



Design Review Board



DRB24-00191

Pacific Proving Technology Campus

Sean Pesek, Senior Planner

July 9, 2024



Request

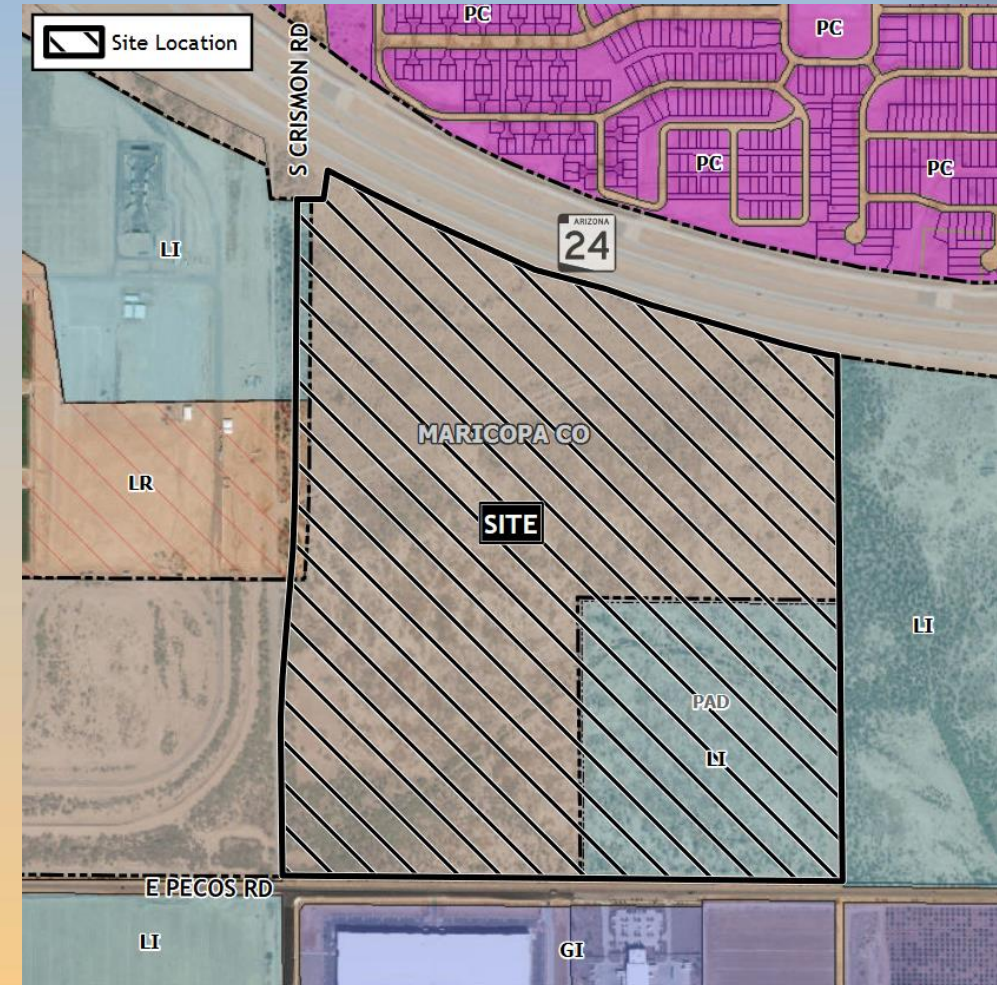
- Design Review
- To allow a technology campus





Location

- South of SR 24
- East side of Crismon (future alignment)
- North side of Pecos Road





Site Photo

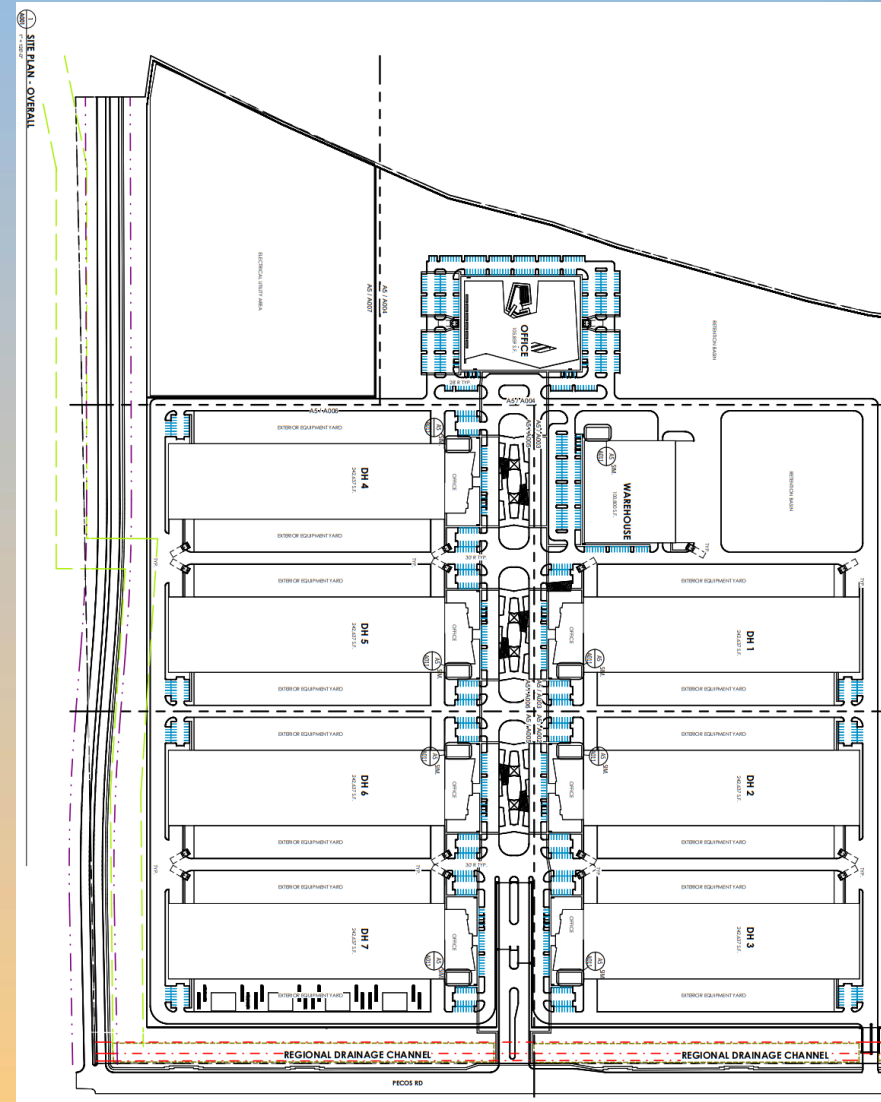


Looking north from Pecos Road



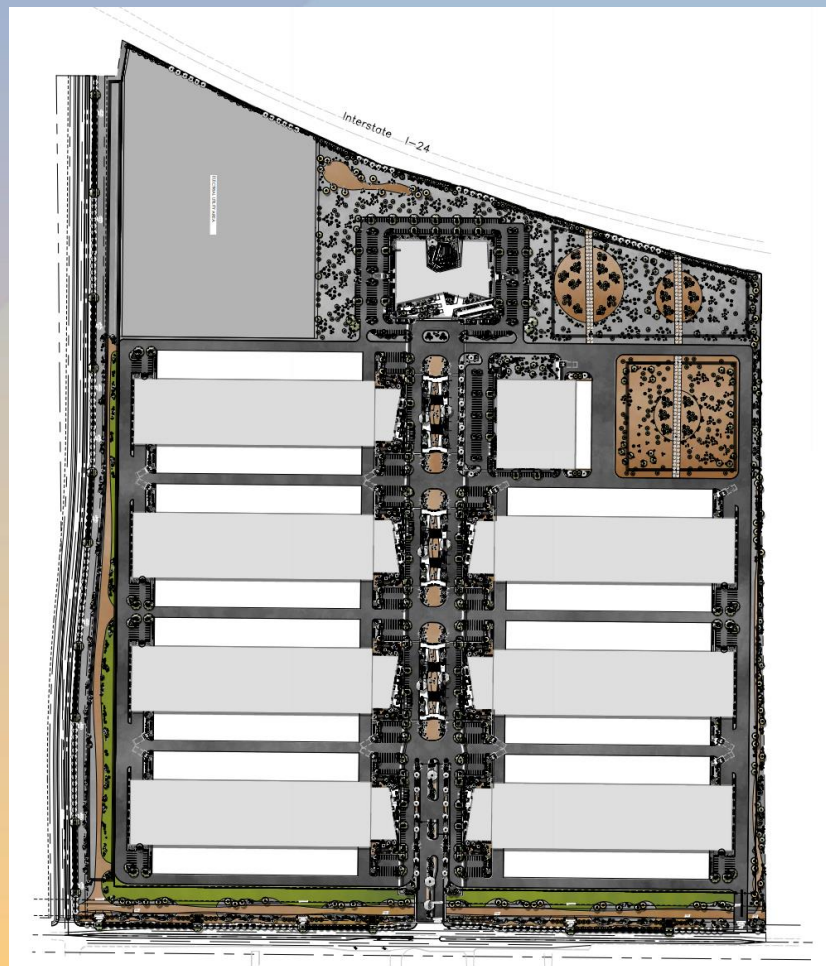
Site Plan

- Seven data halls (1,698,459sf of GFA)
- One warehouse building (100,800sf)
- One, two-story office building (105,859sf of GFA)
- Primary access from





Landscape Plan



PLANT LEGEND

CONIFERS

CAT	30	Cedrus deodara 'Blue Ice'	36"ea	5'-6"
CXC	265	Cedrus sempervirens 'Glauca'	24"ea	6'-7"

DECIDUOUS TREES

AWP	182	Acacia villosissima	24"ea	2'Cl
CDW	24	Chilopsis linearis 'Desert Willow'	24"ea	Multi-trunked
GR	7	Grewia linearis	24"ea	Multi-trunked
GLL	136	Chilopsis linearis 'Burgundy Lace'	24"ea	Multi-trunked
LTD	54	Lagotis linearis	20"ea	Clump
PDM	160	Panicum 'Desert Meadow'	24"ea	Multi-trunked
PDR	118	Panicum 'Desert Meadow'	36"ea	2'Cl
PCT	89	Panicum 'Desert Meadow'	36"ea	2'Cl
PPB	51	Panicum 'Desert Meadow'	36"ea	Multi-trunked

EVERGREEN TREES

AW	45	Acacia villosissima	24"ea	2'Cl
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PALMS

BYP	6	Borassus aethiops	48"ea	10-12'
CPM	95	Chamaedorea elegans	48"ea	Clump
PG	6	Phoenix rostrata	48"ea	10-12'
PD	44	Phoenix dactyloctenagyna	48"ea	10-12'
WFP	2	Washingtonia robusta	48"ea	10-12'

HOT DESERT EVERGREEN

ANM	175	Acacia neacoma	24"ea	2'Cl
ENL	10	Eucalyptus linearis	24"ea	2'Cl
OW	11	Olea europaea 'Wild Olive'	24"ea	2'Cl

DECIDUOUS SHRUBS

CEP	208	Calliandra eriophylla	5 gal
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EVERGREEN SHRUBS

CMB	1,074	Carissa macrocarpa 'Borrowed Beauty'	5 gal
EFB	974	Eucalyptus linearis	5 gal
EIB	1,700	Eucalyptus linearis 'Blue Belle'	5 gal
EMV	89	Eucalyptus maculata 'Valentine'	5 gal
LHC	178	Leucosiphon x 'Heavenly Cloud'	5 gal
LFG	171	Leucosiphon frutescens 'Green Cloud'	5 gal
LTC	392	Lantana trinervis	5 gal
MBT	7	Myrica communis 'Borcia'	5 gal
PE	16	Phorbia x fraseri	5 gal
RFB	261	Rhaphidophora indica 'Ballerina'	5 gal
RFP	64	Rhaphidophora indica 'Pink Lady'	5 gal
ROY	26	Rosa indica 'Tuscan Blue'	5 gal
SCJ	456	Santania chinensis	5 gal
SST	159	Sophora secundiflora	5 gal

FERNS

AFM	53	Asparagus densiflorus 'Myers'	1 gal
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GRASSES

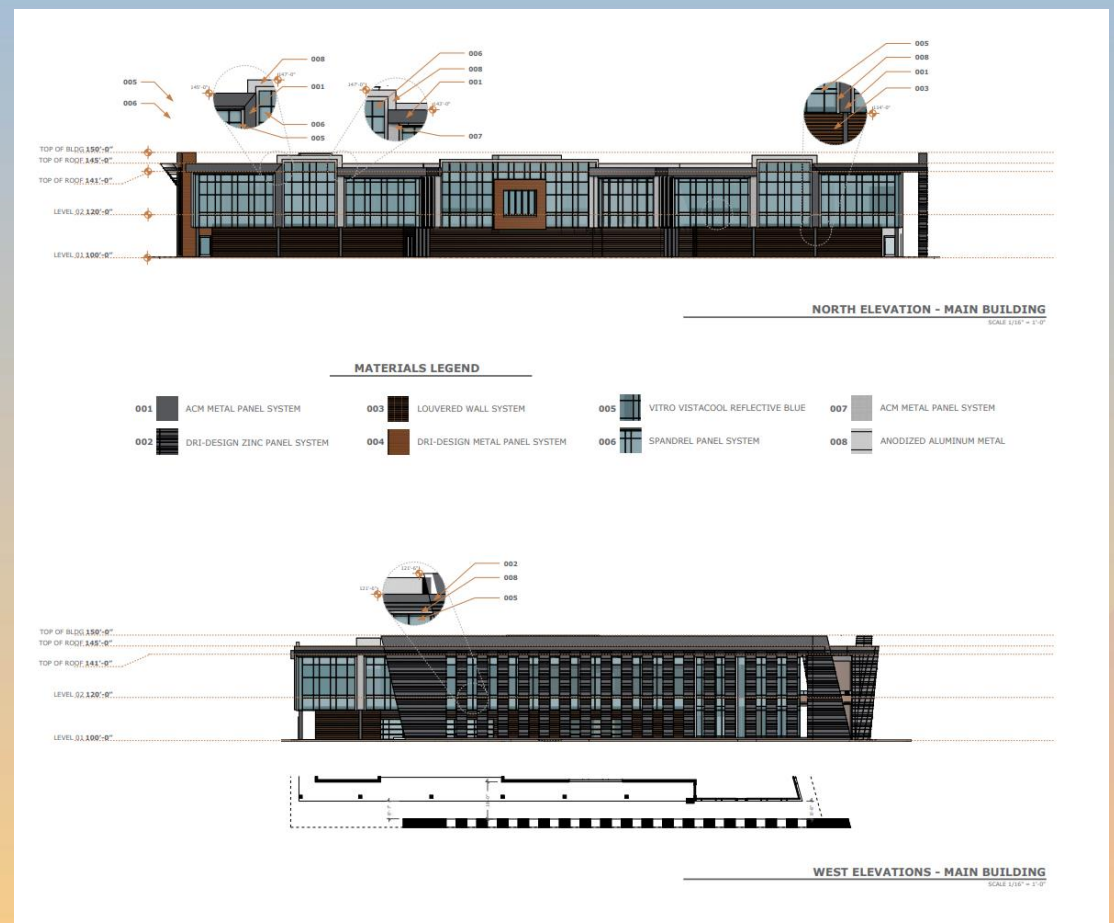
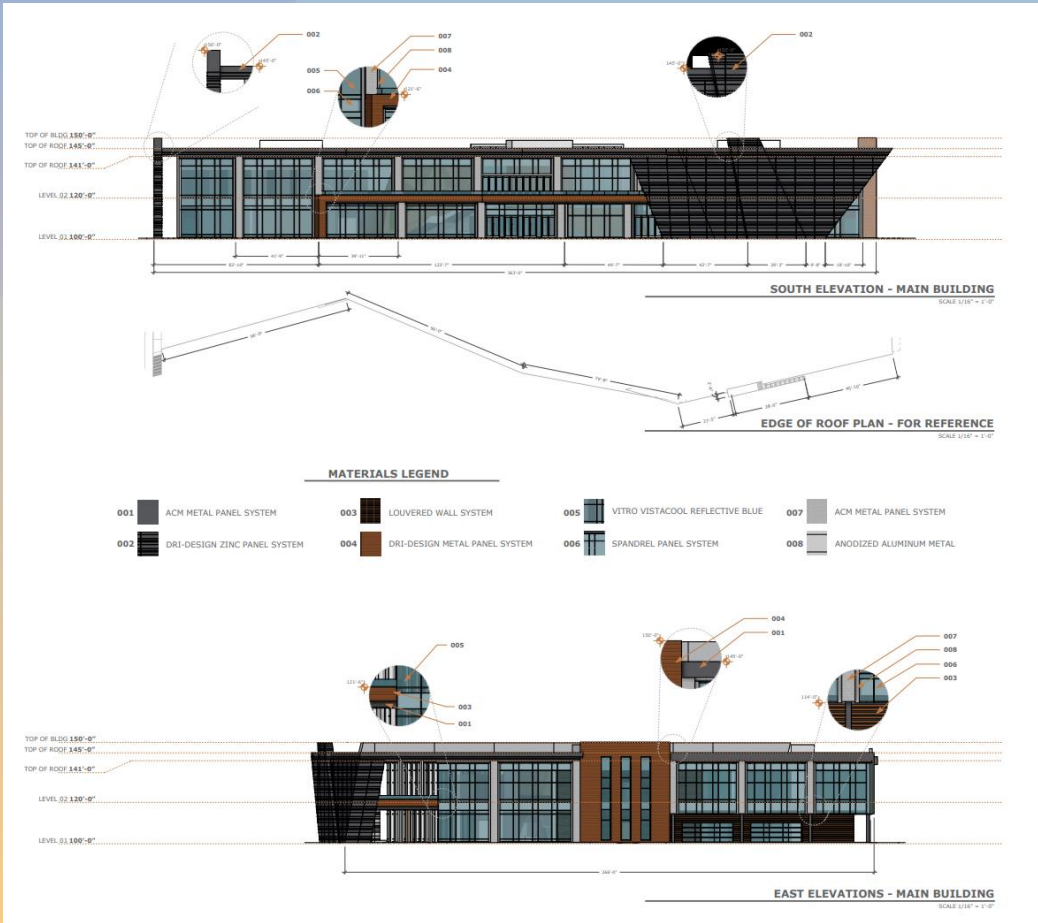
MCL	1,049	Muhlenbergia capillaris 'Loree'	1 gal
ML	209	Muhlenbergia lindheimeri 'Loree'	1 gal
ML	128	Muhlenbergia lindheimeri 'Loree'	1 gal
MKD	399	Muhlenbergia rigens	1 gal

PERENNIALS

GLR	10	Geranium 'Rory Jane'	1 gal
SGR	1,265	Sida spicata 'Raspberry'	1 gal
SJR	70	Sida spicata 'Raspberry'	1 gal
ZEG	66	Zinnia mexicana	Bulk

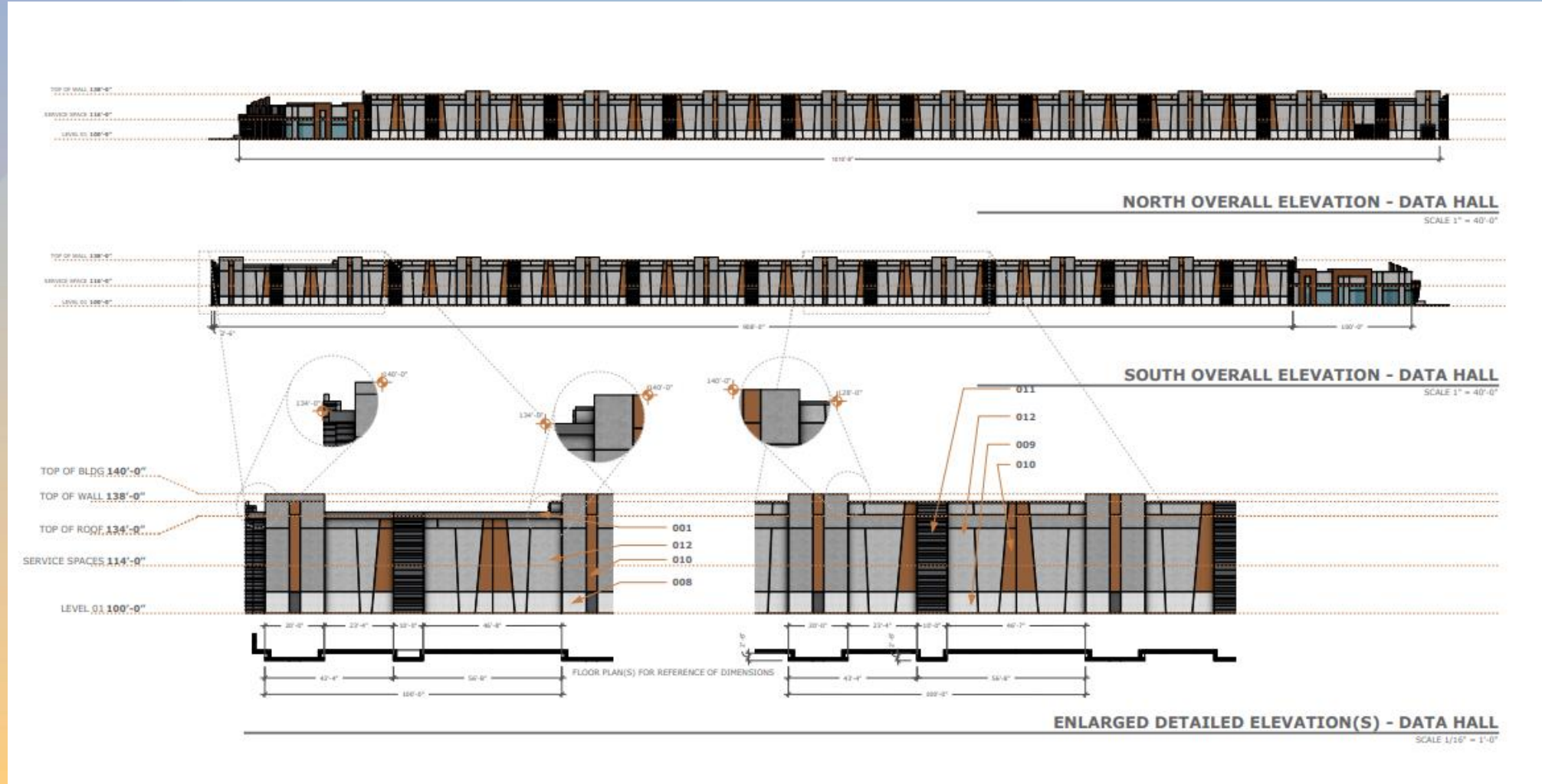


Office Elevations



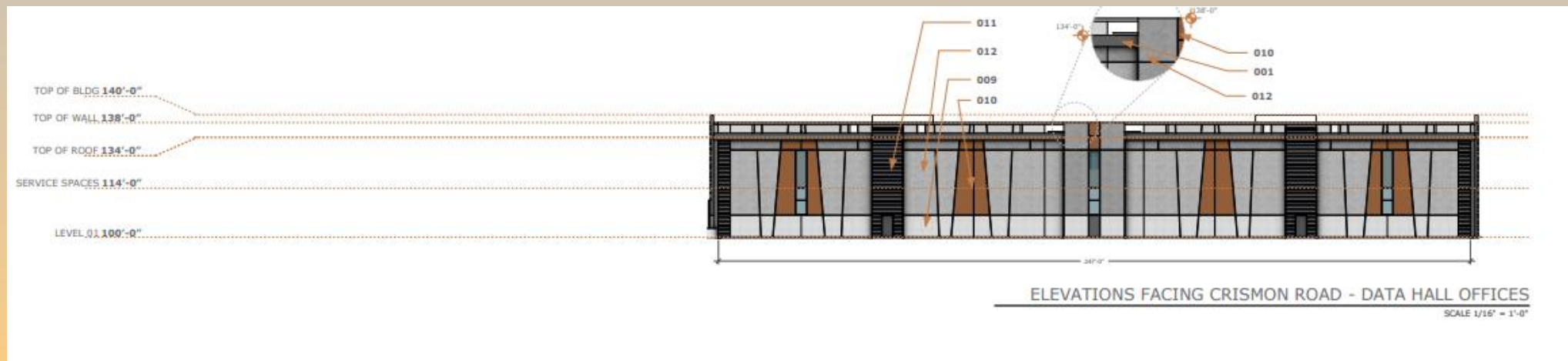
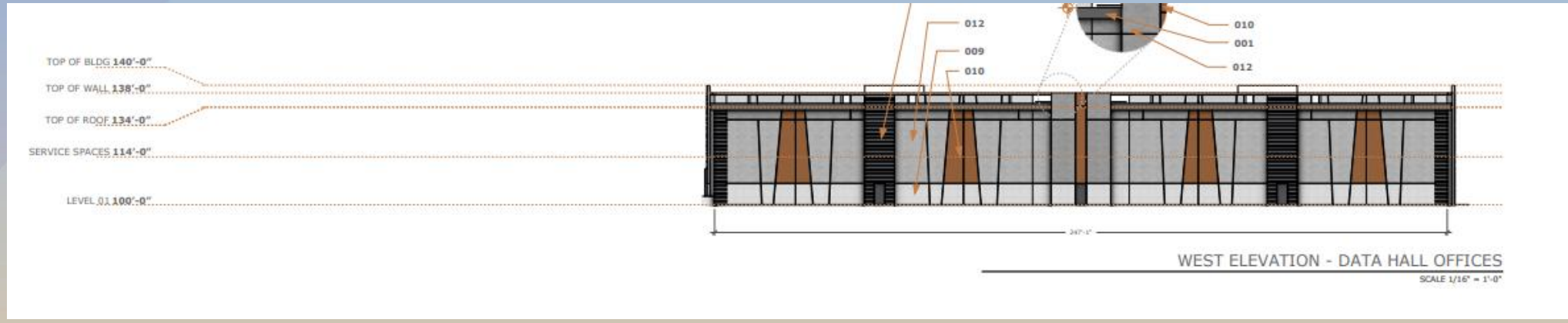


Data Hall Elevations





Data Hall Elevations



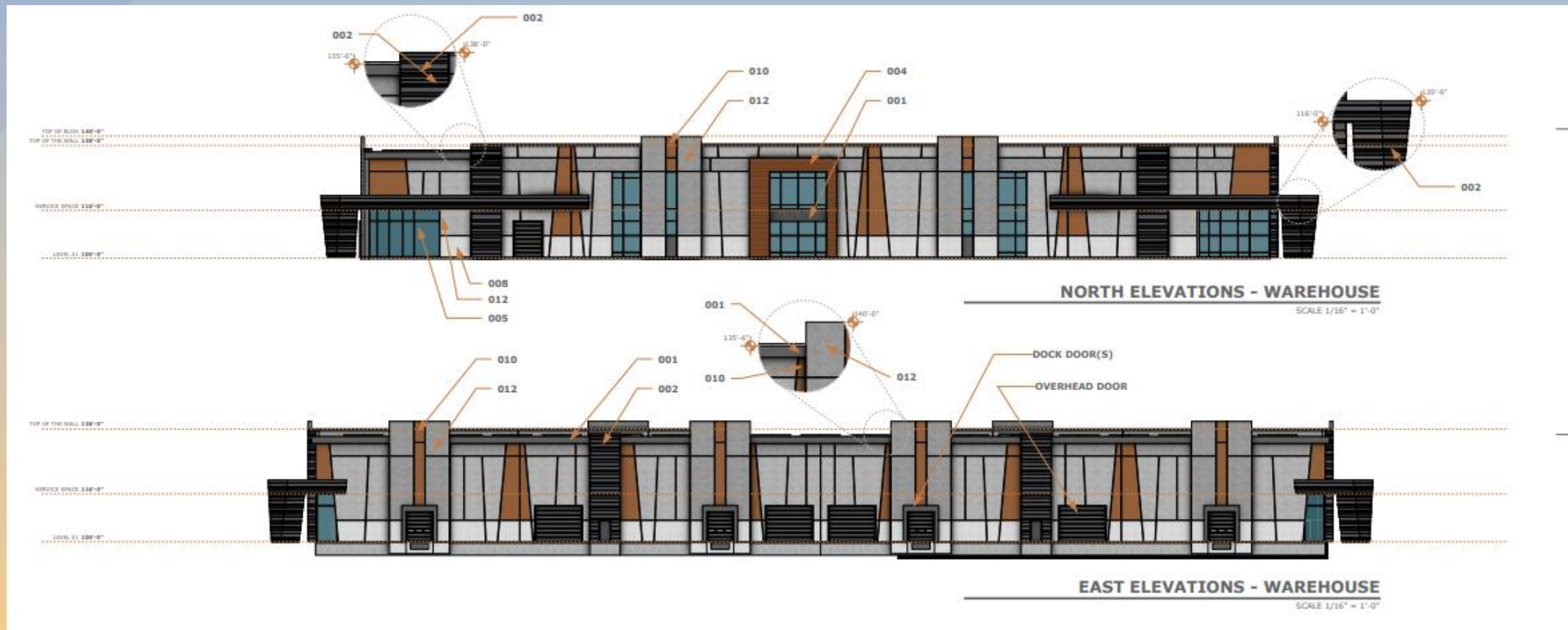


Warehouse Elevations





Warehouse Elevations





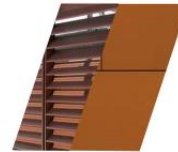
Colors and Materials

MATERIALS LEGEND

001 ACM METAL PANEL SYSTEM
002 DRI-DESIGN ZINC PANEL SYSTEM



004 DRI-DESIGN METAL PANEL SYSTEM
003 LOUVERED WALL SYSTEM



007 ACM METAL PANEL SYSTEM



010 METALIC PAINT



005 VITRO VISTACOOOL REFLECTIVE BLUE
006 SPANDREL PANEL SYSTEM



008 ANODIZED ALUMINUM METAL



011 METAL PANEL SYSTEM



009 STUCCO



012 EXPOSED/PAINTED CONCRETE





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 for building materials

Staff welcomes any feedback



Design Review Board



Zoning

- 37± acres Currently zoned LI-PAD
- Proposed zoning for the entire site is LI-PAD
- Warehousing, storage, and data center are permitted uses within the LI district

