

Edged Energy

at Warner Gateway 202

SWC Ellsworth and Warner Roads

Mesa, AZ

Site Plan, Design Review and Special Use Permit Project Narrative

Submitted by:

Pew & Lake, PLC
Sean Lake/Vanessa MacDonald
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
480-461-4670

On behalf of:

Edged Energy



Darien, CT

Submitted to:

The City of Mesa
Planning Division
55 North Center Street
Mesa, AZ 85201

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1. Introduction

Pew & Lake, PLC, on behalf of Edged Energy, is pleased to submit this narrative and related exhibits in support of requests to the City of Mesa for Site Plan Review, Design Review and Special Use Permit approvals. These applications are for the development of a 15.3-acre property located on Lot 7 of Warner Gateway 202, at the southwest corner of Ellsworth and Warner Roads. The entire Warner Gateway 202 property is 162 acres and is currently comprised of six different Maricopa County Assessor parcel numbers. The Edged development site is a portion of APN 304-31-054, the approximate boundaries of which are shown below. It is worth noting that upon the development of the Edged site, there will be approximately 12-acres along Warner Road that will remain available for future development.



2. About Edged Energy

Edged Energy is a developer of vertically integrated global platform of on-demand data centers. Its operations are carbon-neutral, zero-water data centers. Edged is devoted to net-zero data center infrastructure for global cloud companies.

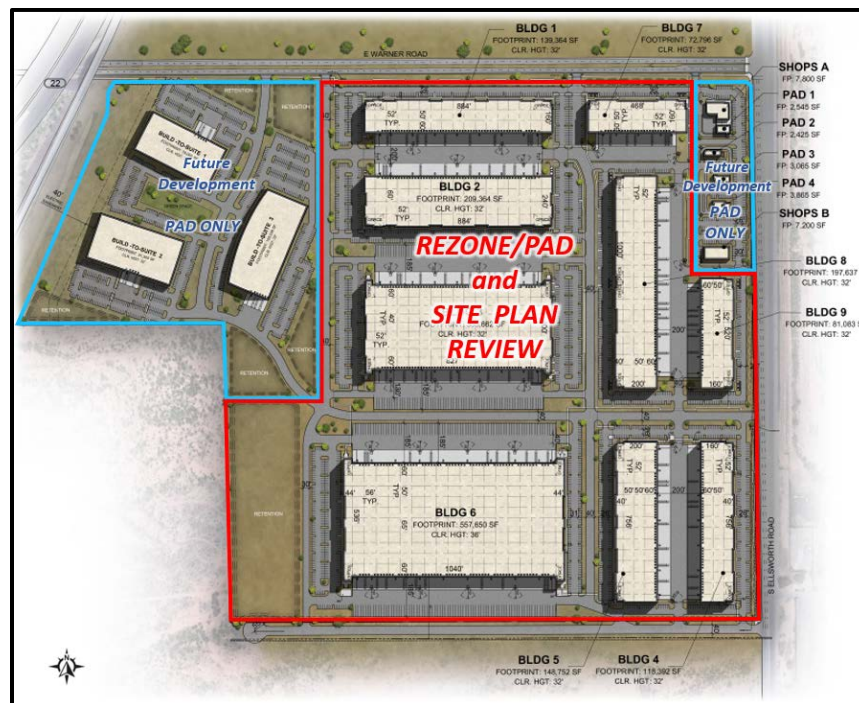
Global IT infrastructure is expanding rapidly worldwide, and satisfying the demand for data services while confronting issues of climate change is important across the globe, but perhaps nowhere more critical than here in the southwest where we face not only increasing temperatures but water scarcity as well. The Edged data center platform is uniquely optimized for both energy

and water efficiency. Unlike traditional data centers that put significant pressure on the power grid and consume nearly 136 billion gallons of water each year in the U.S., Edged data centers are outfitted with an ultra-efficient waterless cooling technology that can handle high density loads (up to 50 kW/rack in air-cooled configurations and greater densities with liquid cooling plug-in components) without consuming any water. This innovative design helps ensure that the data center's operations not only strengthen the local grid but are also carbon neutral.

Edged Energy helps the fast-growing digital economy meet ever-increasing demand while also addressing climate change head-on. The proposed data center in Mesa will join a growing network of more than a dozen Edged data centers in construction worldwide this year. These new centers are part of the company's ongoing commitment to innovation, sustainability, and world-class performance.

3. About Warner Gateway 202

As previously noted, Warner Gateway 202 is a 162-acre planned innovation community. It was envisioned and approved for employment, industrial, and commercial uses. In 2022, the development received Rezoning for the entire site and Site Plan approval for a specific portion of the site. A plan for the site that is the subject of this request was not reviewed by the City at that time. The graphic below indicates, in red, the areas that received site plan approval in 2022. Shown in blue are the parcels that anticipated separate Site Plan and Design Review approvals.



Warner Gateway 202 was also designed to bring a variety of opportunities for business growth and economic development to the City of Mesa. The site is currently zoned Light Industrial (LI) with

a PAD overlay. This zoning was applied to the property per Ordinance No. 5677, and approved on February 28, 2022, in case ZON21-00595. This zoning approval set the stage for an overall development that delivers services to the community that are in high demand. As the site has been developing, it has attracted new businesses like Sysco (food service), Super Radiator Coils (condenser coils), Concordance Healthcare Solutions and others that serve the regional business community.

The proposed Edged data center, on 15.3-acres of the Warner Gateway 202 property, represents only nine percent (9%) of the total area within the overall development. The remaining 90% +/- is devoted to manufacturing uses, in addition to the commercial uses proposed for development on the hard corner of Warner and Ellsworth Roads. This pattern of development is consistent with what was represented during previous public hearings and will complete the overall vision of Warner Gateway 202.

4. Existing Site Conditions

The site is currently vacant, undeveloped property. It is heavily encumbered on the west side by overhead powerlines within a 160-foot SRP easement that runs along the entire western boundary, in addition to a 15-foot drainage easement the runs along the southern boundary. The surrounding context is shown in the chart on the next page.

Planned and Existing Development Context		
	Existing Zoning	Existing Use
North	LI/PAD	Vacant
South	LI/PAD	35-acre SRP substation/ Sysco VMF (under development)
East	LI/PAD	Various industrial users under development
West	None	Loop 202 Freeway
Project Site	LI/PAD	Vacant

5. Project Description

Edged Energy is proposing a 127,925 square foot data center within Warner Gateway 202. Similar to the other businesses located in Warner Gateway 202 that serve the regional business community, Edged will be able to provide data storage and computing to customers in the City and greater region.

Edged will provide its secure data services from a modern facility that includes office and administration blocks, a data hall, backup power generation, surface parking, landscaping and an on-site utility substation.



The proposed building is broken up internally into distinct elements according to their function. The administrative element, shown in the foreground, is 21-feet tall, and serves as the main entry into the building. Once in the entry, there are administrative offices, conference rooms and working spaces for employees and building tenants. The largest building mass is 52-feet high, which is the data hall, located at the center of the facility and where all the servers are located. On the east and west sides of the building, there are indoor electrical rooms and outdoor generator areas. With the building heights of each element sized according to their functions, a “stair step” effect is created.

The building materials have been applied on the four sides of the building, with thematic angular scoring of concrete panels that drives home the high-tech use of the building. The administrative portion of the building is treated as an office building and has a variety of building colors and materials, with glazing, woodgrain panels and bands of accent lighting to emphasize the entry area. The Edged Data logo is tastefully applied to the northern and southern elevations.

The Edged facility has been designed to attractively house the internal workings of the data center, and to correspond aesthetically to the look and uses of the other industrial buildings in Warner Gateway 202. The Edged Energy data center has also been designed to respond to the City’s Quality Design Guidelines for industrial development. Within the application materials, there is a document that addresses each guideline and how this facility meets or exceeds the expectation established within that guideline.

6. General Plan Compliance

The City of Mesa 2040 General Plan Character Area Map designates the Warner Gateway 202 Property as Mixed-Use Activity/Employment. This designation encourages a wide variety of land

uses and supports the Light Industrial (LI-PAD) zoning district applicable to this property. The Employment district typically has little connection to the surrounding areas and includes a wide range of employment uses.

The General Plan discusses at length the need for the City to participate in the provision of necessary infrastructure for a technology-based economy. A few items shown below speak to the vital role played by data and technology centers:

- “The City has the responsibility and task of establishing and participating in strong regional collaborations, and investing in and *supporting the necessary infrastructure demands of today’s businesses.*”- (Elements of a Strong Economy”- page 5-4; Mesa 2040 General Plan)
- “Mesa has positioned itself as an attractive destination to companies from a variety of high-tech industries. ASU Polytechnic Campus, located near Phoenix-Mesa Gateway Airport, is a strong anchor as it is home to the College of Technology and Innovation. ASU Polytechnic houses research centers such as the Laboratory for Algae Research and Biotechnology and the Advanced Technology Innovation Center. Also, home to Arizona Laboratories for Security and Defense Research (AZ Labs), *the Gateway area includes water, wastewater, and electric infrastructure that make this locale a prime location for technology industries*”- (Elements of a Strong Economy; Page 5-5; Mesa 2040 General Plan)
- “Communications infrastructure is becoming increasingly important as businesses and residents rely on advanced data, voice and video transmissions. The City needs to continue to invest in infrastructure within business and industrial parks and to maintain an inventory of sites and buildings suitable for development. The City must continue to form public/private collaborations to more efficiently develop and maintain the necessary infrastructure.”- (Mesa Gateway- Infrastructure; Page 5-13; Mesa 2040 General Plan)

The Edged Energy data center is consistent with and advances the economic goals of the City of Mesa General Plan.

7. Special Use Permit Criteria

Parking for the building has been provided according to industry standards. Since the City of Mesa Zoning Ordinance does not specifically provide parking standards for data centers, the required parking has been calculated using the “Warehousing and Storage” and “General Office” standards. Given the minimal parking requirements for a Data Center, a Special Use Permit is being requested so that ample parking will be available to serve the proposed use, without the site being overdeveloped and over paved. A Parking Evaluation has been provided that discusses the site-specific operational and employee data planned for the development and provides justification for the requested reduction in parking.

As outlined in Section 11-70-5 of the City of Mesa Zoning Ordinance, a Special Use Permit may only be approved if the approving body finds that the proposed development conforms to specified criteria. While the Special Use Permit is for a reduction in parking, the analysis of the required criteria is applied to the Data Center as a whole. Shown below in *italics* is each criterion, with a response provided in **bold** text indicating how this project meets it.

1. *Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;*

RESPONSE: As discussed in Section 6 of this narrative, the Edged Energy data center is consistent with and advances the economic goals of the City of Mesa General Plan. Furthermore, it advances a number of the goals in Chapter 9 of the General Plan: *Environmental Planning, Preservation and Conservation*. Notably, the proposed Data Center will conserve water and therefore be responsible economically and environmentally. The parking reduction will reduce the amount of paving required on the site, and prevent further contribution to heat gain from the built environment (the heat island effect).

2. *The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;*

RESPONSE: The proposed use is consistent with the Light Industrial (LI-PAD) zoning on the property. The development is being undertaken with the close cooperation with the master developer of Warner Gateway 202 business park and the location, size and design of the project contributes to the overall aesthetic of the park. Similarly, the proposed development will help accomplish the development objectives discussed during the entitlement process of Warner Gateway 202.

Finally, the proposed use is consistent with the vision outlined in the Mesa Gateway Strategic Development Plan. By providing additional support for network infrastructure in this area, the Edged Data center will increase opportunities for industries in a knowledge-based economy to locate near the development site.

3. *The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and*

RESPONSE: The proposed use is located within an industrial park and is pushed against the 202 Freeway at the junction with the 24 Freeway. There are no residential neighborhoods within a half-mile of the proposed development. Within the Warner Gateway 202 Center, the data center is at the west end of the development and is buffered from view from the arterial roadways by other planned or developed buildings. A data center is an inherently passive use, and there is no potential for the

emission of noise, vibration, smoke, heat, glare or other noxious activities. Therefore, this proposed use is not injurious to the health or welfare of the City.

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

RESPONSE: With the development of the Warner Gateway 202 industrial park, offsite improvements are currently being constructed along Warner and Ellsworth Roads. These improvements include roadway expansions and half-street improvements including deceleration lanes and traffic signals, where warranted. Additionally, water and sewer lines will be upgraded and sized to City standards. Finally, and most importantly, SRP will be building a 2-acre electrical substation on this property that will be dedicated for Edged Data's exclusive use.

8. Conclusion

Just as businesses rely on the consistent provision of water, gas and electrical infrastructure, technology-based businesses rely upon the consistent provision of data services to maintain maximum output and secure crucial data. The Edged data center will help contribute to the robust network of data services in the City of Mesa and the surrounding area and will do so in a manner that is sustainable and with minimal impact to the environment. Accordingly, the development of Edged Energy's data center will allow the City of Mesa to amplify their commitment to technology and innovation in East Mesa.