

# EdgeCore Mesa North Campus

Major Site Plan Modification

Case No. ZON25-00535

1<sup>st</sup> Submittal: July 7, 2025

2<sup>nd</sup> Submittal: October 20, 2025

3<sup>rd</sup> Submittal: January 26, 2026



WITHEY  
MORRIS  
BAUGH

# Development Team

**Developer:**  
**EdgeCore Digital Infrastructure**  
999 17<sup>th</sup> Street, Suite 200  
Denver, CO 80202

**Legal Representative:**  
**Withey Morris Baugh PLC**  
Alex Hayes  
2525 East Arizona Biltmore Circle, Suite A-212  
Phoenix, Arizona 85016

**Architect:**  
**Corgan Associates**  
Craig Pearson  
5800 Bristol Parkway, Suite 640  
Culver City, CA 90230

**Civil Engineer / Landscape Consultant:**  
**CVL Consultants**  
Nathan Cottrell  
4550 North 12<sup>th</sup> Street  
Phoenix, AZ 85014

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## **A. Purpose of Request**

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EdgeCore Digital Infrastructure (EdgeCore) requests Site Plan Modification approval for its new data center campus located at the southwest corner of Elliot Road and Everton Terrace (the “Property”), otherwise commonly known as Maricopa County Assessor’s Parcel Number 304-31-002Q. See Aerial Map, **Tab A**. The Property is approximately 43 gross acres. This modification request is intended to update the site plan for EdgeCore’s north campus originally approved in 2024 via ZON23-00688.

## **B. Background**

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On January 24, 2024, the Mesa Planning and Zoning Board approved a major site plan modification (ZON23-00688) submitted by EdgeCore to accommodate a data center campus on the Property. See ZON23-00688 Approval Letter, **Tab B**. The approved site plan included three buildings and an SRP substation. In order to accommodate increased regional energy demand, SRP is seeking to expand its infrastructure located on the Property. This enhanced infrastructure will include an SRP-owned switchyard and substation. The larger footprint of the substation and switchyard impacts EdgeCore’s approved site plan for the Property, most notably by eliminating the southernmost building. The balance of the site and building design remain substantially the same, though some changes to colors, materials, and screening are proposed. Accordingly, this proposed modification updates the site plan to accommodate the SRP infrastructure while continuing to provide superior design and an aesthetic street frontage.

## **C. Project Summary**

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EdgeCore is a leading wholesale data center developer, owner, and operator and has chosen the Property, together with its existing campus immediately to the south, to be its flagship data center campus. As such, the proposed project will feature enhanced design and construction in a campus-like setting that complements the City of Mesa’s goal of creating a high-quality technology hub along Elliot Road.

The proposed project will include the phased development of two (2) three-story buildings for an approximate total of 1,300,000 square feet of floor area on the Property. This represents a reduction of approximately 800,000 square feet of floor area from the site plan approved in ZON23-00688. An SRP substation and switchyard will be located on the southern portion of the Property and the entire facility will be secured at the perimeter.

The campus is planned to operate as a secure technology park serving cloud, enterprise, and larger scale colocation customers with reliable power, dense fiber connectivity, and high-efficiency energy and cooling systems requiring low water usage. The campus will embody environmentally and aesthetically pleasing architecture and landscaping designed to be compatible with the existing south parcel campus.

The site has been designed to meet the high-quality standards the City of Mesa strives for while providing the capabilities required to meet the evolving needs of today's data center market.

## **D. Current Zoning**

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This subject property is zoned Planned Community (PC) district with an approved Community Plan (CP). Specifically, the Property is located within Development Unit 5/6 South (DU 5/6S) of the Eastmark (Mesa Proving Grounds) Community Plan. The Development Unit Plan for DU 5/6S includes a land use allocation plan that requires specific identification and location of Land Use Groups (LUGs) during the review and approval of a site plan. The Regional Center/Campus LUG (LUG-C) has been specified for this development and the proposed data center use is permitted in that LUG.

## **E. General Plan & Sub Area Plan**

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The project is consistent with the City's General Plan placetype designation of Regional Employment Center and is compatible with the surrounding industrial uses. The Regional Employment Center placetype supports a variety of uses, and anticipates office and light industrial as principal uses.

The Property is also located in the Mixed-Use Community District of the Mesa Gateway Strategic Development Plan. Development is intended to be intense and of high quality.

The following goals envisioned in Mesa's Strategic Development Plan are fully met with the development proposal:

1. Greater intensification than a typical suburban development.
2. Incorporate sustainable development practices that might serve as future best practices to other communities.
3. The distinct uses and design of buildings and site plans will be adopted to set the standard for high-quality and uniqueness.

## **F. Community Plan**

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Per Section 6.1(C)(4), an application for site plan approval/modification shall demonstrate that the land uses designated on the site plan are allowed per the Land Use Budget and the DUP. The Property is currently allocated 18.2 acres of LUG C, which permits a data center use. Notably, this application was submitted prior to the adoption of the City's new data center ordinance and is thus not subject to its use regulations. The Property is also allocated 25.53 acres of LUG OS which can accommodate the uses on the balance of the site (e.g. parking, retention, and landscaping). EdgeCore will coordinate with Brookfield to update the Land Use Budget to reflect the revised plan.

This proposal also meets the vision and development character of DU 5. Originally, this area was intended to be developed with resort, convention center, and golf uses but given that this did not occur in the area, the DU development character is now planned almost entirely for employment uses. As noted in Section 1.2, employment uses are anticipated along Elliot Road with easy access to infrastructure. Section 1.2 states that the “northern portions of DU5 will house uses that provide a transition between the employment/manufacturing uses along Elliot Road” and “be the home of employment generating office and industrial uses requiring large settings with access and infrastructure.” This vision is accomplished by a mix of uses, including large manufacturing facilities, business parks and warehousing.

## **G. Quality Development Design Guidelines**

This application has been prepared to be consistent with the Eastmark Design Guidelines outlined in Section 8.6 of the CP and is subject to review by the Eastmark Design Review Committee (DRC). It is also consistent with the goals and objectives of the City of Mesa Quality Development Design Guidelines dated December 2019 pertaining to Industrial developments:

### **1. Site Design:**

#### **Building Placement & Orientation**

The site is designed and buildings are placed to most efficiently use the site while providing a strong relationship to the street and visual interest in areas visible from public view. Murals are proposed on all publicly visible elevations of each building. Additional public art installations are proposed along Elliot Road and near the main vehicle entrance on Everton Terrace, which will provide a unique and aesthetically pleasing streetscape. Site infrastructure includes a complementary landscape palette, hardscape paving, security fencing, screen walls, and site lighting.

The buildings will share similar design features, with vertical elements and articulation to create visual interest and avoid monotony. Design enhancements are provided at the building entryways, including insulated glazing, vertical elements, and metal canopies to improve the pedestrian experience.

The electrical substation and switchyard are located in southern portion of the Property and feature substantial setbacks from both Eastmark Parkway and Everton Terrace. The SRP infrastructure will be screened from view with a 12’ high concrete block wall. Landscaping will provide an additional screening element, though planting ability is limited within the SRP transmission easement on the east side of the switchyard. The substation also meets the conditional use criteria found in Section 7 of the CP related to separation, screening, height, and shielding of outdoor light.

#### **Parking, Loading, & Vehicular Access**

Parking is dispersed throughout the site to provide convenience for employees and visitors, while also avoiding a “sea of asphalt” where parking is a dominant feature. Because the Eastmark CP does not provide parking standards specific to data centers and the relatively low occupant load of the use, a reduced ratio is proposed similar to the ratio approved by Staff in ZON23-00688. Please refer to architectural site plan data information for required and provided parking. The parking provided is commensurate with the anticipated demand, which includes 50 permanent operations personnel and approximately 25,000 square feet of office per building.

Landscaping is also provided throughout the parking areas. The truck loading areas are screened from public view by a combination of enhanced landscaping (i.e. additional tree plantings) and screen walls that have been extended to shield the truck dock from the right of way. The parking area on the south of building PH04 was relocated away from the truck loading area.

#### Bicycle Parking

Bicycle parking areas are shown on the site plan. Bicycle parking is provided at a reduced ratio consistent with the vehicle parking described above.

#### Landscaping & Shading

Landscape design throughout the development and on streetscapes along Elliot Road to the north, Everton Terrace to the east, and Eastmark Parkway to the west consists of native vegetation found in dry desert climates meeting Mesa landscape design standards. Proposed landscape concepts are consistent throughout the development which will help visually tie the development together. An automatic irrigation system for all landscaping includes sustainable drip irrigation systems to minimize excess watering and waste.

#### Screening

An eight foot (8') tall Ameristar Impasse II fence is provided around the Project perimeter for security. Additional Perimeter masonry screen walls are provided around the SRP substation and switchyard at 12' in height to screen from public view.

Louvered screen walls are used to screen the rooftop mechanical equipment to ensure the necessary airflow for efficient operation is achieved, while appropriately screening such equipment from public view. Metal panels are provided to screen the exterior stairs and thermal energy storage tanks.

The generators will be sound attenuated and screened by louvered screen walls. The louvered screen walls will allow for proper air flow around the generators and ensure no heat entrapment occurs, while also providing the intended visual screening at the pedestrian level.

#### Refuse

Generally, the project will be served by several double bin refuse enclosures, which will be located between and behind the buildings in the loading area. Refuse containers outside of service areas, if used, will be enclosed within masonry enclosures with swinging gate per Mesa standards.

### Exterior Lighting

Lighting fixtures have been chosen to be harmonious with the overall building design and architectural theme of the project. Exterior lighting consists of energy efficient LED lighting for parking and service yard areas on timed control systems. Accent lighting is provided at main entry points of the buildings. Lighting is used to accent focal features such as building entries. Multiple light sources will be used including decorative facade lights, decorative light sconces on all building entries and general area lighting in service areas.

The light level at the boundary of the Property shall not exceed 0.5 foot candles.

## **2. Architectural Design:**

### General Design

The highest level of architectural details for the project are focused on the building public frontage but consistent features are shared with all the entry sides of the Project.

The exterior of the buildings are planned as pre-cast concrete panel walls to match the exterior color of the existing nearby EdgeCore facilities with vertical elements in differing shades of gray. The concrete panel exterior will be accentuated with Metal Panel Cladding and Curtain Wall elements that will break up horizontal spans of the building and create visual interest. The entry facades to all buildings will be glazed curtain wall with an aluminum panel canopy. Maximum building height is 80' to the roofline with screen walls extending to 95'6" to enclose all roof top mechanical equipment.

Electrical systems and generators will be located in the interior of the site between the buildings. The generators will be sound attenuated and screened by louvered screen walls. The louvered screen walls will allow for proper air flow around the generators and ensure no heat entrapment occurs, while also providing the intended visual screening at the pedestrian level.

### Massing & Scale

Although the nature of the proposed use requires large buildings, the building massing is reduced by vertical or horizontal wall offsets and articulated details around entrances or other methods of visual relief.

### Façade Articulation

Façade articulation is provided along the visible, more public facades including changes in materials and plane.

### Signage

An individual sign plan shall be coordinated with the Eastmark DRC.

### Service Areas & Utilities

The overall site layout has been designed and oriented to keep service, loading and utility areas screened from public view. Mechanical equipment, including roof-mounted systems and roof drainage systems, are architecturally screened with the use of louvered metal panels.

## **H. Adherence with Site Plan Review Criteria and CP Design Guidelines**

The project has been designed to adhere to the SPR criteria specifically noted in Ordinance Section 11-69-5 - Review Criteria.

- 1. The project is consistent with and conforms to the adopted General Plan and any applicable sub-area or neighborhood area plans (except no analysis of the use if it is permitted in the zoning district on the property), is consistent with the development standards of this Ordinance, and is consistent with and meets the intent of any applicable design guidelines.**

### Response:

The General Plan placetype for this Property is Regional Employment Center and the Mesa Gateway Strategic Development Plan designation is Mixed-Use Community. As outlined above, the proposed use is consistent with the goals and intent of these designations. Furthermore, the proposed development adheres to the development standards and design guidelines for LUG-C as outlined in the CP.

- 2. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.**

### Response:

The Project complies with all the conditions of approval imposed by case Z08-056 (Eastmark CP) and Z17-019 (DU 5/6S DUP).

- 3. The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.**

### Response:

The Project is designed with features that enhance the appearance. Although the nature of the proposed use requires large buildings, the building massing is reduced by vertical or horizontal wall offsets, articulated details around entrances,

cornice treatments or other method of visual relief. Additionally, large murals are proposed on the publicly visible elevations of each building.

- 4. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.**

Response:

The site plan is designed and buildings are placed to most efficiently use the site while providing a suitable environment for occupants, visitors and the general community. The building facing Elliot Road includes proposed art features providing a strong relationship to the street and visual interest is provided in other areas visible from public view. Landscaping and entry features are provided at the primary access point with natural, drought tolerant landscaping provided throughout the Project.

- 5. Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.**

Response:

Project details, colors, materials and landscaping are consistent throughout the site and among the buildings to create a campus-like feel. Building colors and materials reinforce the overall building design. An architectural mix of pre-cast concrete and metal paneling is provided along with insulated glazing. Landscaping is internally consistent providing a natural design theme.

- 6. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.**

Response:

With similar uses developing in this area of Eastmark, the Project is compatible with existing and proposed development in the immediate vicinity. The general building pattern for this area features large industrial uses of similar heights and massing.

- 7. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.**

Response:

As previously noted, the buildings include vertical or horizontal wall offsets, articulated details around entrances, changes in materials, or other methods of visual relief and interest.

The design team has worked hard to provide an attractive and appealing design with particular attention paid to the more publicly visible aspects of the Project. Building massing is reduced by vertical or horizontal wall offsets, articulated details around entrances, cornice treatments or other methods of visual relief to avoid a boxy appearance. Building entrances are oriented towards the predominant public view and are clearly defined by building design elements including canopies, curtain walls, and vertical elements.

- 8. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.**

Response:

New landscaping and streetscape improvements will be consistent with the character, standards, and guidelines outlined in the Eastmark CP.

- 9. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.**

Response:

As noted above, site and building design paid particular attention to the more publicly visible aspects of the Project, including creating the ability for substantial public art features to create an aesthetic streetscape.

- 10. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.**

Response:

The quality of the landscaping is commensurate with a flagship data center campus. Particular attention has been paid to the more publicly visible street frontage along Elliot Road, Everton Terrace, and Eastmark Parkway. Low maintenance, drought tolerant plants will be utilized in the Project landscaping.

## **I. Summary**

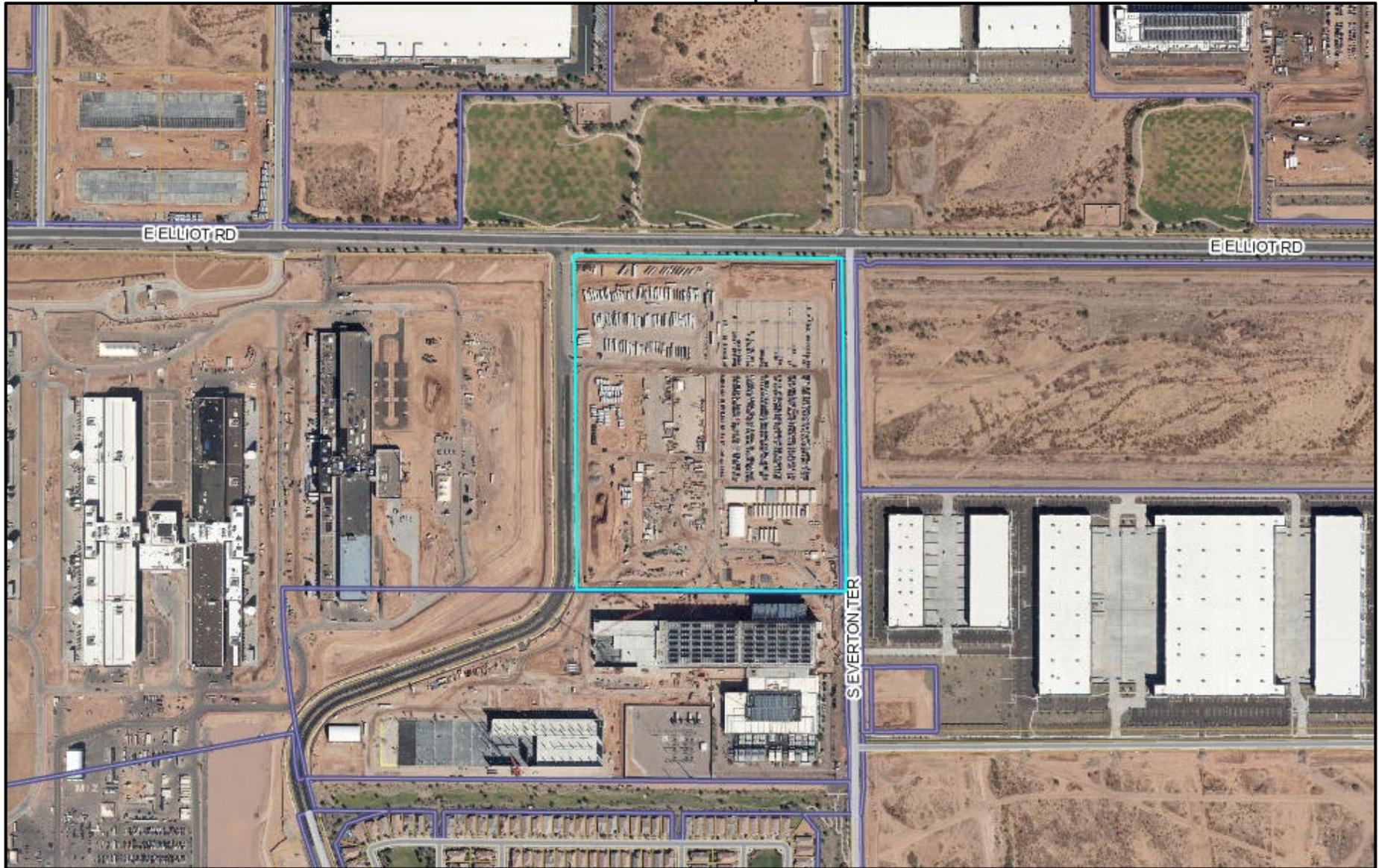
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The proposed site plan for the Property presents minor changes to the plan approved in ZON23-00688 in order to accommodate the need for expanded SRP infrastructure. The

development will create high quality employment opportunities, contribute to the burgeoning technology ecosystem in the area, and generate substantial revenue for the City. The use is consistent with the DUP for DU 5/6 south as well as the uses planned for the Elliot Road Technology Corridor. The site will be developed to be compatible with all future uses, both planned and anticipated.

**TAB A**

# Aerial Map



SWC Elliot Road and Everton Terrace – Mesa, AZ



**TAB B**



DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

mesaaz.gov

February 1, 2023

Alex Hayes  
hayes@witheymorris.com

ZON23-00688 – EDI Mesa 2

Dear Applicant,

On 1/24/24, The City of Mesa Planning and Zoning Board approved case ZON23-00688 with the following conditions:

**Conditions of Approval:**

1. Compliance with the final site plan submitted.
2. Following the completion of construction, but prior to the issuance of a certificate of occupancy, conduct a noise analysis to ensure that noise levels do not exceed those shown on the Noise Contour Exhibit. The study shall be provided to the City of Mesa Planning Department for review.
3. To minimize any disturbance to neighboring areas, generator testing shall only be conducted between 9 a.m. and 9 p.m.
4. Prior to the issuance of a certificate of occupancy, identify and provide contact information to the Development Services Department for a community liaison to address any noise concerns raised by residents, and provide signage listing contact information for the community liaison on all perimeter gates to the development.
5. Compliance with Ordinance Number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
6. Compliance with the Eastmark Development Unit Plan for DU 5/6 South approved May 17, 2017.
7. Compliance with all City development codes and regulations.
8. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within three miles of Phoenix Mesa Gateway Airport

- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Phoenix Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
- f. Sources of electromagnetic interference with aircraft instrumentation, ground-based radar, or navigational aids shall be considered through CFR Title 14 Part 77 (Form 7460) review.
- g. Any building uses, design, or exhaust features which may obscure a pilot’s vision in any way resulting in glare, or flash blindness, should not be permitted.
- h. Avoid any lighting placement or systems that direct lighting upward or toward the approach paths of aircraft, or that could be confused with airport identification or navigational lighting.

**11-77-3 – TIME LIMITS:**

Unless otherwise specified in State or federal law, all appeals except of Board of Adjustment decisions shall be filed in writing within 15 calendar days after the date of the action being appealed. Appeals of Board of Adjustment decisions shall be filed within 30 calendar days of the Board rendering its decision. Calendar days are inclusive of all business days, non-business days, weekends, and holidays. In the event the time limit for appeals ends on a non-business day, holiday or weekend, the time limit shall be extended to the close of business of the next business day.

In addition, when applying for building permits, please submit a copy of the approval letter and a copy of the Planning and Zoning minutes with your application, as this will help facilitate the process. If you have any questions or comments, please contact this department at 480-644-3594.

Sincerely,  
Alexis Wagner  
Planning Assistant  
[Alexis.Wagner@MesaAZ.gov](mailto:Alexis.Wagner@MesaAZ.gov)