



# Design Review Board





# DRB24-00191 Pacific Proving Technology Campus





# Request

- Design Review
- To allow a technological campus







#### Location

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







#### Site Photo



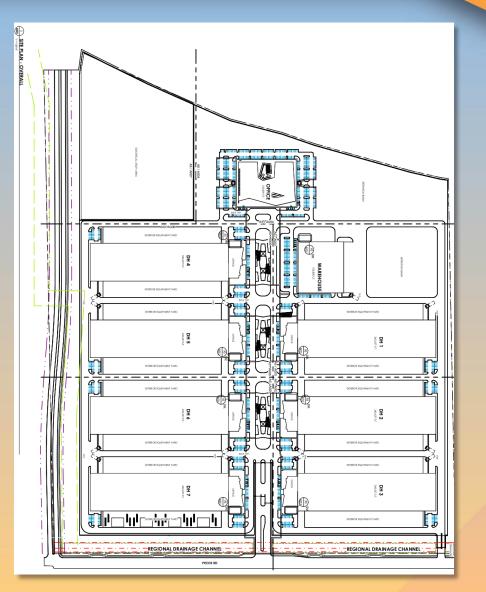
Looking north from Pecos Road





#### Site Plan

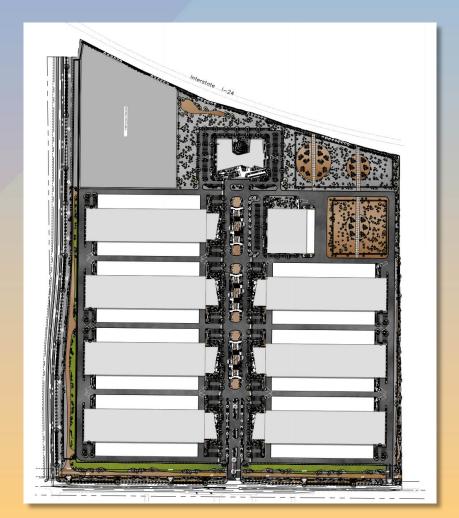
- Seven data halls (1,698,459sf of GFA)
- One warehouse building (100,800sf)
- One, two-story office building (105,859sf of GFA)
- Primary access from







# Landscape Plan



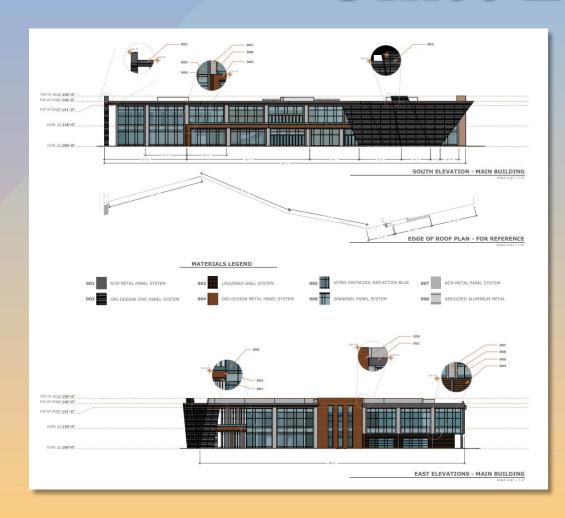
PLANT LEGEND										
CONIFERS										
CVB	30	Capressus arizonica glabra Blue Ice' Blue Ice Arizona Capress	36°bex		5'-6'					
O cac	245	Capressus sempervirens 'Glauca' Blue Italian Cypress	24°bex		6.7					
DECIDUOUS TREES										
<u> </u>										
( AWP	182	Acaca wilardiana Palo Histor	24°bes	2°Cal						
CDD CDD	24	Chlopsis linearis MSWNLapur' Desert Diva® Desert Willow	24°bex	Multi-tranked	6.7					
Con Con	7	Cercis canadensis texensis Texas Redrud	24°box	Multi-trunked	6'-7'					
( an	136	Chilopois linearis Burgundy Lace' Burgundy Lace Desert Willow	24°bes	Multi-trunked						
m ( )	54	Lagerstorensa indica Whit If' Dynamic® Crape Myetle	2) gal.	Clamp						
A PDN	160	Parkinsoniu x 'Desert Museum' Desert Museum Palo Vende	24°bex	Multi-trunked	6.7					
PCR PCR	118	Pistacia chinensis 'Red Pash' Red Pash Chinese Pistache	36°bes	2°Cal						
PCT	89	Protopis chilensis 'Thomless' Thomless Chilean Mesquite	36°bex	2°Cal						
(A) PFB	51	Parkinsonia florida Blue Palo Verde	36°bex	Multi-trunked						
EVERGREEN TREES										
ASW	45	Acacia salicina Willow Acacia	24°bes	2°Cal						
DALLAG										
PALMS	6	Bemerkis nobile Bemerki Palm	4fbs		10-12					
GIM	95	Chamaerops humiis Mediceranean Fan Palm	48°bes	Clump						
<b>★</b> Ped	6	Phoenix catanienis Canny Island Date Palm	48°bes		10-12					
PDD	44	Phoesis dactylifera Date Palm	48°box		10-12					
We Wen	2	Washingsonia robusta Mexican Fan Palm	48°bes		10-12"					
HOT DESERT EVERG	HOT DECEDE EVEDODEEN									
HUT DESERT EVERG	MEEN									
AAM	175	Acacia aneura Malga	24°bex	2°Cal						
ENL.	10	Fixus enda Indian Laurel Fixus	24°bex	2704						
OEW OEW	11	Olea europaea Wilsona! Wilson Olive	24°bes	2°Cal						

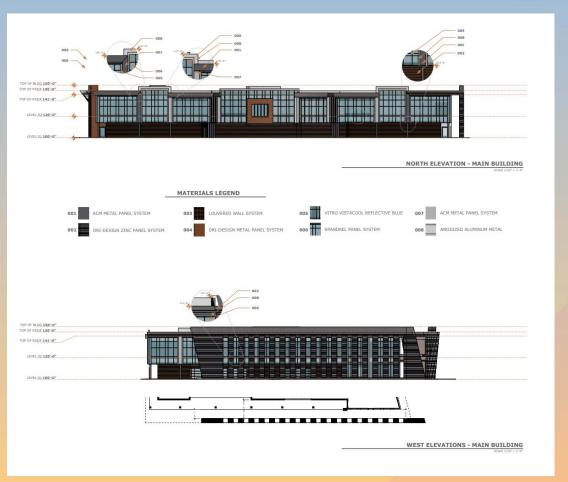
D	ECIDUOU	IS SHRUI	3S					
	0	CEP	208	Calkandra enophylla Pink Fairy Duster	5 gal			
EVERGREEN SHRUBS								
0.00	0	CMB	1,074	Canssa macrocarpa 'Borwood Beauty' Boxwood Beauty Natal Plum	5 gal			
		EFB	974	Fincela farinosa Bottlebush	5 gd			
	$\oplus$	EHB	1,700	Esemophila hygsophasa 'Blue Bells' Blue Bells Esta Bush	5 gal			
	$\otimes$	EMV	89	Eremophila maculata 'Valentine' Valentine Spotted Erna Bush	5 gul			
	$\odot$	LHC	178	Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Texas Sage	5 gal			
	$\odot$	LPG	171	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gal			
	$\bigcirc$	LTC	392	Lamea tridentata Creosote Bush	5 gd			
	0	MBT	7.	Myrtus communis 'Boetica' Boetica Twisted Common Myrtle	5 gal			
	$\oplus$	PE	16	Photinia x frasen Red Tip Photinia Espaker	5 gal			
	$\odot$	RI'B	261	Rhaphiolepis indica 'Ballerina' Ballerina Indian Hawthom	5 gal			
	8	RIP	64	Rhaphiolopis indica 'Vink Lady' Pink Lady Indian Hawthorn	5 gal			
	$\odot$	ROT	26	Rosmannus officinals "Toscan Blue' Tuscan Blue Rosemary	5 gal			
	$\odot$	SCJ	456	Simmondsia chinensis Jojoha	5 gal			
	$\odot$	SSL	159	Sophora secundidora Texas Mountain Laurel	5 gal			
E	ERNS **	ADM	53	Asparagus densiflorus 'Myees' Myers Asparagus Fern	1 gal			
G	RASSES	MCL.	1,049	Mithlenbergia capillaris 'Lenca' Regal Misr® Pink Muhly Grass	1 gd			
	0	MLT.	2)9	Muhlenbergu lindherner Leni' Autumn Glou <sup>TM</sup> Lindherner's Muhly	i gal			
	0	MEY	128	Muhlenbergu lindheimen Leni Autumn Glow <sup>TM</sup> Lindheimer's Muhly	1 gal			
	0	MRTD	599	Muhlenbergia rigens Deer Grass	1 gal			
PERENNIALS								
	*	GLR	10	Gaura lindheimen 'Rosy Jane' Rosy Jane Gaura	1 gal			
	$\odot$	SGR	1,305	Salvia greggi 'Raspherry' Raspherry Autumn Sage	1 gal			
	$\odot$	Sg's	70	Salvas greoga 'Raspberry' Raspberry Autumn Sage	t gal			
	$\oplus$	ZEG	66	Zantedeschia elliottiana Golden Calla	Bulb			





#### Office Elevations

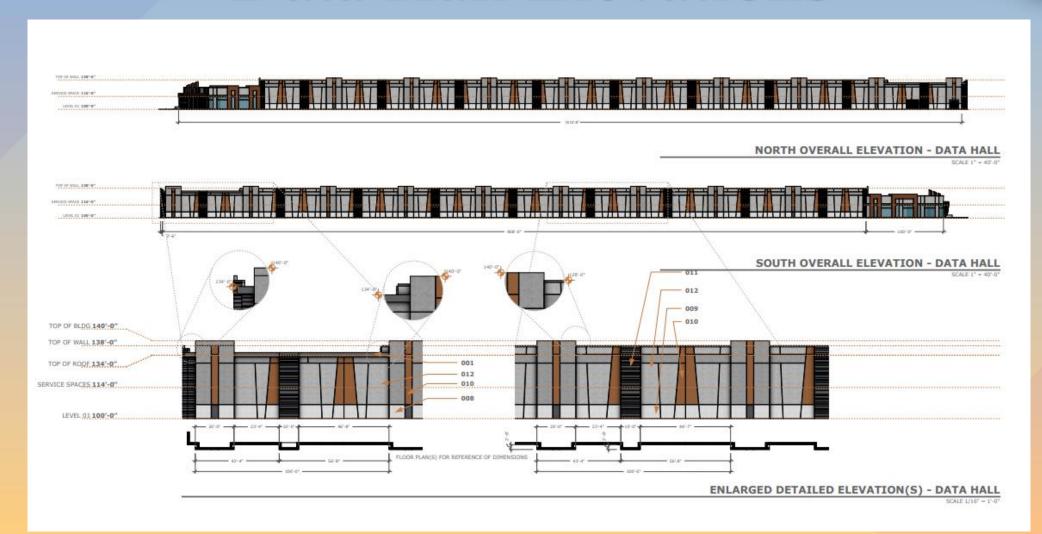








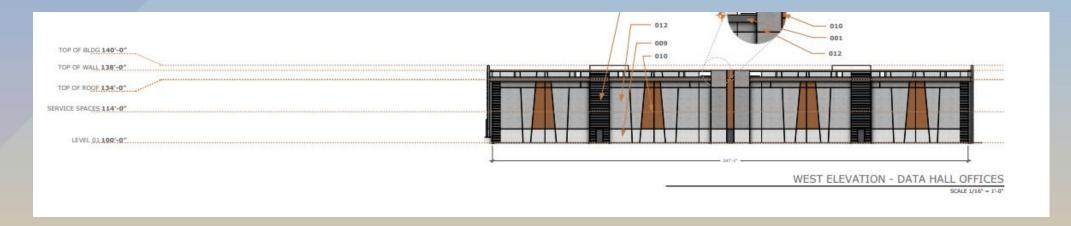
#### Data Hall Elevations

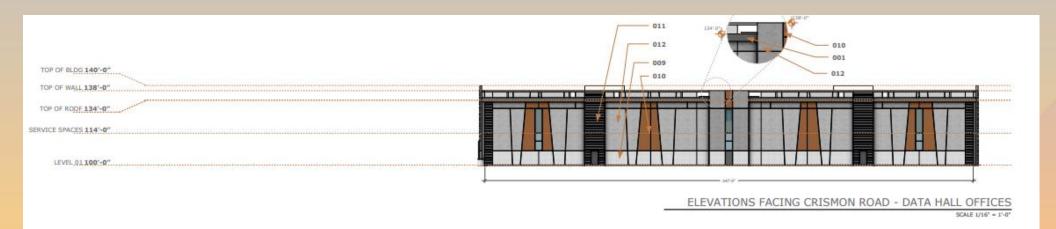






#### Data Hall Elevations









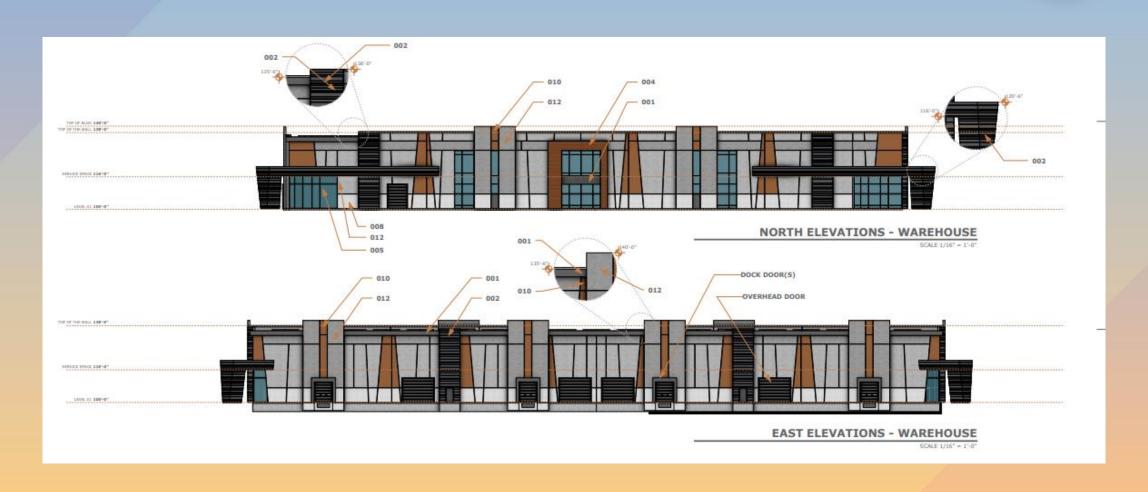
#### Warehouse Elevations







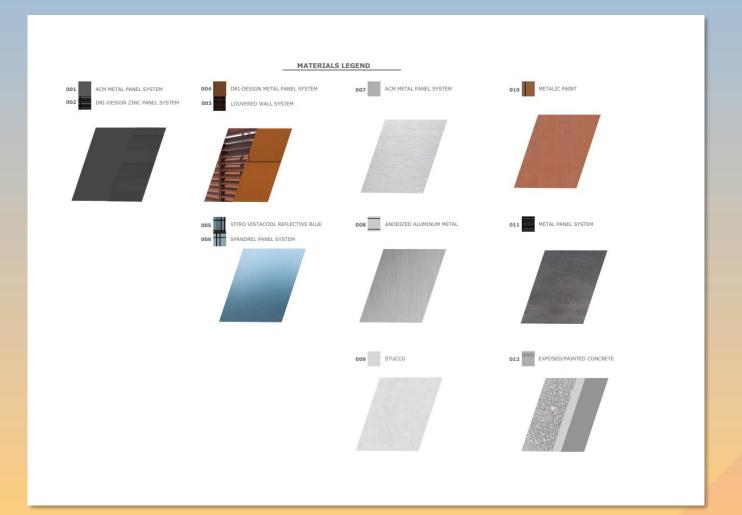
#### Warehouse Elevations







#### Colors and Materials







# 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

