NTT GLOBAL
PH10 MESA CAMPUS

MAJOR GENERAL PLAN AMENDMENT /DESIGN REVIEW

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I. PROJECT OVERVIEW

On behalf of NTT Global Data Centers PH10 LLC ("NTT"), the property owner, we respectfully submit this application for a major site plan revision and design review for the development previously approved under Zoning Case ZON24-00190, pursuant to Ordinance No. 5869, adopted on August 26, 2024.

The proposed revisions pertain to the development of approximately 178 acres of land located on Maricopa County Assessor's Parcel Number (APN) 313-25-962. This updated site plan remains in full compliance with the referenced ordinance while incorporating substantial aesthetic and functional improvements.

NTT is confident that the revised layout enhances the architectural character and visual appeal of the data center campus, offering a more contemporary and community-aligned vision. Notable enhancements include the integration of a water-efficient landscaping strategy, the introduction of modern glazed facades, and the comprehensive screening of electrical yards—all of which contribute to a significantly elevated site design in comparison to the previously approved plan.

NTT believes that these improvements will positively influence perceptions of data center developments among city stakeholders and neighboring communities, setting a strong precedent for future projects in the area.

The subject property is strategically located adjacent to the planned Southeast Power Link 230kV Transmission Line project, an area that has attracted considerable interest for the development of a data center and technology-focused employment campus.

NTT is enthusiastic about the ongoing expansion of technology-driven industries in the region and within the City of Mesa. The proposed data center and technology employment campus is ideally suited for this location, leveraging the substantial infrastructure investments made by the City of Mesa and the Salt River Project. These investments—particularly in power delivery and technological resources—position the site as a prime destination for cutting-edge development.

The proposed campus is expected to serve as a catalyst for continued growth in the technology sector, fostering the establishment of additional high-tech businesses and employment opportunities. Furthermore, the project complements and supports the ongoing economic development efforts near the Phoenix-Mesa Gateway Airport and the State Route 24 corridor.

Situated within a rapidly evolving industrial and employment district, the property is well-positioned within a broader area that already possesses a strong technological presence. The proposed development will be compatible with and reinforce the vision for existing and planned land uses, further advancing the City's strategic economic objectives.

While the site is situated within an area characterized by existing and anticipated elevated ambient noise levels—due to its proximity to the freeway corridor and surrounding industrial land uses—the revised project plans incorporate industry best practices to mitigate noise impacts.

Specifically, the design includes the use of low-noise fans and equipment to minimize sound emissions both on-site and off-site, ensuring the development remains compatible with adjacent uses and maintains compliance with applicable noise standards.

Site Layout

The proposed technology campus has been thoughtfully master-planned to deliver maximum flexibility and operational efficiency, accommodating a range of future technology-focused uses, including data centers, advanced manufacturing, warehousing, and distribution.

The campus layout is organized around a central internal entry drive, with all major electrical infrastructure strategically screened from public view and positioned internally to maintain a cohesive and visually appealing streetscape. Architectural elevations and renderings submitted with this application illustrate an enhanced visual experience from Crismon Road, Pecos Road, and State Route 24.

The site is designed to host a total of seven (7) two-story buildings, each incorporating prominent office components visible from all surrounding arterial roads and the adjacent highway. The project encompasses approximately 2.2 million square feet of combined office and data hall space, aligning with the City of Mesa's development objectives and elevating the design beyond what was previously approved.

The exterior façade represents a significant architectural upgrade, emphasizing modern materials and forms that reflect the City's design standards and aspirations for high-quality development.

As previously stated, the property's immediate proximity to the planned Southeast Power Link 230kV Transmission Line—an essential utility corridor for large-scale data center operations—further underscores its suitability for this type of advanced, infrastructure-intensive development.

Building Design

The proposed seven-building campus has been thoughtfully organized in response to the site's context, including its proximity to major roadways along the north and south boundaries and the future extension of Crismon Road. A centrally aligned arterial drive serves as the primary entrance, bisecting the campus and creating a balanced layout with three data center buildings on each side. The seventh building is prominently situated at the northern edge of the site, serving as a visual anchor for the development.

Each building is designed as a two-story structure, with each level comprising two distinct functional zones: the Data Center (DC) and the DC Administration. The site layout prioritizes the placement of administrative and employee-oriented spaces near the main entrances, with these areas featuring the majority of the building's glazing to enhance visibility and convey a welcoming arrival experience.

Architectural articulation and facade treatments are carefully employed to differentiate programmatic areas along each building's elevation. A dynamic palette of colors, textures, and material transitions—accentuated by thoughtfully designed shadow linesensures architectural interest on all building façades, contributing to a visually cohesive and contemporary campus environment.

Landscape Concepts

The proposed landscape design has been carefully developed to complement the architectural character of the buildings and the overall site layout, while prioritizing a visually appealing, low-water-use solution consistent with regional sustainability goals.

Strategically placed landscape buffers and architectural screen walls are incorporated along the campus perimeter to establish an attractive and cohesive transition from both Pecos Road and the future Crismon Road. These elements enhance the site's visual identity and contribute to a welcoming approach for visitors and employees alike.

Final landscape design details, including plant selection, screening treatments, and site furnishings, will be further refined and coordinated through the forthcoming Design Review Board application process in collaboration with the City of Mesa.

Infrastructure / Utilities & Drainage

Water will be provided to the Property by the City of Mesa upon annexation. NTT will construct and install the necessary on-site water infrastructure which will complete a loop system to adequately provide life-safety fire suppression for the proposed development. Sanitary sewer service will also be provided to the Property by the City of Mesa and the necessary sewer infrastructure will be provided on-site.

As previously stated, access to the Property will be provided from Pecos Road. The Property's Pecos Road frontage will be improved per City standards, including the installation of curb, gutter, paving and sidewalks, as well as streetlights and landscaping as required by the City. The future Crismon Road half-street on the west side of the Property will also be improved per City standards.

The grading and drainage for the Property will be designed to retain the 100-year, two- hour storm event in accordance with the City's drainage design guidelines. Storm drainage will be conveyed via internal drains or external downspouts designed for the buildings with overflows crossing the campus into catch basins or curb openings that will outfall to a combination of surface and/or underground retention areas. To maintain the area's historical drainage pattern, there is ongoing coordination with the City of Mesa and the adjacent property owners regarding the final design and development of the regional drainage channel along the Property's Pecos Road frontage, which will tie into the future development to the west.

Water Conservation

The proposed campus will employ a combination of building design and industry standard conservation practices to ensure that the development is a good steward of water resources. The proposed data hall/shell buildings have been thoughtfully designed to limit southern sun exposure to optimize necessary interior cooling systems. Each of the data hall buildings will be complete with a closed-loop water cooling system that is filled up only once. The closed-loop system is entirely self-contained and does not employ any evaporative cooling methods that would result in evaporative or condensation loss. All large perimeter and common areas for passenger vehicle parking will be pervious.

II. RELATIONSHIP TO ADJACENT PROPERTIES

The Property is situated between State Route 24 to the north, vacant land zoned Maricopa County RU-43 to the east, and the Old Dominion freight center and the Cubes at Mesa industrial park to the south across Pecos Road. Property to the west includes the existing Legacy Sports Complex and planned or approved industrial projects of similar nature and scale including the in-process industrial development at the northwest corner of Pecos and the Crismon Road alignment and the 1.6 million square foot approved DSV Legacy Logistics facility further west along Pecos Road. The proposed data center and employment campus is a natural extension of the adjacent industrial developments and will provide additional business opportunities along this corridor.

III. QUALITY DEVELOPMENT DESIGN GUIDELINES COMPLIANCE

In accordance with the City's Quality Development Design Guidelines for industrial developments, the NTT data center and technology employment campus has utilized effective site planning, architectural design, landscaping and shade, and other design elements to create an attractive, functional development and mitigate any potential visual impacts. The specific design elements utilized to comply with the City's Quality Development Design Guidelines are provided below:

A. Site Design:

Building Placement and Orientation

The proposed building orientation has been strategically designed to enhance visibility, accessibility, and operational efficiency across the campus.

Administrative building façades are oriented towards Pecos Road, a major thoroughfare, to maximize visibility and ensure prominent, convenient access for employees and visitors. Loading docks are thoughtfully located along the highway-facing sides of the buildings, optimizing logistics operations while minimizing potential disruptions to administrative and employee-focused areas.

Employee entrances at the data hall and shell buildings are designed with enhanced material articulation and are oriented toward the primary entry drive. This deliberate positioning ensures that access points are clearly identifiable, easily accessible, and seamlessly integrated into the overall campus circulation.

Parking Loading and Vehicular Access

The proposed development is designed to provide adequate parking accommodation for employees across all buildings, ensuring functionality and convenience throughout the campus.

Landscaping will be thoughtfully integrated within the parking areas through the use of landscape islands and perimeter plantings. These enhancements will not only elevate the visual quality of the site but also contribute to shade, comfort, and improved environmental performance.

The primary entry drive and internal circulation routes will be constructed with concrete paving, offering durability and a consistent visual standard across the site. Clearly designated pedestrian crossings will be incorporated within the parking areas to guide safe movement from vehicles to building entrances. These crossings will feature high-visibility pavement markings and signage to promote pedestrian safety and reinforce wayfinding throughout the campus.

Stormwater Management

The site will be graded to ensure proper drainage away from buildings and infrastructures. Drainage swales and trench drains will be designed to collect and channel stormwater runoff from the site. An infiltration/detention basin will be designed to capture runoff from the swales and channels, detail and infiltrate collected runoff. The design will ensure safe discharge without causing flooding the site.

Landscaping and Shading

The streetscape and onsite landscaping will blend naturally. Proposed landscape standards for the project will equal or exceed the size and quantities of plant material referenced in Chapter 11, Section 33 of the Mesa Zoning Ordinance. The proposed landscape theme has been prepared as a Preliminary Landscape Plan that illustrates the layout, quantities, and sizes of plant material. The Preliminary Landscape Plan has been prepared to provide an appropriate level of detail to illustrate the landscape theme for the common areas and the required foundation landscape. Placement and massing are intended to show compatibility with the project's architectural design.

Note: The landscape plans are preliminary only and may be modified as reviewed and approved by the City, SRP, and during the Design Review process.

The goals for the project landscape include the following:

- Create an attractive low water landscape design that presents a lush and distinctive landscape, enhancing the street frontages and entry drive and mitigate undesirable views.

- Allow for the spacing and concentration of required quantities to create view corridors into the Property and at strategic locations based on the location's architectural features. Where public viewing needs to be screened, concentrate a mix of deciduous and non-deciduous plant material.

- Design hardscape features and site furniture within the common open space areas that compliment with the proposed architecture in a meaningful and intentional manner.

- Design the project landscaping within the common areas and beyond to make the pedestrian network highly visible and comfortable with shade.

- Plant material selected for color, texture, scale, and seasonal flowering placed in a thematic pattern can reinforce the landscape theme throughout the campus.

The selected landscape materials prescribed for trees, shrubs, groundcovers, and accents are from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). A conceptual master plant schedule has been prepared and included with the Preliminary Landscape Plan.

The landscaped area for calculation purposes shall include landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement.

The Preliminary Landscape Plan illustrates the potential to provide common open space areas in a campus-like setting that will be improved for the benefit of the employees and visitors. The common open spaces are conveniently located between the primary office building, warehouse, and data hall buildings. These open space areas will provide shade and deciduous trees for additional seasonal comfort. Final design details will be discussed and confirmed with the Design Review Board application submittal package.

Exterior Lighting

Building lighting will comply with Ordinance Section 11-30-5 and the fixture design will complement the architectural theme. The building entry areas will be accentuated with accent lighting to help create a focal point. Energy efficient lighting, such as LED, will be used throughout the project and glare will be minimized using soft or reflected lighting. Combined, this will help create a sense of security but also enhances the pedestrian experience. Lighting will also be downward faced so as not to cause dark sky pollution or trespass onto adjacent properties.

B. Architectural Design:

General Design

The seven-building campus has been thoughtfully planned with careful consideration of its surrounding context, including major roadways along the north and south edges of the site and the future extension of Crismon Road. A central arterial drive serves as the primary point of entry, bisecting the site and establishing a balanced configuration with three data center buildings on each side. The seventh building is strategically located at the northernmost edge of the site, providing a prominent visual anchor.

Each building is designed as a two-story structure, with each floor accommodating two primary programmatic zones: the Data Center (DC) and the DC Administration. The site plan places administrative and people-oriented spaces near main entrances, incorporating generous glazing to create a transparent, welcoming presence and a clearly defined sense of arrival.

Façade treatments are employed with intention, using material articulation and programmatic differentiation to create visual rhythm along each building's elevation. A diverse palette of color, texture, and material transitions—combined with the use of shadow lines—ensures architectural depth and visual interest on all sides, reinforcing the overall identity and cohesion of the campus.

Massing and Scale

Each building is designed with a clearly defined entry focal point, accentuated by colored or tinted glazing and framed by a distinctive metal shroud, establishing a strong architectural identity and sense of arrival.

The administrative areas incorporate robust concrete elements at the ground level and refined metal paneling on the upper level, creating vertical articulation and reinforcing a visual hierarchy between building components.

Beyond the administrative zones, the façade design thoughtfully utilizes color, material variation, and architectural features—such as vertically expressed stair towers—to break up building massing and enhance visual rhythm. These design elements contribute to a cohesive and well-proportioned appearance across the campus.

The overall building scale and architectural language are intentionally aligned with the character of existing and anticipated industrial and manufacturing developments in the surrounding area, ensuring compatibility with the broader development context.

Wall Articulation

Exterior wall articulation is thoughtfully achieved through a combination of varied colors, textures, materials, and the strategic modulation of façade elements. This interplay of form and material creates visual depth and interest across each building elevation.

Special attention is given to the administrative zones and primary entry points, where a clear material hierarchy—utilizing concrete at the base and darker metal panels above establishes a sense of groundedness transitioning to lightness. This deliberate contrast reinforces the prominence of people-focused areas within the campus.

The remainder of the façade incorporates concrete in three complementary tones and finishes, resulting in a subtle horizontal banding that adds texture and rhythm. This banding is punctuated by vertically oriented stair towers clad in metal paneling, providing both functional and architectural distinction. Further articulation is introduced along the southern façades through the use of wrapped metal panels around downspouts, adding refined detail and enhancing the overall visual composition of the buildings.

Roof Articulation

Material transitions along the façades are carried through to the parapet line, creating a cohesive and unified architectural expression across all elevations. This continuity reinforces the integrity of the building design and enhances visual consistency.

To preserve a clean and unobtrusive roofline, all rooftop mechanical equipment is strategically set back from the building edges to minimize visibility from public vantage points. Additionally, the equipment is screened with architecturally integrated metal panels, ensuring a streamlined and aesthetically appropriate silhouette when viewed from the street.

Materials and Colors

The buildings will be constructed using durable, high-performance materials specifically selected to withstand the demands of the arid desert climate. The material palette features a combination of concrete and metal panels in a range of colors and finishes, carefully chosen to balance long-term durability with architectural distinction. These materials not only enhance the visual character of the development but also ensure resilience and low maintenance over time. proposed buildings will be constructed of durable, high-quality materials appropriate for the arid desert climate.

Service Areas and Utilities

A combination of perimeter screen walls and/or landscaping will be used to screen and soften the service courts and areas. The electrical substation at the northwest corner of the site will be designed to blend with the overall design aesthetic as appropriate for the use's safety, security, and access.

C. Structural Design:

Loading

Structural loading criteria are expected to be derived from a combination of the Global Reference Design (GRD) drawings and precedents established by previous NTT projects in Arizona.

While some discrepancies between these sources are anticipated, they will be reviewed and reconciled in coordination with NTT prior to final design deliverables. In cases of conflicting guidance, the more conservative loading assumptions will be adopted by default to ensure structural integrity and compliance with performance expectations.

Building Type

The proposed building type has been selected based on regional construction standards and NTT's proven experience with similar facilities across Arizona. The design incorporates durable, cost-effective systems tailored to local construction practices and environmental conditions. Key structural elements include:

- Building Wall Systems: All walls will be non-load bearing. The primary wall construction will consist of site-cast concrete tilt-up panels, supplemented by cold-formed (CF) wall systems above as required for architectural and functional integration.

- Gravity Framing System: The buildings will utilize a structural steel framing system comprising beams and columns, supporting concrete slabs cast over metal decking. A composite slab system will be employed to optimize structural efficiency and performance.

- Lateral Force Resisting System (LFRS): Lateral stability will be provided by steel concentrically braced frames, designed to resist seismic and wind loads in accordance with applicable codes and standards.

- All buildings to be Type II – fully sprinklered with adequate zones for each application.

- Generator and Electrical Gantries: These structures will also employ structural steel framing (beams and columns), topped with steel grating for durability and access. The lateral system will consist of steel concentrically braced frames, and all structural steel components will be hot-dip galvanized for corrosion protection and long-term resilience.

Building Slab and Column Foundations

The building slab-on-grade will consist of cast-in-place concrete, designed in accordance with geotechnical recommendations to address site-specific soil conditions. The geotechnical report identifies a concern regarding the swell potential of the upper clayey soils, which could result in differential movement between slabs, sidewalks, and other foundation elements.

To mitigate this risk, the design includes the use of strategically controlled moisture content, proper compaction, and the placement of 12 inches of non-expansive material directly beneath the slab. As an alternative to imported non-expansive fill, lime-stabilized soil (LSS) may be considered based on final geotechnical approval and site-specific conditions.

Building column foundations are anticipated to be shallow spread footings, designed using an allowable bearing pressure of 4,000 psf. All foundations will require a minimum of 2'-0" of engineered fill underlain by 8 inches of pre-compacted subgrade to ensure proper support and uniform performance.

D. Mechanical Design:

Design Overview

The mechanical design for the NTT Mesa facility incorporates a roof-mounted, centralized, air-cooled chiller plant installed on an elevated service platform to facilitate safe and efficient maintenance access. This system is responsible for conditioning the data vaults housed within the facility. All air-cooled chillers are procured with low noise fans and attenuated compressor enclosures to significantly reduce noise pollution.

Heat generated by internal IT equipment will be captured and transferred into a closed-loop hydronic system via dedicated air-handling equipment located within the building. This thermal energy will be transported by variable-primary pumps installed at each rooftop chiller, which then reject the heat to

the atmosphere through the chiller plant.

To ensure system reliability and uptime, mechanical systems serving critical IT infrastructure are designed with full redundancy. Supporting electrical infrastructure and piping systems are also designed for concurrent maintainability, allowing for service without compromising continuous operation.

Packaged DX equipment, mounted on the electrical modules, will provide cooling for electrical infrastructure supporting both IT and mechanical loads. Additionally, batteries located within the electrical modules are continuously exhausted to mitigate the accumulation of potentially explosive gases.

A Dedicated Outdoor Air System (DOAS) unit located on the roof will positively pressurize the building, supplying dehumidified, room-neutral air year-round to maintain envelope integrity and support internal air quality.

Administrative and support areas will be conditioned and ventilated using Variable Air Volume (VAV) rooftop units, providing occupant comfort while maintaining operational efficiency.

E. Electrical Design:

Design Overview

Medium voltage electrical service to the campus buildings will be provided at 34.5kV from the on-site substation. Each building will be supplied by primary and redundant underground feeder paths from the substation, routed along diverse paths and terminate at dual medium-voltage switchgear lineups designated as 'A' and 'B' to ensure system resilience and redundancy.

From these switchgear pairs, power will be distributed through ring circuits, each feeding loop-fed transformers that supply independent power systems to the data vault IT and associated support-space cooling infrastructure. The primary ring circuit in each building will also support the House Power System, which supplies base building functions.

The electrical infrastructure supporting the data vaults is engineered to deliver concurrent maintainability and electrical fault tolerance down to the dual-corded IT equipment level, ensuring continuous, uninterruptible service to critical loads. Each data vault's power system includes multiple redundant power streams, with each stream comprising:

- A loop-fed primary transformer
- A modular electrical building housing the low voltage distribution system
- An uninterruptible power supply (UPS) system with batteries sized to support 100% of the IT load.

Each power system is also equipped with a dedicated diesel generator, providing a fully independent backup power source in the event of utility failure. Mechanical cooling systems are supported by these power systems and are integrated with the corresponding level of electrical redundancy to maintain full alignment with the mechanical system configuration.

The House Power System supplies building lighting, general-use receptacles, and all life safety lighting systems.

All exterior lighting will comply with Ordinance Section 4-4-1 and will be thoughtfully integrated with the architectural character of the campus. Energy-efficient LED lighting will be used throughout to reduce energy consumption and operational costs. Glare will be minimized through the use of soft or reflected lighting, contributing to a safe and visually comfortable environment for pedestrians.

Lighting fixtures will be downward facing, designed to limit light pollution and spillover onto adjacent properties, in support of dark sky initiatives. Illumination levels will meet or exceed Illuminating Engineering Society (IES) guidelines and adhere to Global Reference Design (GRD) standards.

Lighting control systems will comply with all applicable provisions of the International Energy Conservation Code (IECC) to ensure energy efficiency, automatic control, and optimal performance.

F. Telecom Design:

Design Overview

The Outside Plant (OSP) telecom design for the NTT Mesa Campus incorporates a robust, scalable, and redundant conduit network to support current and future telecommunications needs. The system features four geographically diverse 10' x 12' x 8' zero-vault entry points, each designed to house and route (24) 4-inch and (2) 2-inch conduits to dual entry points at each building, ensuring full redundancy and resiliency.

To accommodate the campus-wide requirement for approximately (96) 4-inch conduits, the design utilizes a 10x10 grid configuration comprising 100-conduit duct banks, implemented as part of the site's infrastructure space planning strategy. This layout supports a high-capacity telecommunications distribution system while maintaining flexibility for future expansion.

The northwest zero-vault is located in an area that requires a shared easement to facilitate conduit routing and ensure unobstructed long-term access. This easement will allow for routine maintenance and future upgrades without impacting adjacent infrastructure, including the neighboring Salt River Project (SRP) substation. It also ensures protection of the conduit path and minimizes operational conflicts with other utilities.

IV. PHASING

The development is anticipated to proceed in one or more phases, with each phase carefully coordinated to ensure orderly construction and compliance with all applicable City of Mesa standards.

Comprehensive development and improvement plans will be submitted to the City for review and approval, addressing key infrastructure components such as site access, internal circulation, parking, drainage, and other essential elements to support the intended uses.

Perimeter on-site improvements will be constructed as part of the initial development phase to establish a cohesive framework for the campus. Offsite improvements along Pecos Road and the planned Crismon Road alignment may be implemented in phases, as appropriate, and in accordance with the terms of a future development agreement. Phasing of these improvements will be subject to approval by the City of Mesa and coordinated with the developer to facilitate the timely opening and operation of all or portions of the proposed buildings and overall site.

V. SUMMARY

In summary, the subject property is ideally suited for the proposed zoning and intended uses. The revised site plan introduces substantial enhancements—both aesthetically and functionally—when compared to the previously approved layout.

Key improvements include upgraded parking configurations and site circulation, strategically located interior-facing equipment yards to minimize visual impact, and architecturally refined administrative buildings featuring glazed exterior facades. These elements collectively contribute to a modern and cohesive campus design.

NTT is confident that the proposed site plan will not only complement the surrounding development context but also deliver meaningful economic and community benefits. The project is expected to generate high-quality, technology-oriented employment opportunities and further advance the City of Mesa's position as a hub for innovation and infrastructure-driven growth.