



Design Review Board



DRB23-00803

Merit Partners Legacy Business Park

Sean Pesek, Senior Planner

August 13, 2024



Request

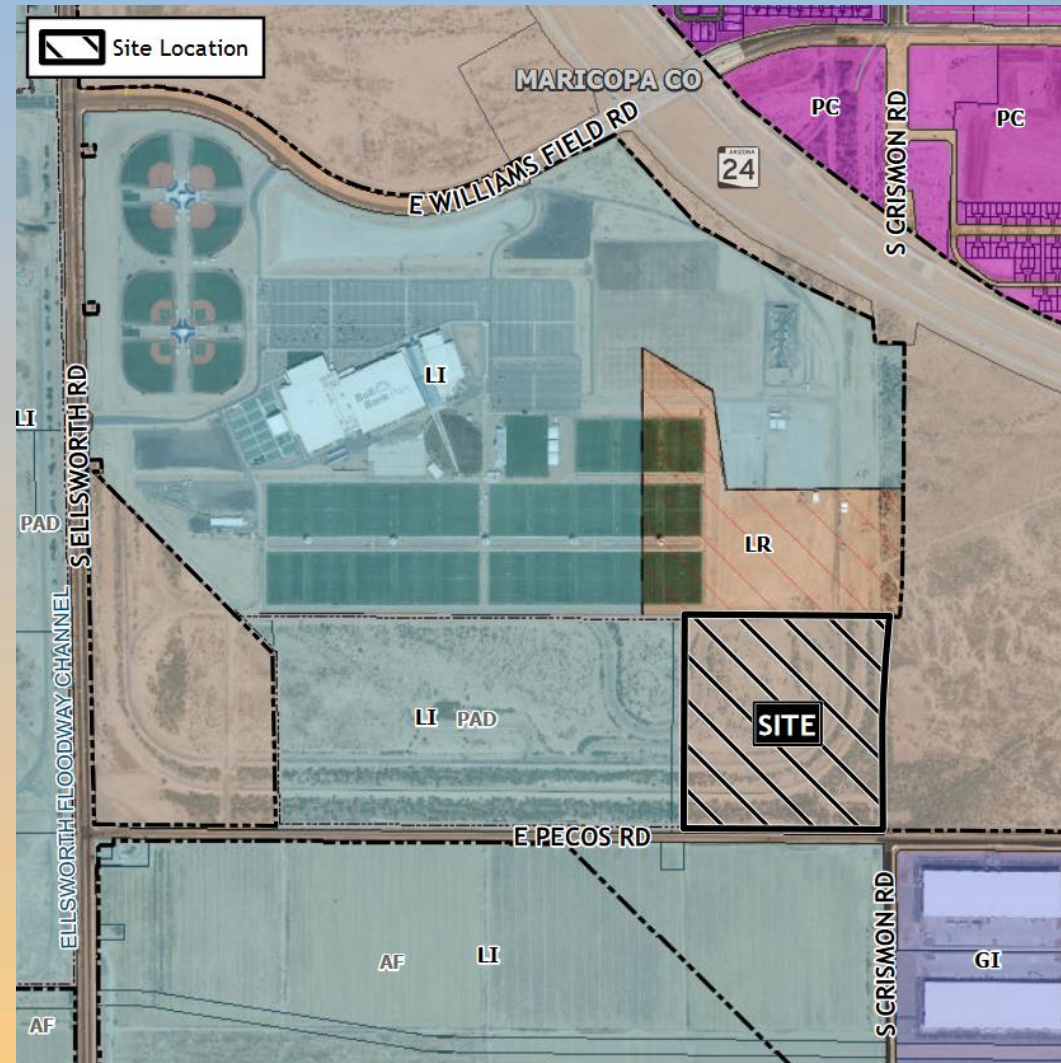
- Design Review
- To allow for a Data Center





Location

- North of Pecos Road
- West side of the future Crismon Road alignment
- East of Ellsworth Road





Site Photo

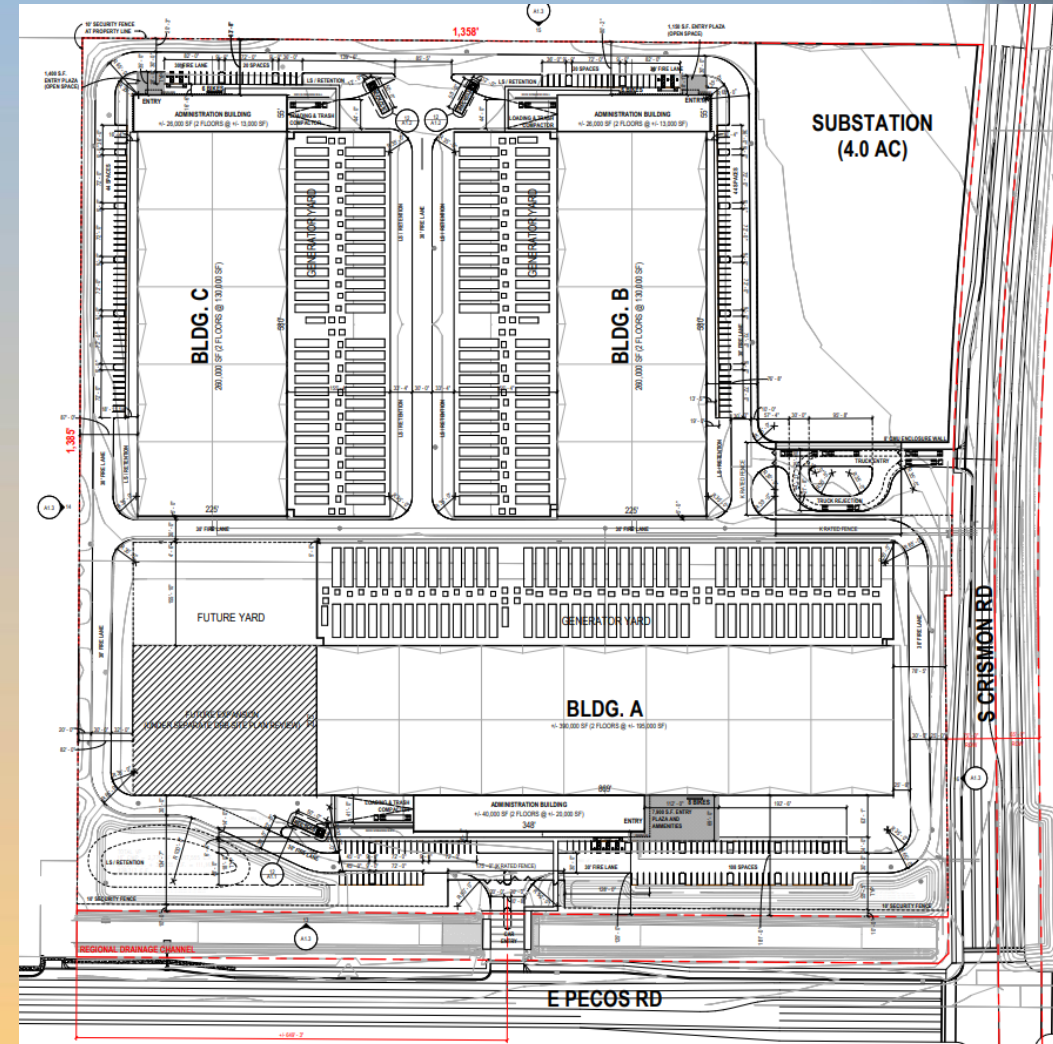


Looking north from Pecos Road



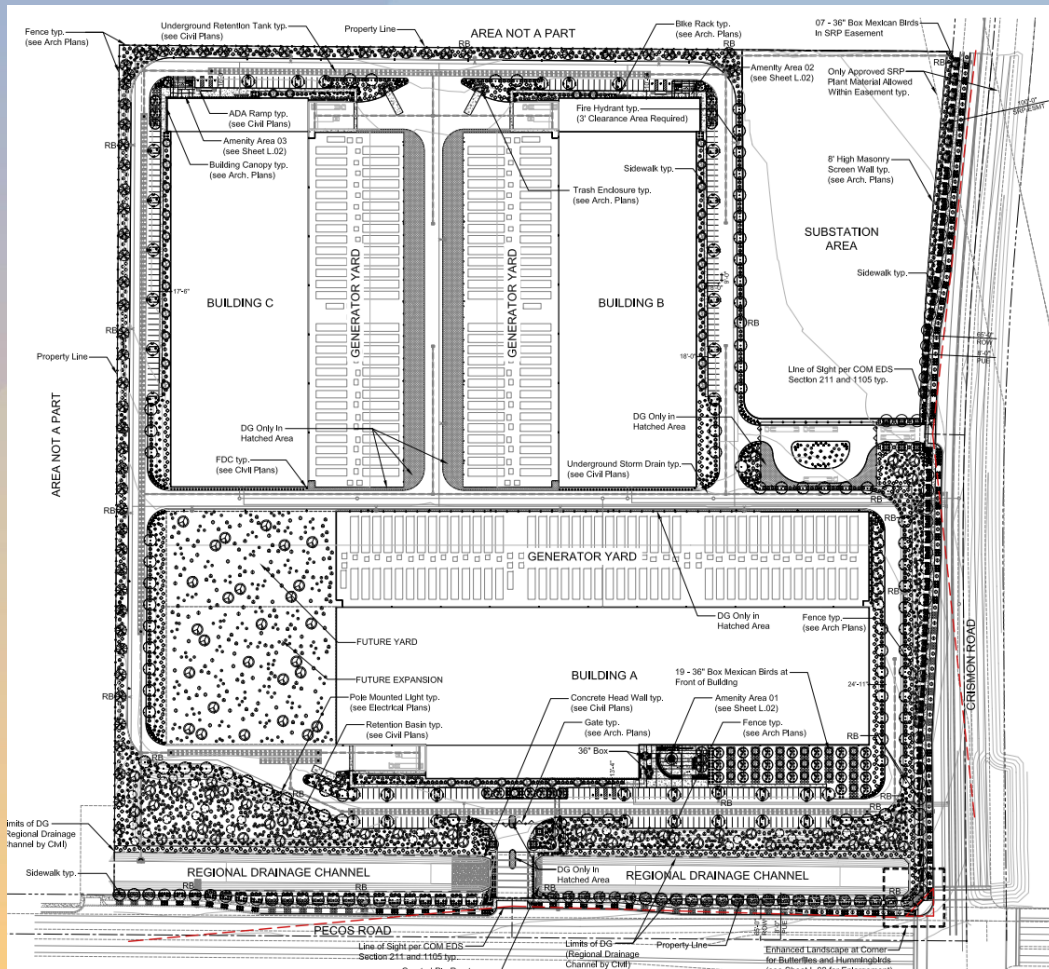
Site Plan

- Three data halls (1,000,000 SF of GFA)
- 70ft maximum building height
- 90,000 SF of office space
- Future substation site (4 ac.) in the northeast corner





Landscape Plan



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)
(In trade marked Mountain States Nursery)

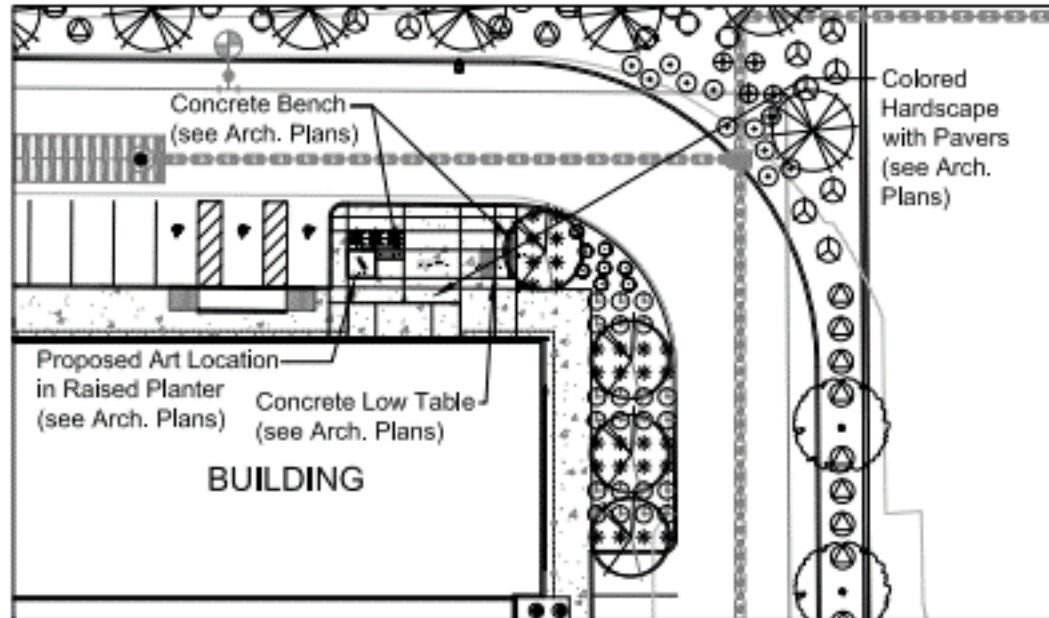
TREES	SIZE	QTY
Caesalpinia mexicana Mexican Bird of Paradise	24" Box U.O.N 36" Box Matching, High Breaker, Multi Trunk	34 28
Quercus virginiana Southern Live Oak	24" Box Matching, Standard	100
Ulmus parviflora Evergreen Elm Tree	24" Box Matching, Standard	36
Acacia aneura Mulga Tree	36" Box Matching, Standard	21
Prosopis velutina Native Mesquite	24" Box Matching, Multi Trunk	75
Prosopis chilensis Chilean Mesquite	24" Box Matching, Standard	21
Quercus virginiana 'Cathedral' Cathedral Live Oak	48" Box Matching, Standard	12
Chilopsis linearis 'Bubba' Desert Willow 'Seedless'	24" Box Matching, Multi Trunk	34
Ebenopsis ebanum Texas Ebony	24" Box Matching, Standard	68
Quercus virginiana 'Cathedral' Cathedral Live Oak	36" Box Matching, Standard	44
Parkinsonia x 'Desert Museum' Desert Museum	36" Box Matching, Standard	27
Acacia salicina Willow Acacia	36" Box Matching, Standard	06
Pistacia chinensis 'Red Push' Red Push Pistache	48" Box Standard	01

SHRUBS / ACCENTS

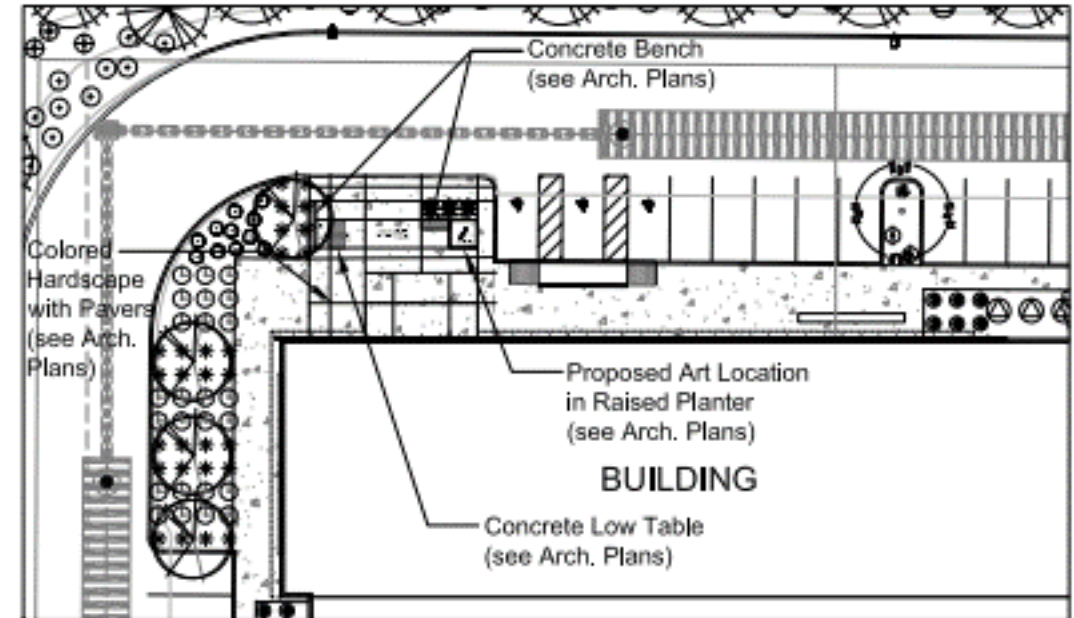
	SIZE	QTY
Caesalpinia gilliesii Yellow Bird of Paradise	5 Gallon	259
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	324
Agave desmettiana Smooth Agave	5 Gallon	28
Hesperaloe funifera Giant Hesperaloe	5 Gallon	94
Eremophila hygrophana Blue Bell Emu	5 Gallon	72
Nolina microcarpa Bear Grass	5 Gallon	618
Hesperaloe parviflora 'Red' Red Yucca	5 Gallon	76
Callistemon citrinus 'Little John' Little John Dwarf Bottlebrush	5 Gallon	272
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon	304
Mulenbergia rigens Deer Grass	5 Gallon	439
Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon	479
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 Gallon	756
Tecoma sp 'Sparky' Sparky Tecoma	5 Gallon	506
Lantana camara Red Lantana	5 Gallon	97
Dasylirocn wheeleri Desert Spoon	5 Gallon	241
Yucca rupicola Twisted Leaf Yucca	5 Gallon	198
Asclepias subulata Milkweed	5 Gallon	06
Echinocactus grusonii Golden Barrel	12" Diameter	117
Euphorbia bracteata Tall Lady Slipper	5 Gallon	37



Amenity Areas



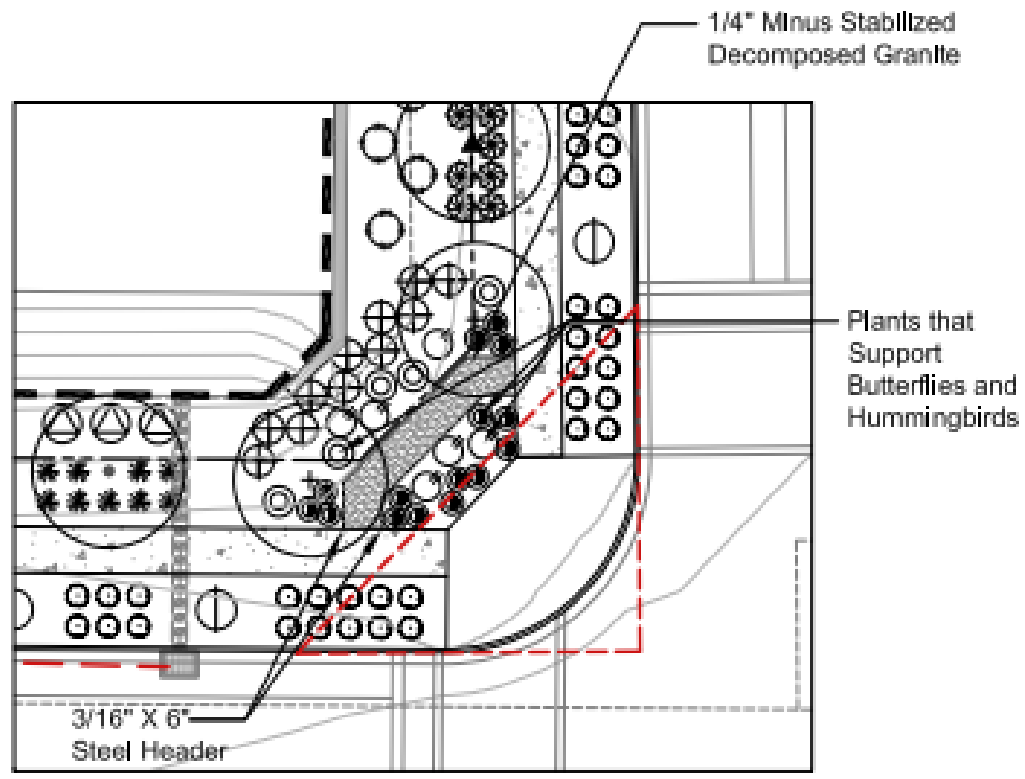
AMENITY ENLARGEMENT 1" = 30'
NODE 2



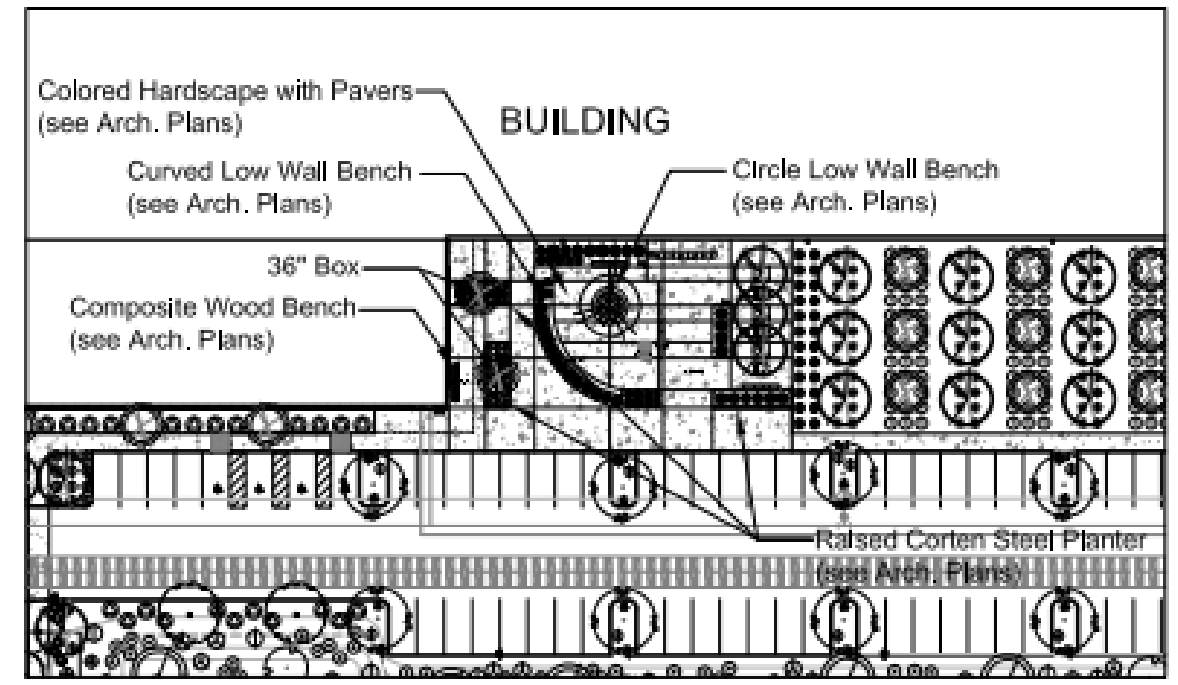
AMENITY ENLARGEMENT 1" = 30'
NODE 3



Amenity Areas



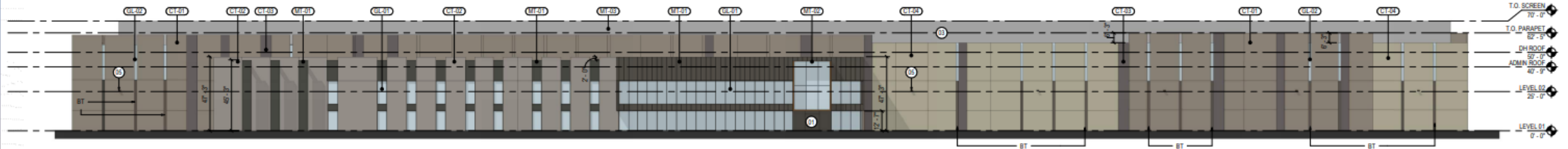
ENHANCED LANDSCAPE AT CORNER 1" = 20'
BUTTERFLY AND HUMMINGBIRD GARDEN



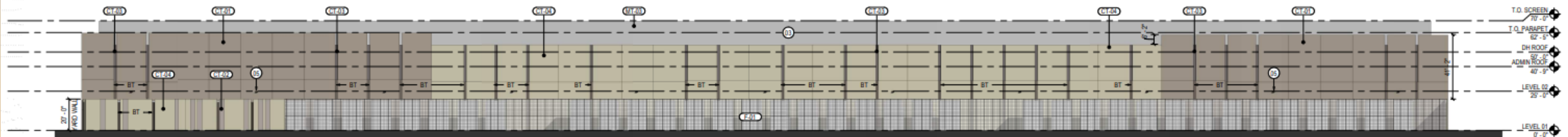
AMENITY ENLARGEMENT 1" = 50'
NODE 1



Building A



01 BUILDING A - ELEVATION SOUTH
SCALE: 1" = 32'-0"



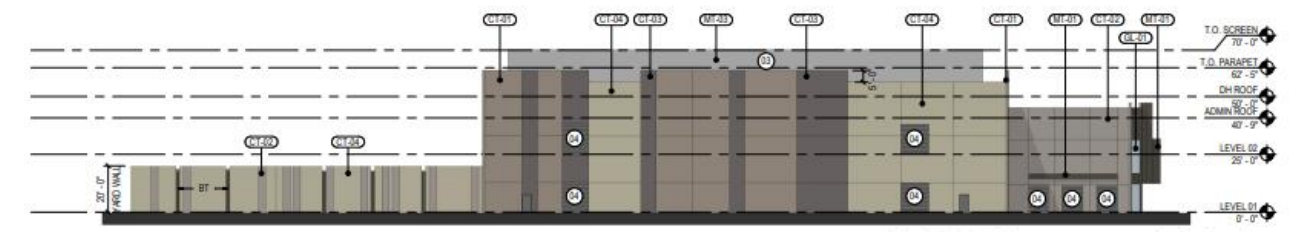
02 BUILDING A - ELEVATION NORTH
SCALE: 1" = 32'-0"



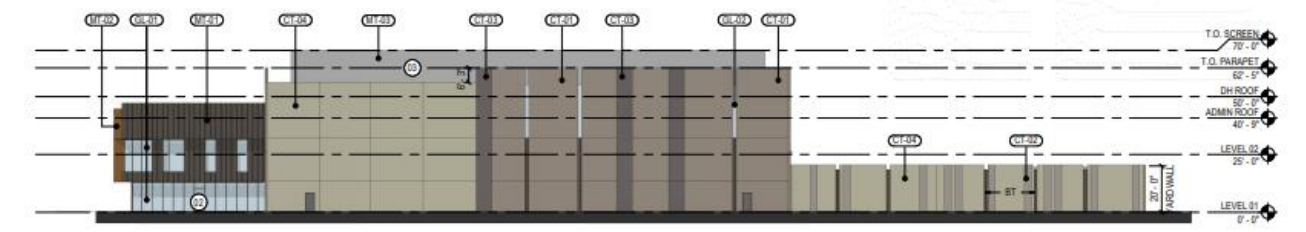
Building A



05 BUILDING ENTRY OVERHEAD



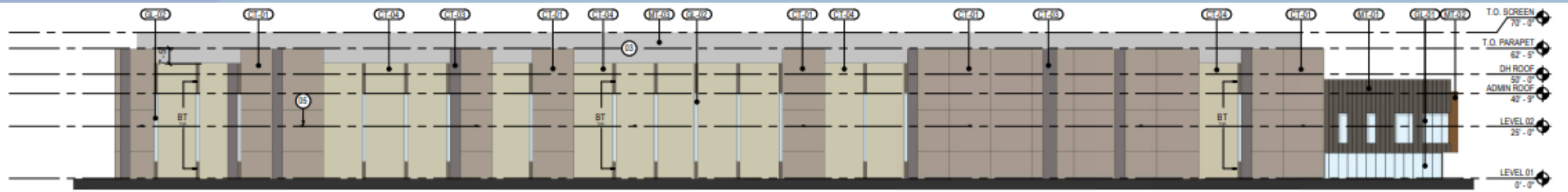
03 BUILDING A - ELEVATION WEST
SCALE: 1"=30'-0"



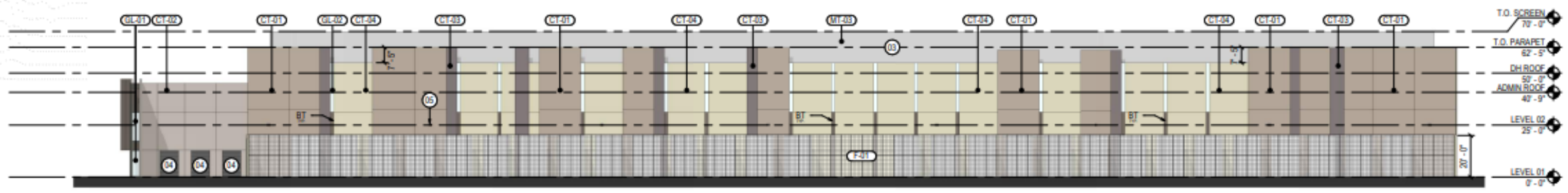
04 BUILDING A - ELEVATION EAST
SCALE: 1"=30'-0"



Building B



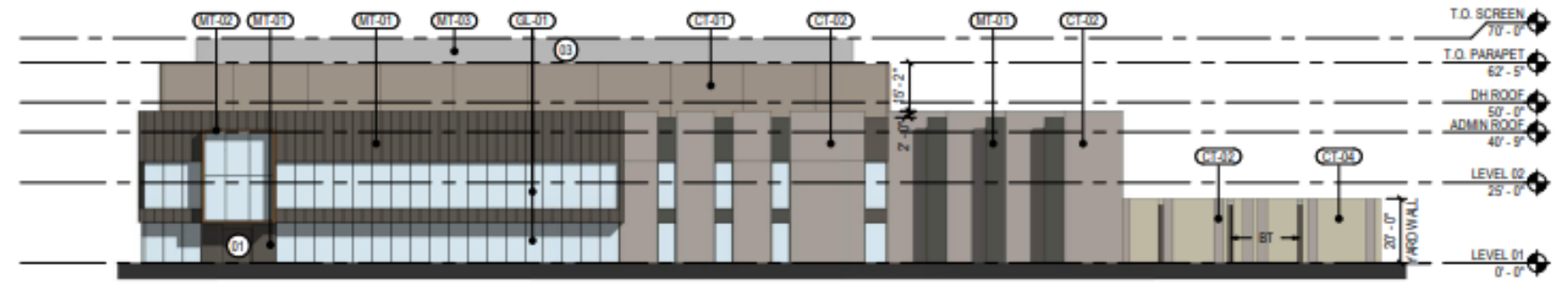
01 BUILDING B - ELEVATION EAST
SCALE: 1" = 30'-0"



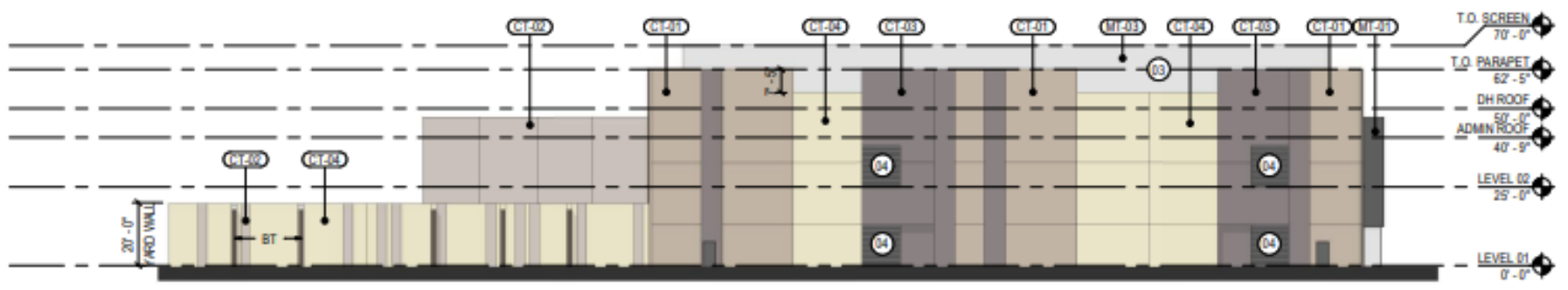
02 BUILDING B - ELEVATION WEST
SCALE: 1" = 30'-0"



Building B



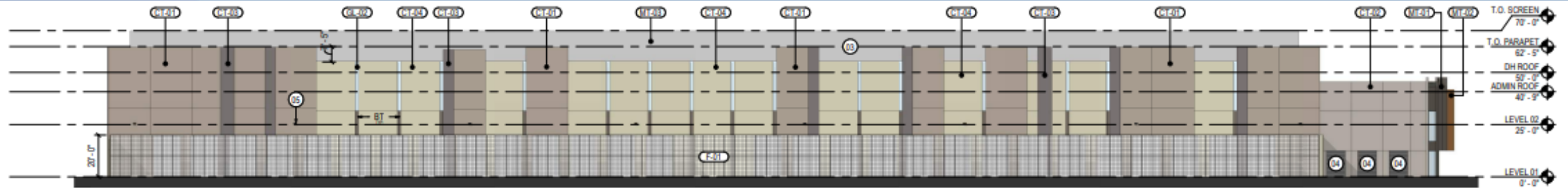
03 BUILDING B - ELEVATION NORTH
SCALE: 1" = 30'-0"



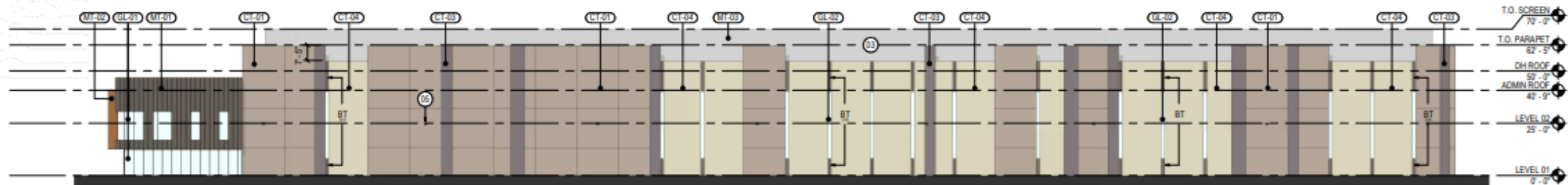
04 BUILDING B - ELEVATION SOUTH
SCALE: 1" = 30'-0"



Building C



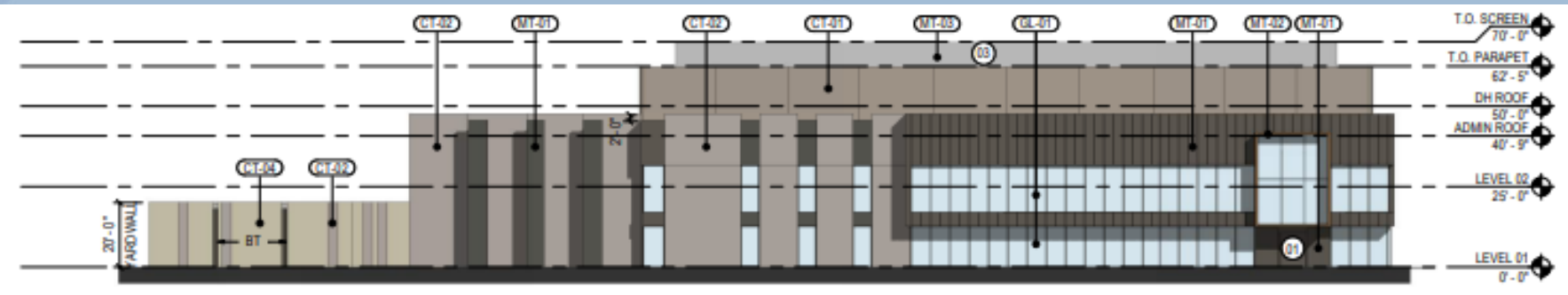
01 BUILDING C - ELEVATION EAST
SCALE: 1" = 30'-0"



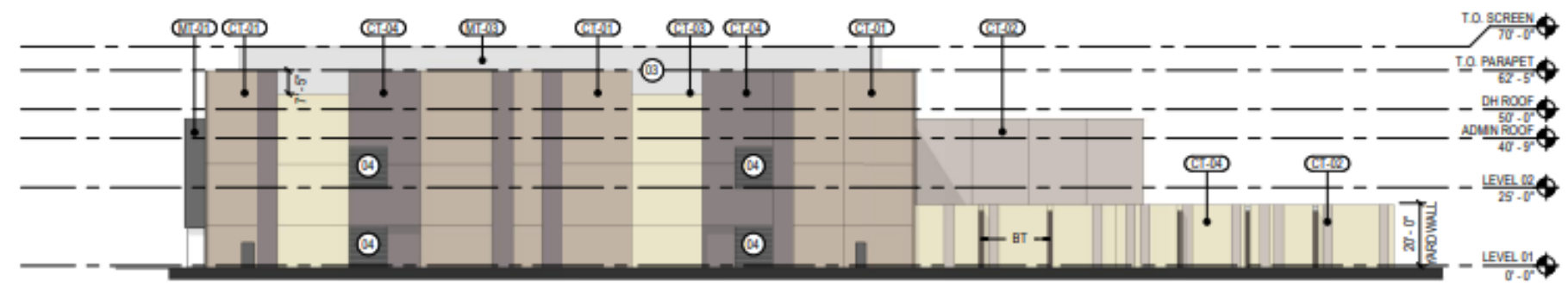
02 BUILDING C - ELEVATION WEST
SCALE: 1" = 30'-0"



Building C



03 BUILDING C - ELEVATION NORTH
SCALE: 1" = 30'-0"



04 BUILDING C - ELEVATION SOUTH
SCALE: 1" = 30'-0"



Building A Perspective



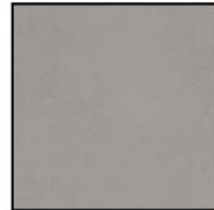


Colors and Materials

PAINT COLOR PALETTE FOR CONCRETE WALLS



CT-01



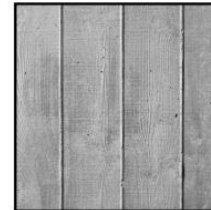
CT-02



CT-03



CT-04



BOARDFORM TEXTURE
(BT)

SEE ELEVATIONS FOR ADJACENT
COLOR FINISH

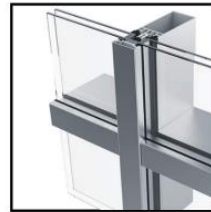
METAL PANELS AND GLAZING SYSTEM



MT-01



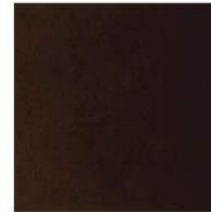
MT-02



GL-01 CLEAR

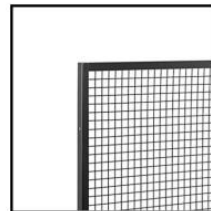


GL-02 SPANDREL

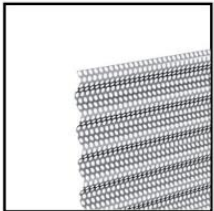


AL-01

MECH. SCREENINGS



F-01



MT-03



Alternative Compliance

- ✓ Publicly visible facades may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two elements that subdivide the wall into human-scale proportions
- ✓ Materials and Colors. Facades shall incorporate at least 3 different and distinct materials
- ✓ Materials and Colors. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance requests

Staff welcomes any feedback



Design Review Board