>Phoenix carolinensis</i> Parakee Palm	40"ea		10'-12"
	PTD	14	<i>Phoenix dactyloides</i> Date Palm	40"ea		10'-12"

GRASSES

	MCL	2,173	<i>Muhlenbergia capillaris</i> 'Regal Mistle' Regal Mistle	1 gal		
	MCL	489	<i>Muhlenbergia lindheimeri</i> 'Autumn Grass' Autumn Grass	1 gal		
	MRD	1,089	<i>Muhlenbergia rigens</i> Deer Grass	1 gal		

PERENNIALS

	QWB	302	<i>Gaura lindheimeri</i> 'Whirling Butterflies' Whirling Butterflies	1 gal		
	LSS	118	<i>Lavandula stoechas</i> Spanish Lavender	1 gal		
	SCRZ	544	<i>Salvia greggii</i> 'Red Autumn Sage' Red Autumn Sage	1 gal		

SUCCULENTS

	AFB	54	<i>Agave shawii</i> 'Blue Flame' Blue Flame Agave	3 gal		
	AMV	15	<i>Agave americana</i> 'Vase Plant' Vase Plant	3 gal		
	APT	129	<i>Agave parryi</i> Parry's Agave	5 gal		
	DXM	149	<i>Dasylirion quadrangulum</i> Mexican Grass Tree	5 gal		
	FSD	6	<i>Yucca flourensii</i> Florida Yucca	3 gal		
	HPP	72	<i>Hesperaloe parviflora</i> 'Red Yucca' Red Yucca	3 gal		
	NMB	34	<i>Nolina microcarpa</i> Bergamot	5 gal		

SITE MATERIALS LEGEND

	EHTB	72	<i>Erythronium albidum</i> 'Blue Bell' Blue Bell	5 gal		
	EMV	93	<i>Erythronium maculatum</i> 'Spotted Erua' Spotted Erua Bush	5 gal		
	JFB	26	<i>Juniperus horizontalis</i> 'Blue Bag' Blue Bag Juniper	5 gal		
	LGM	21	<i>Lantana canterburyana</i> 'Gold Mound' Gold Mound Lantana	5 gal		
	LJG	822	<i>Leucophaea contracta</i> 'Green Chaff' Green Chaff Grass	5 gal		
	LTC	69	<i>Larrea tridentata</i> Canevine Bush	5 gal		
	LZC	115	<i>Leucophyllum ergochrysum</i> Green Texas Sage	5 gal		
	MFT	139	<i>Myrica carolinensis</i> Common Myrtle	5 gal		
	OEM	801	<i>Olea europaea</i> 'Little Olive' Little Olive	5 gal		
	PTV	10	<i>Persea indica</i> 'Vase Plant' Vase Plant	5 gal		
	RF	66	<i>Rosa rugosa</i> Ficus Tree	5 gal		
	RFB	212	<i>Rhaphanocarpus indica</i> 'Bluebell' Bluebell	5 gal		
	RIP	115	<i>Rhaphanocarpus indica</i> 'Pink Lady' Pink Lady	5 gal		
	ROP	78	<i>Rosmarinus officinalis</i> 'Rosemary' Rosemary	5 gal		
	ROT	13	<i>Rosmarinus officinalis</i> 'Texas Blue' Texas Blue Rosemary	5 gal		
	SCJ	138	<i>Sarcocolla chrysantha</i> Japanese Yucca	5 gal		
	SML	33	<i>Syringa occidentalis</i> Texas Mountain Laurel	15 gal		





Landscape Plan

BIKE PARK TRAIL CONCEPTS



AN INCLUSIVE BIKE TRAIL SYSTEM IS PLANNED FOR THIS AREA ALONG THE AMENITIES PATHWAY TRAIL THAT WILL INCLUDE AREAS FOR ALL AGES AND SKILLS

THESE ARE CONCEPT IMAGES THAT WILL HELP INFORM THE FINAL DESIGN BUT DO NOT REPRESENT A FINAL DESIGN IT AT THIS TIME



GATHERING SPACE CONCEPTS



SEATING AND GATHERING SPACES ARE PLANNED INTERMITTENTLY ALONG THE AMENITIES PATHWAY TRAIL

THESE ARE CONCEPT IMAGES THAT WILL HELP INFORM THE FINAL DESIGN BUT DO NOT REPRESENT A FINAL DESIGN IT AT THIS TIME



WATER SCULPTURE CONCEPTS



A WATER FEATURE IS PLANNED FOR THIS AREA ALONG THE AMENITIES PATHWAY TRAIL

THESE ARE CONCEPT IMAGES THAT WILL HELP INFORM THE FINAL DESIGN BUT DO NOT REPRESENT A FINAL DESIGN IT AT THIS TIME



CALISTHENICS



A CALISTHENICS AND NATURAL EXERCISE AREA IS PLANNED ALONG THE AMENITIES PATHWAY TRAIL

THESE ARE CONCEPT IMAGES THAT WILL HELP INFORM THE FINAL DESIGN BUT DO NOT REPRESENT A FINAL DESIGN IT AT THIS TIME





Renderings



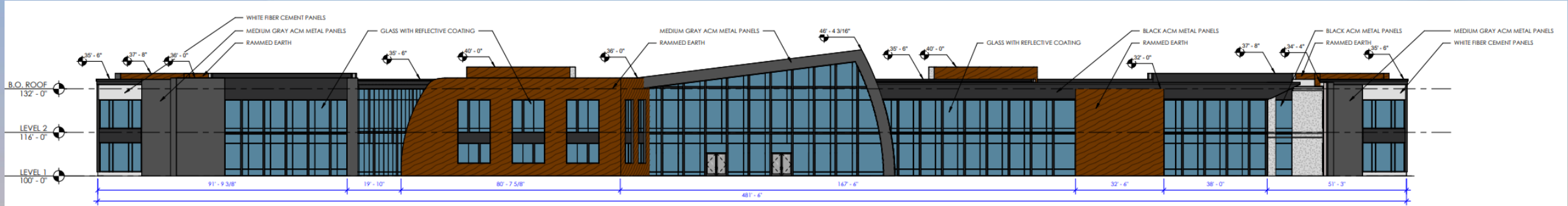


Renderings

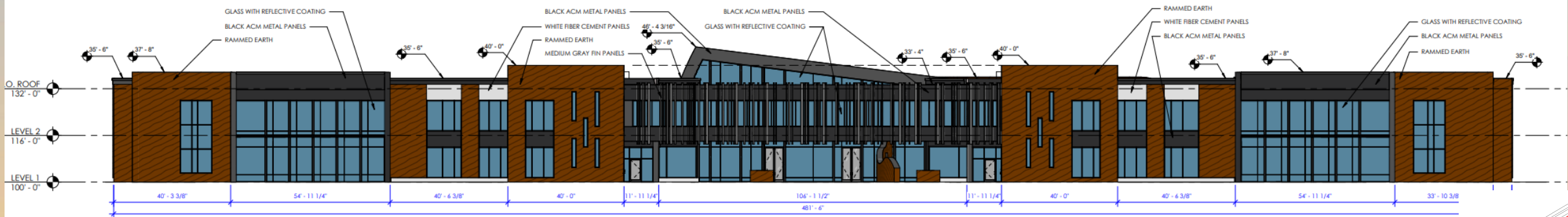




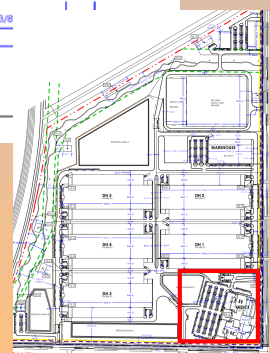
Elevations - Office



BS NORTH ELEVATION
1/16" = 1'-0"

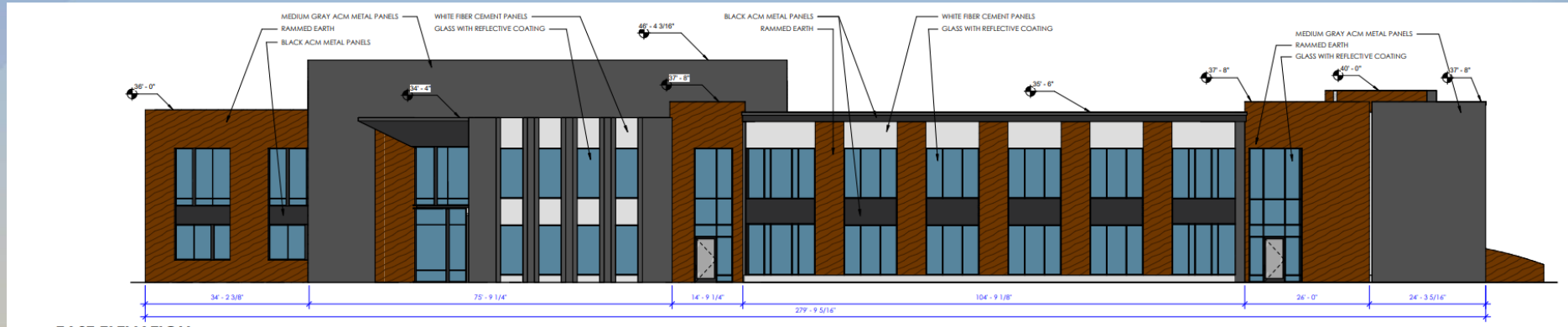


AS SOUTH ELEVATION
1/16" = 1'-0"

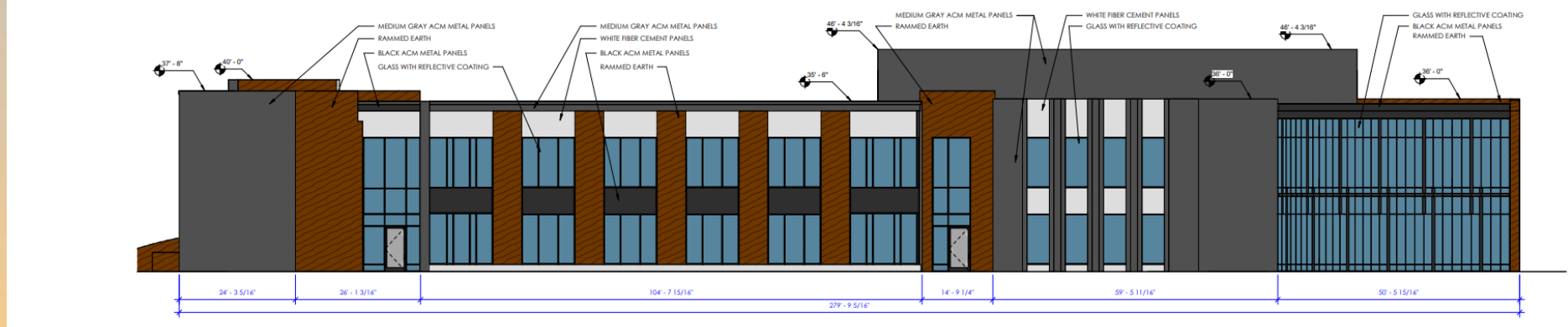




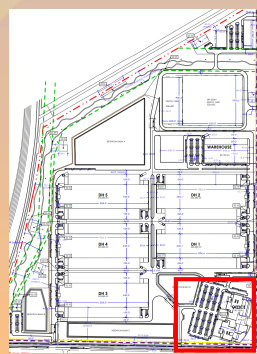
Elevations - Office



EAST ELEVATION
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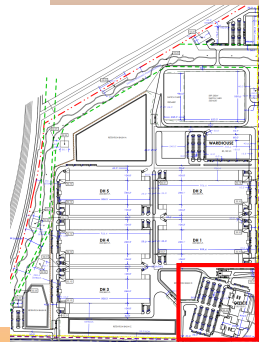
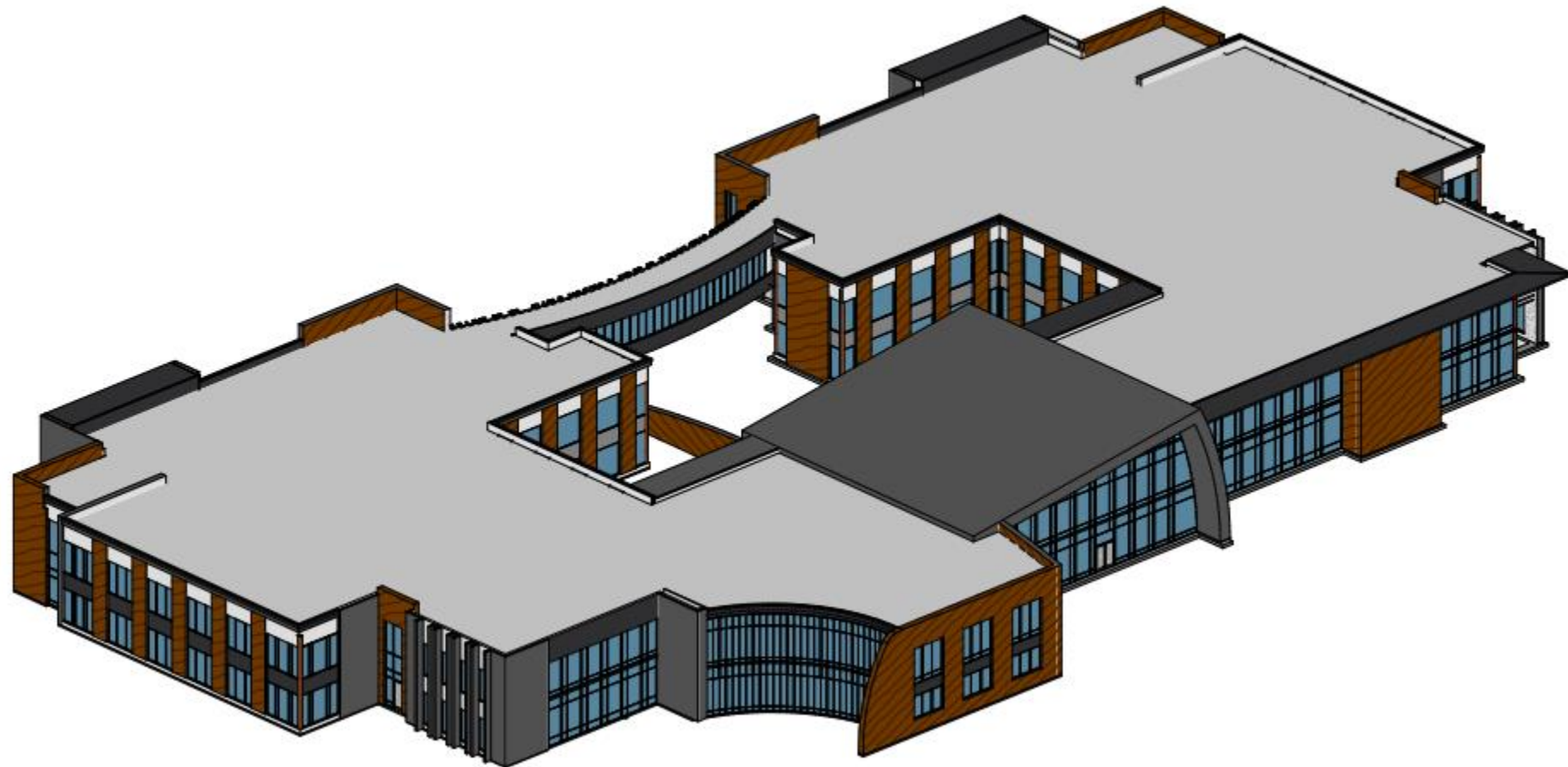


WEST ELEVATION
AS 3/32" = 1'-0"



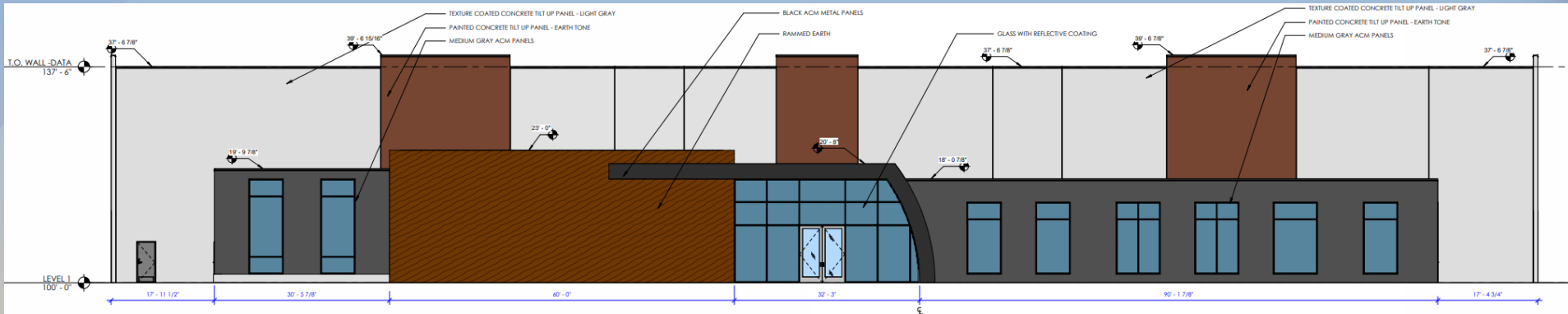


Elevations - Office

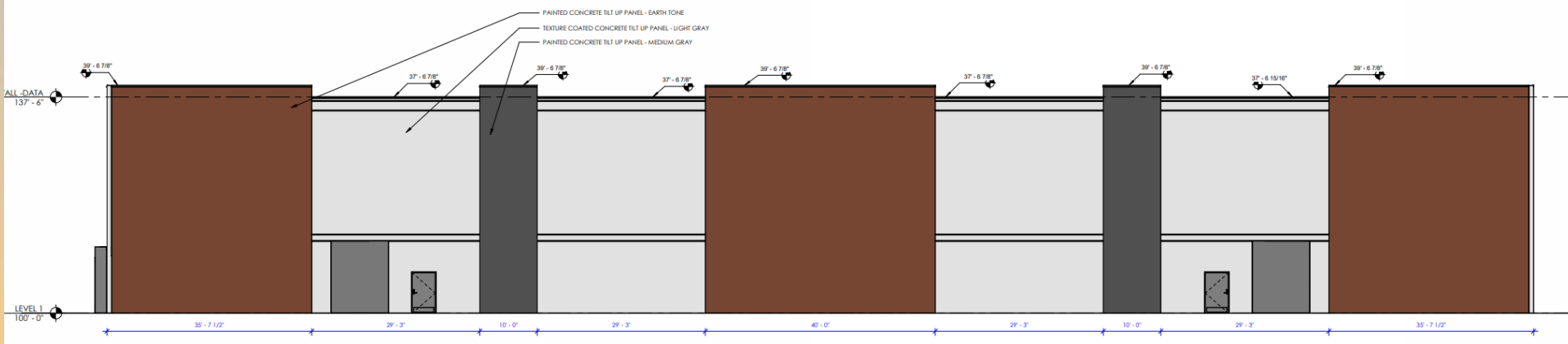




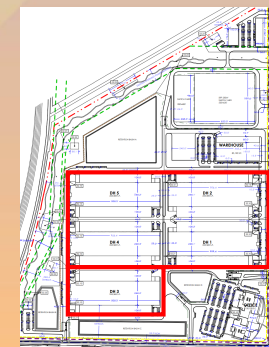
Elevations – Data Halls



85 NORTH ELEVATION
1/8" = 1'-0"

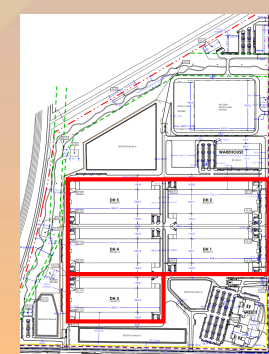
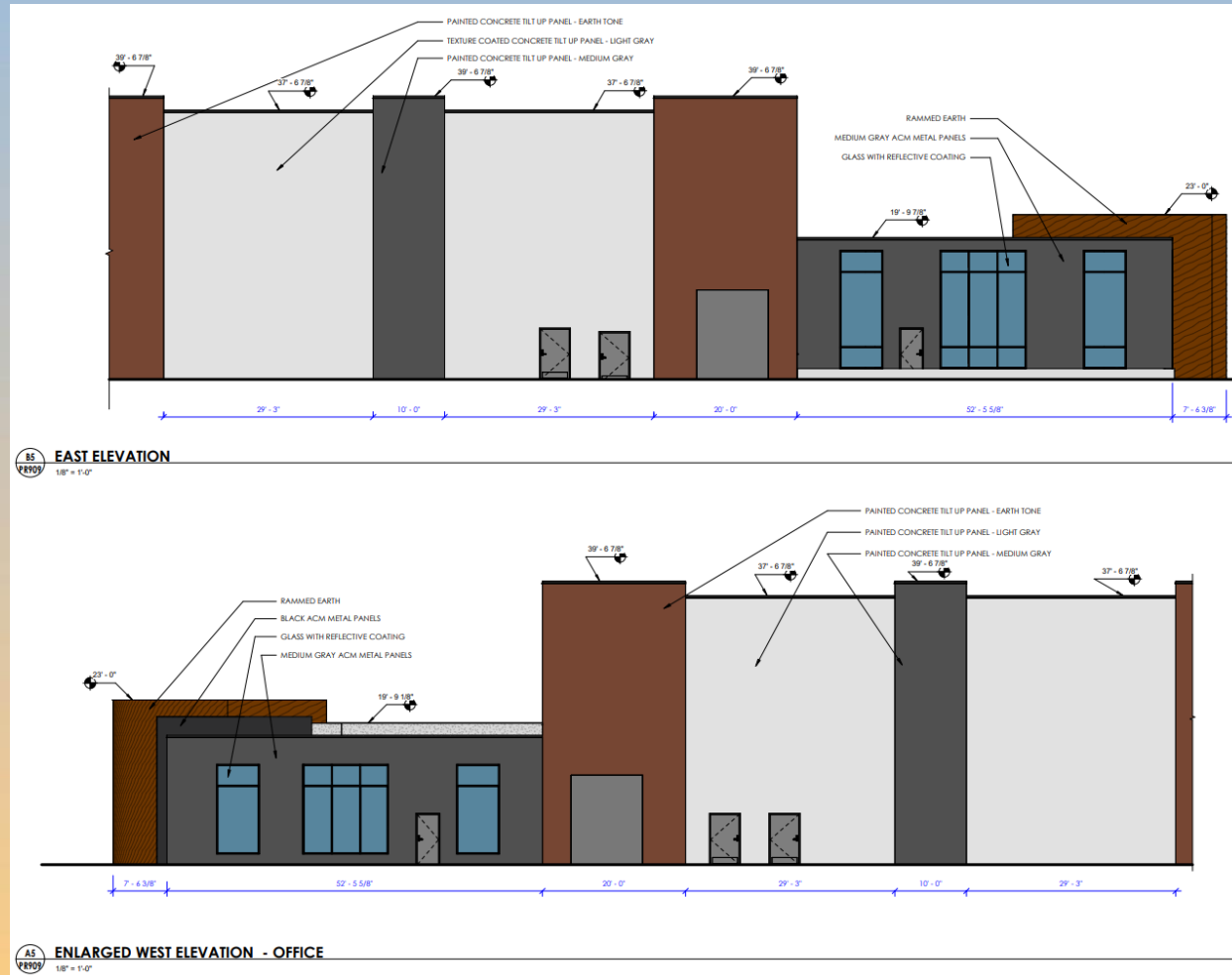


85 SOUTH ELEVATION
1/8" = 1'-0"



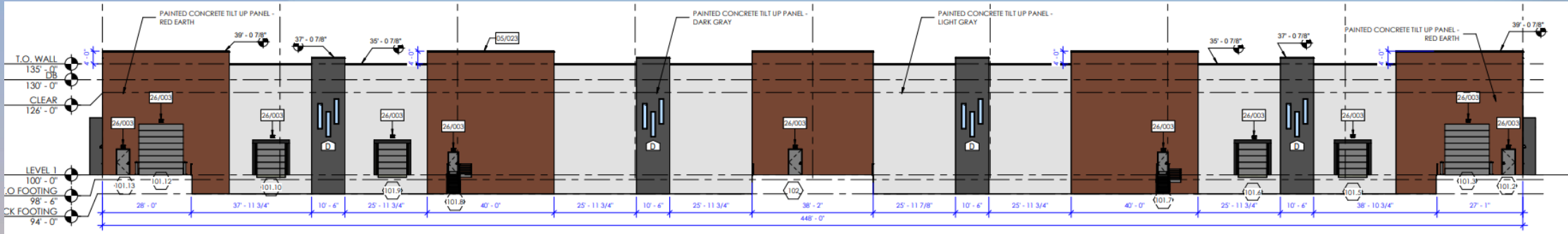


Elevations – Data Halls

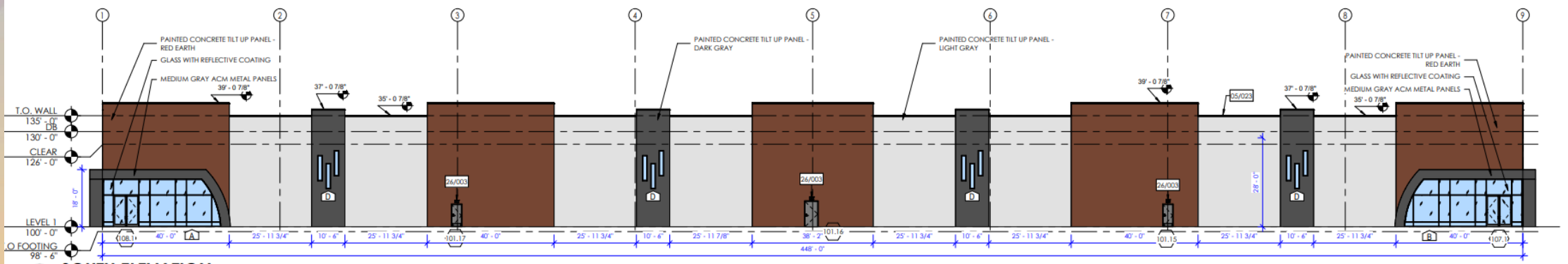




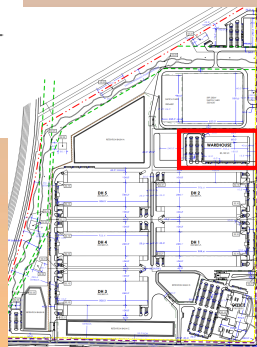
Elevations - Warehouse



DS NORTH ELEVATION
1/16" = 1'-0"

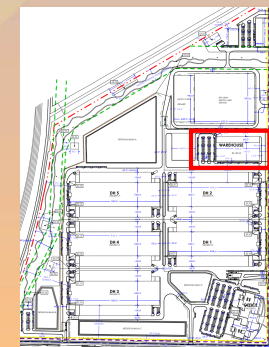
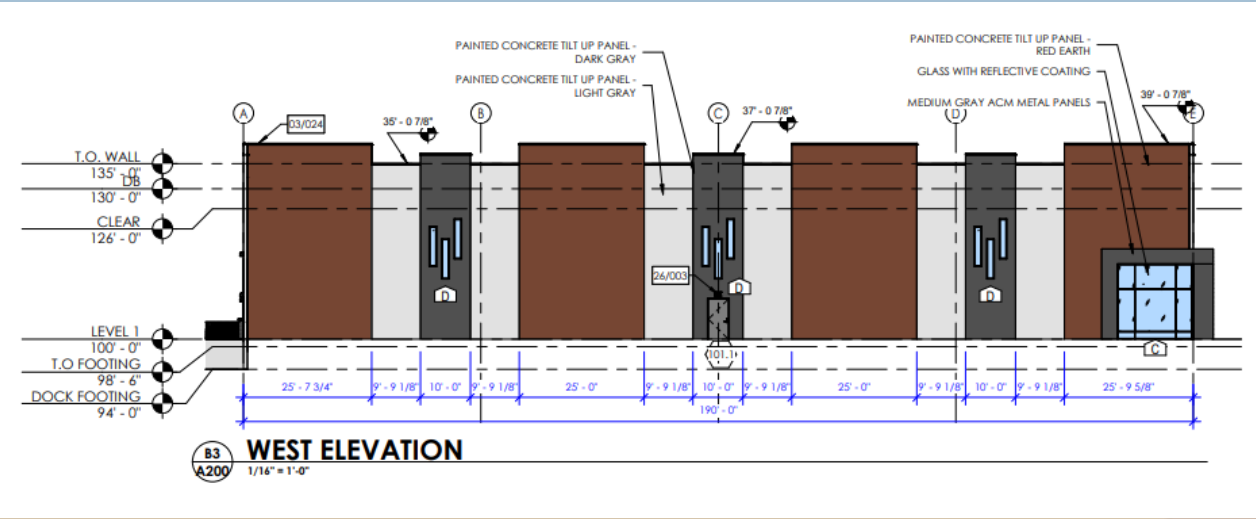
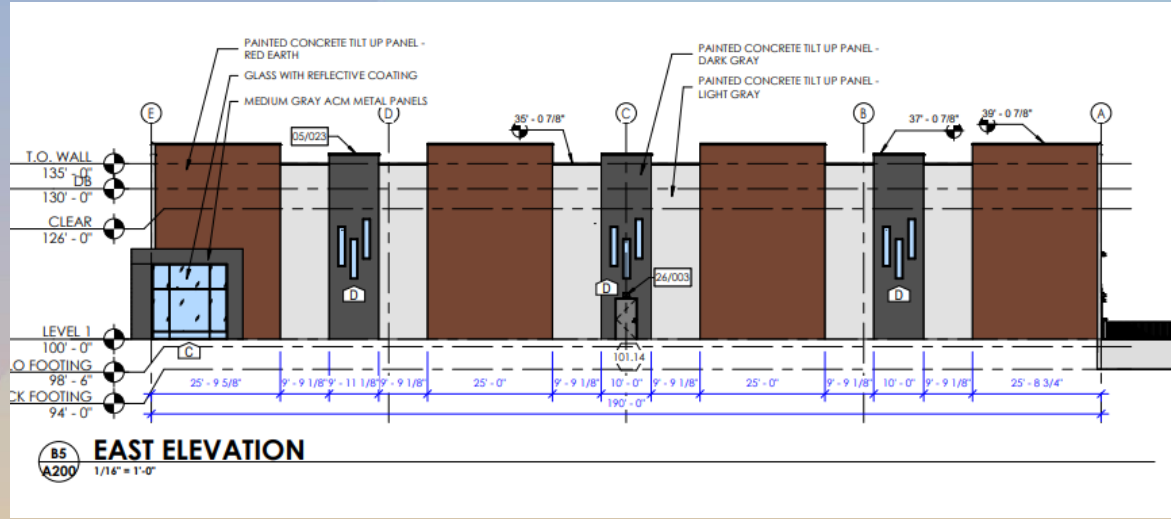


CS SOUTH ELEVATION
1/16" = 1'-0"



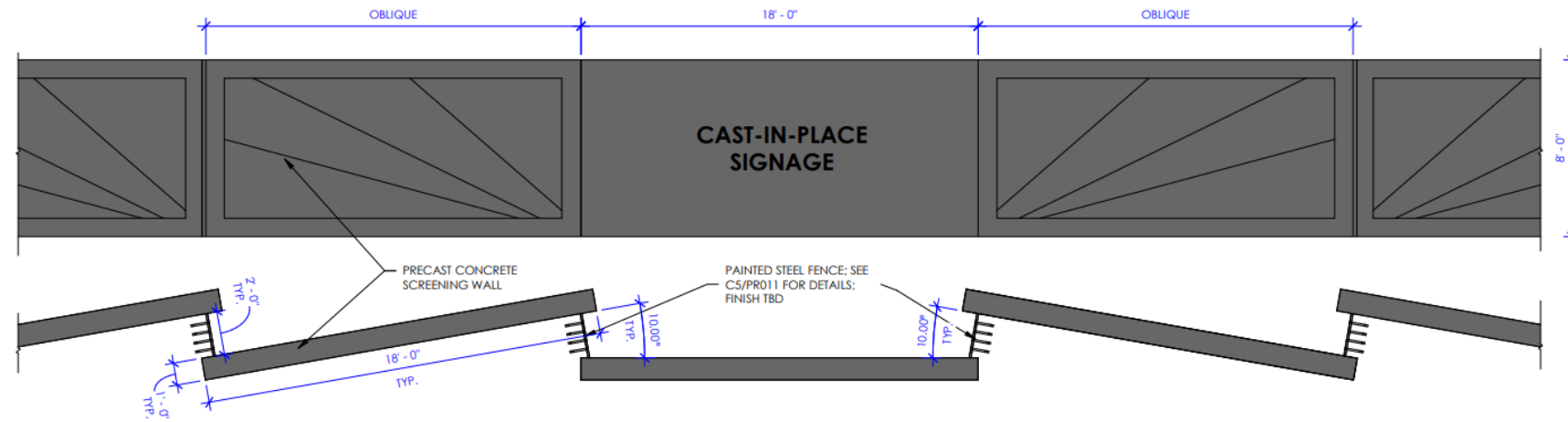


Elevations - Warehouse

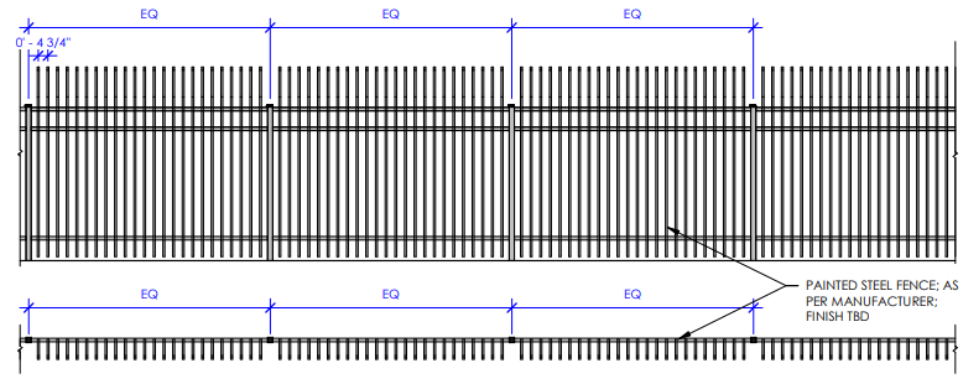




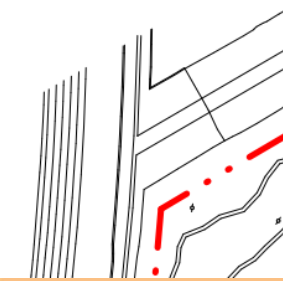
Elevations - Walls



5
011
CONCRETE WALL DETAIL
1/4" = 1'-0"



5
011
METAL FENCE DETAIL
1/4" = 1'-0"





Material Board

Rammed Earth

Cast-in-place Architectural Concrete

Black ACM Metal Panel

Glass with Reflective Coating

Painted - Light Grey

Painted - Earth Tone

Painted - Dark Grey

Product Install Example

Product Install Example

Product Install Example

Product Install Example

Product Install Example

Product Install Example



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



Design Review Board