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NOV 17 2005

DVRS-003b  
J. Murty



## WESTERN OPERATIONS CENTER

### RE-ZONING

### DEVELOPMENT BOOKLET

**Date: 09.23.05**

Project Location:

On Price Road

Between Germann and

Queen Creek Roads

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# T-SYS WESTERN OPERATIONS CENTER PLANNED AREA DEVELOPMENT

## **I. INTRODUCTION**

Total System Services ("T-SYS") is submitting this request for approval of Planned Area Development zoning for a 15.6 gross acres parcel and a Preliminary Development Plan (PDP) for a project located north of Queen Creek Road on Price Road. The proposed high quality office/employment development includes one one-story 102,000 square feet data center building and one 60,000 square feet two-story office building.

The Tier III/IV single-story data operations center for Total Systems Services, Inc., consists of approximately 30,000 square feet of raised floor plus 72,000 square feet of "back of house" and office support space. This building will house approximately 100 persons performing accessory functions to the Operations Center functions.

The office building for T-SYS consists of two floors, approximately, 30,000 square feet per floor, totaling 60,000 square feet. This office building is designed to employ approximately 350 persons who will perform corporate operations and programming functions.

This Development Booklet provides an overview of the development proposal, design considerations, and infrastructure information to confirm that this proposal addresses the objectives of the City. Final development plans will be in substantial conformance with the Development Booklet and all other City codes, standards, and requirements.

## **II. SITE DESCRIPTION**

This 15.6 gross acre site is currently zoned AG-1 and located on the west side of Price Road, north of the Queen Creek Road (as shown on the Aerial). The subject site is also located within the South Price Road Campus Employment Corridor and designated as "high-tech campus employment."

The site is bounded by Price Road along the east side, the Gila River Indian Community boundary on the west side, an existing office development along the south side and vacant undeveloped land to the north side.

Access to the site is available from Price Road.

### **III. ZONING INTENT**

The purpose of this application is to obtain approval of a PAD zoning to:

- 1) Allow office uses permitted by right in on the entire 15.6 gross acres; and
- 2) Obtain approval of a PDP on the 15.6 gross acres for an office development located north of Queen Creek Road on Price Road.

### **IV GENERAL PLAN COMPLIANCE**

The proposed development is consistent with the SanTan Freeway Corridor Area Plan and the current General Plan Land Use Element. The SanTan Freeway Corridor Area Plan, which was adopted by the Chandler City Council on September 16, 1999, designates the property as being "Commercial/Office/Business Park."

The SanTan Freeway Corridor Area Plan defines "Commercial/Office/Business Park" as a major, campus-like employment centers. Permitted uses include retail services, research and development or office/showroom development.

#### **South Price Road Campus Employment Corridor**

This rezoning request complies with the South Price Road (High-Tech) Campus Employment Corridor which is described as the area south of Willis Road, as depicted on the Chandler Land Use Map. This area represents Chandler's premier high-tech employment corridor. Its environment is one that is defined by single users such as high-tech manufacturing, research and development, and corporate offices in integrated campus-like settings.

## **V. PRELIMINARY DEVELOPMENT PLAN**

This application includes a request for Preliminary Development Plan approval for the 15.6 gross acre site located north of the northwest corners of Price Road and Queen Creek Road (see Aerial Photo). The T-SYS project consists of two office buildings. The first building is designed as a tier III/IV single-story data operations center which consists of approximately 30,000 square feet of raised floor plus 72,000 square feet of "back of house" and office support space. This building is planned to accommodate approximately 100 persons performing accessory functions to the Operations Center functions. This building is phase 1 of the development and located on the west half of the site. The building is equipped with backup diesel generators located within the facility; fueled by two remote 15,000 gallon above ground fuel storage tanks; located in the enclosed mechanical courtyard.

The office building (phase 2) consists of two floors, approximately, 30,000 square feet per floor, totaling 60,000 square feet. This office building is designed to employ approximately 350 persons who will perform corporate operations and programming functions.

### **Architectural Standards**

As shown on the site plan, the proposed project is comprised of a one-story, 102,000 square foot Data Center building and a two-story, 60,000 square foot office building – totaling approximately 162,000 square feet of occupied space.

The design intent for the site was to create a campus style setting that would easily integrate into the Price Road Corridor. The campus style setting was created thru careful siting of the buildings, the introduction of pedestrian walkways and seating areas and careful attention to berming and landscaping across the site, with the ultimate goal of appealing to both employees and the public from Price Road. To enforce this goal, and provide a better streetscape, the site design includes landscaping and building setbacks that meet or exceed the Ordinance requirements.

The campus style setting that is reflected in the site design is also reflected in the building facades. Both the Data Center and the Office Building have been designed with significant exterior detailing along all sides to avoid blank or monotonous facades and increase the visual interest of each structure. To enforce the campus design, both buildings incorporate the use of compatible colors, materials and common design elements to create a continuous architectural theme across the site. To ensure proper integration into the Price Road Corridor material selections were based on the surrounding areas, the proposed building materials are consistent with the high quality office developments adjacent to the site and include: architectural pre-cast panels (of varying color tones, textures and patterning), clear

anodized aluminum storefront and building features, plaster (of varying color tones, textures and patterning).

### **Pedestrian Circulation**

The perimeter and internal pedestrian walkways as well as all of the pedestrian feature areas are designed to provide a pleasing walkway and resting area. An internal walking path connects both buildings together. However because of security, separate unique functional open space/pedestrian features are designed to serve each building. A common architectural and landscaped theme is planned throughout the project.

The site plan shows one three-story office building located along the street frontage and one one-story data center building located away from the street and behind (west) of the office building. Both of these buildings are designed to function independently of each other but within one office development project. Both of the buildings share common driveways and drive aisles, common landscaping and most importantly, they share common architectural details and materials that are compatible with each other. Because of security reasons, the data center building has been designed to be located away from Price Road and design with a wrought iron fence that provides separation between both buildings.

### **VI. ACCESS**

Two ingress and egress driveways are proposed for the development. The primary driveway, 30-foot wide, is on Price Road near the center of the property and provides full turning movement access to Price Road. A 25-foot secondary driveway on Price Road is proposed north of the primary driveway near the northern property boundary.

### **Deceleration Lanes**

Section 35-1902(8) (d) requires deceleration lanes for each perimeter curb cut. In compliance with this section, we are providing deceleration lanes at each driveway to allow better traffic circulation along the arterial street and into the site. All deceleration lanes will meet City Standards.

## **VII. PARKING**

The proposed data center facility is a use that generates low parking demands. It is not uncommon for a reduction of parking spaces due to the amount of high tech machinery that is associated with this type of project. It is expected that the data center will generate between 100-110 permanent employees. An additional 150 (approximately) employees will be on-site during facility testing and disaster recovery conditions.

The site design provides 259 parking spaces in Phase I to support the data center. 332 parking spaces are included in Phase II to support the office building. In addition, the site design includes provisions for a future single story parking deck which would provide 190 additional parking spaces in the event that the data center is converted to a more densely staffed function.

On-site lighting within the parking areas of T-SYS project will generally be pole mounted and be approximately 24 feet in height. Lighting fixtures will be located to avoid conflicts with parking spaces and vehicular circulation areas. Building mounted fixtures shall not exceed the height of the building in which they are mounted, nor shall they be mounted on a roof or mansard.

## **VIII. LANDSCAPE CONCEPT**

The landscaping theme for the T-SYS project is depicted on the attached Landscape Plan. All plant materials, except the turf which is used for accent purposes and in compliance with City regulations, will be selected from the Low Water Use Plant List.

The landscape plan features a formal entry from Price Road with enhanced landscaping, water feature, and date palms lining the main entry drive. Canopy trees are used along the pedestrian pathways area and group gathering areas primarily; with a mix of canopy and accent trees placed around the project perimeter. All on site, perimeter, and building foundation landscaping will conform to the City's Zoning Code.

## **IX. SIGN CONCEPT**

The T-SYS project proposes signage in compliance with Code requirements. One monument sign that will be architecturally compatible with the buildings and within a landscaped setting is proposed, between both entry drives. The proposed monument sign design can be seen one of the attached office building perspective views.

## **X. DEVELOPMENT PHASING**

Development of T-SYS project will occur in phases. The first phase will be construction of the T-SYS Data Center, which is the building that is located towards the west or the rear of the site. The building, landscaping, parking, drive aisles and lighting, etc. associated with T-SYS Data Center will be constructed, including the perimeter offsite infrastructure improvements, project entry on Price Road and the landscaped setbacks, in the first phase. A subdivision plat will be processed to create the individual development site and dedication of right-of-way. At this time, it is envisioned that preparation of plans for the project infrastructure will commence following approval of the PAD/PDP. The timing of the office building is subject to market considerations.



AERIAL IMAGE  
T-SYS WESTERN OPERATIONS CENTER

SCALE: N.T.S.

JOB: 05089.0000

DATE: 09.23.05







**Plant List:**

SYMBOL	BOTANICAL NAME COMMON NAME
<b>TREES</b>	
	<i>Acacia smalli</i> Sweet Acacia
	<i>Cerodum floridum</i> Blue Palo Verde
	<i>Dalbergia sissoo</i> Sissoo Tree
	<i>Phoenix canariensis</i> Canary Island Date Palm
	<i>Prosopis alba</i> Chilean Mesquite
	<i>Prunus cerasifera</i> Purple Leaf Plum
	<i>Sophora secundiflora</i> Texas Mountain Laurel
	<i>Ulmus parvifolia</i> Chinese Elm

SYMBOL	BOTANICAL NAME COMMON NAME
<b>SHRUBS</b>	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise
	<i>Dodonaea viscosa</i> Hop Bush
	<i>Encelia lanuosa</i> Brittlebush
	<i>Leucophyllum candidum</i> Thundercloud Violet Silverleaf
	<i>Leucophyllum frutescens</i> Texas Ranger
	<i>Russelia equisetiformis</i> Coral Fountain
	<i>Salvia greggii</i> Autumn Sage
	<i>Salvia leucantha</i> Mexican Bush Sage
<b>ACCENTS / GROUNDCOVERS</b>	
	<i>Agave vilmoriniana</i> Octopus Agave
	<i>Convolvulus cracorum</i> Bush Morning Glory
	<i>Fouquieria splendens</i> Ocotillo
	<i>Gazania rigens</i> Trailing Gazania
	<i>Hesperaloe parviflora</i> Red Yucca
	<i>Lantana 'Gold Mound'</i> Gold Mound Lantana
	<i>Muhlenbergia capillaris</i> Ragal Mist Pink Muhly
	<i>Muhlenbergia rigens</i> Door Grass
	<i>Verbena Rigida</i> Sandpaper Verbena

DECOMPOSED GRANITE: ALL LANDSCAPED AND UNIMPROVED AREAS  
 SIZE: 3/4" SCREENED UNLESS NOTED OTHERWISE  
 COLOR: TO MATCH ADJACENT. CONTRACTOR TO SUPPLY LANDSCAPE ARCHITECT WITH SAMPLE PRIOR TO INSTALLATION.  
 NOTE: 2" MINIMUM DEPTH THROUGHOUT WITH 3" MINIMUM DEPTH ADJACENT TO WALKS, CURBS, AND HEADERS. CONTRACTOR RESPONSIBLE FOR PURCHASE, TRANSPORT, AND SPREADING MATERIALS. CONTRACTOR SHALL PROVIDE A SAMPLE OF SIZE AND COLOR FOR APPROVAL BY THE PURCHASER PRIOR TO DELIVERY.

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF PUBLIC STREET CURB.  
 REGISTERED LANDSCAPE ARCHITECT DATE  
 Scale: 1" = 30' - 0" North

**epc**  
 4350 EAST CAMELBACK ROAD  
 SUITE G-200  
 PHOENIX, ARIZONA 85018  
 PHONE: 602-956-4370

CALL TWO WORKING DAYS BEFORE YOU DIG  
 (602) 263-1100  
 1-800-STAKE-IT  
 (OUTSIDE MARICOPA COUNTY)

**HOLDER**  
**CORGAN**  
**DIBBLE & ASSOCIATES**  
 CONSULTING ENGINEERS

1 SCHEMATIC DESIGN PACKAGE / PRE-CAST & DOCUMENTS 09/20/05  
 2 DESIGN DEVELOPMENT PACKAGE 08/06/05  
 3 85% CONSTRUCTION DOCUMENTS 07/15/05

**Tsys**  
 WESTERN OPERATIONS CENTER  
 CHANDLER, ARIZONA

REGISTERED LANDSCAPE ARCHITECT  
 STATE OF ARIZONA  
 NO. 10000

KEY PLAN

PLANTING PLAN

JOB: 05089.0000  
 DATE: 09.21.05



PERSPECTIVE WITH GATE



PERSPECTIVE WITHOUT GATE



DATA CENTER PERSPECTIVES AT ROLLING GATE  
T-SYS WESTERN OPERATIONS CENTER

SCALE: N.T.S.

JOB: 05089.0000

DATE: 09.23.05





MAIN ENTRY

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MECHANICAL YARD

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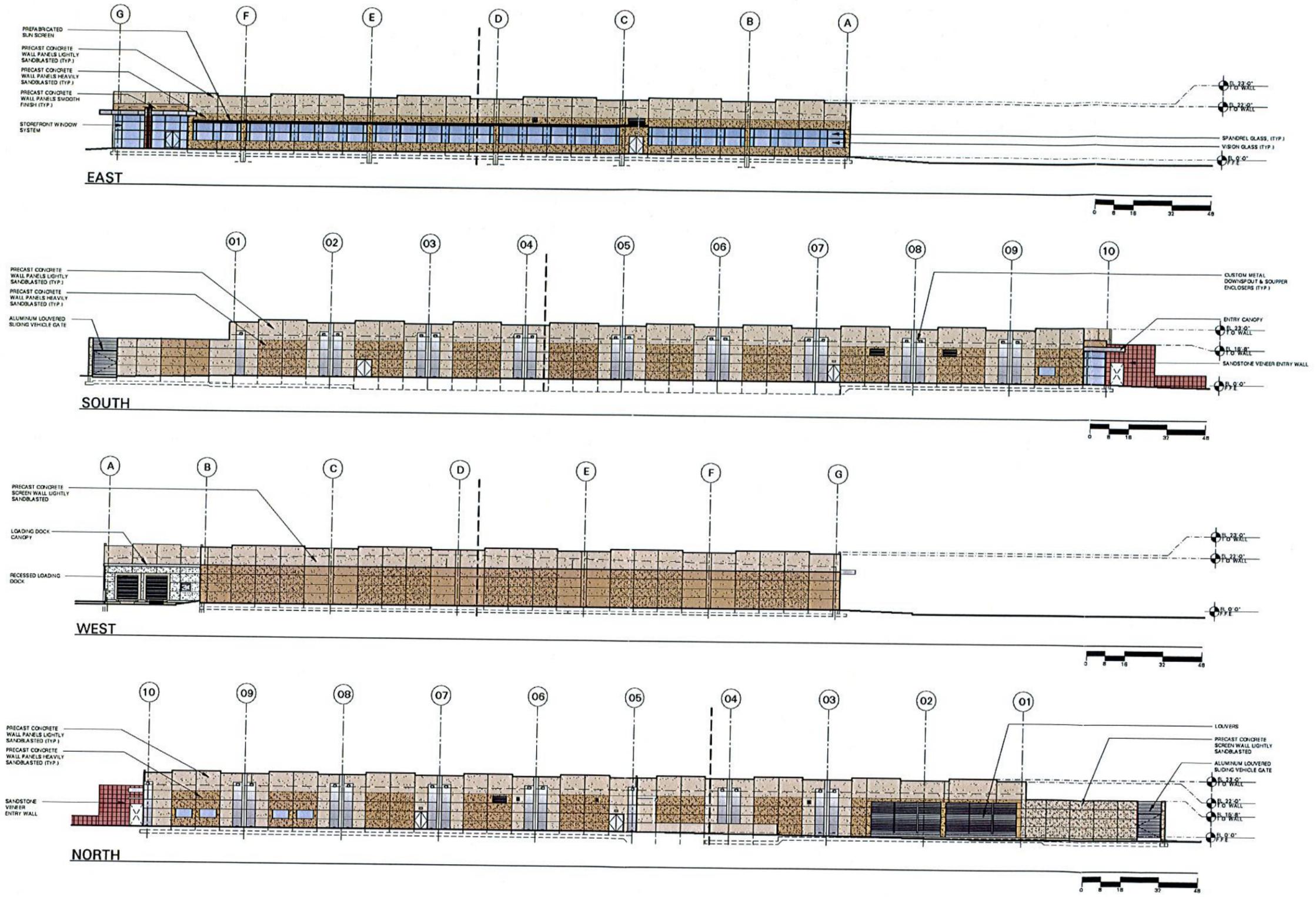
DATA CENTER EAST AND WEST PERSPECTIVES  
T-SYS WESTERN OPERATIONS CENTER

SCALE: N.T.S.

JOB: 05089.0000

DATE: 09.23.05





DATA CENTER BUILDING ELEVATIONS

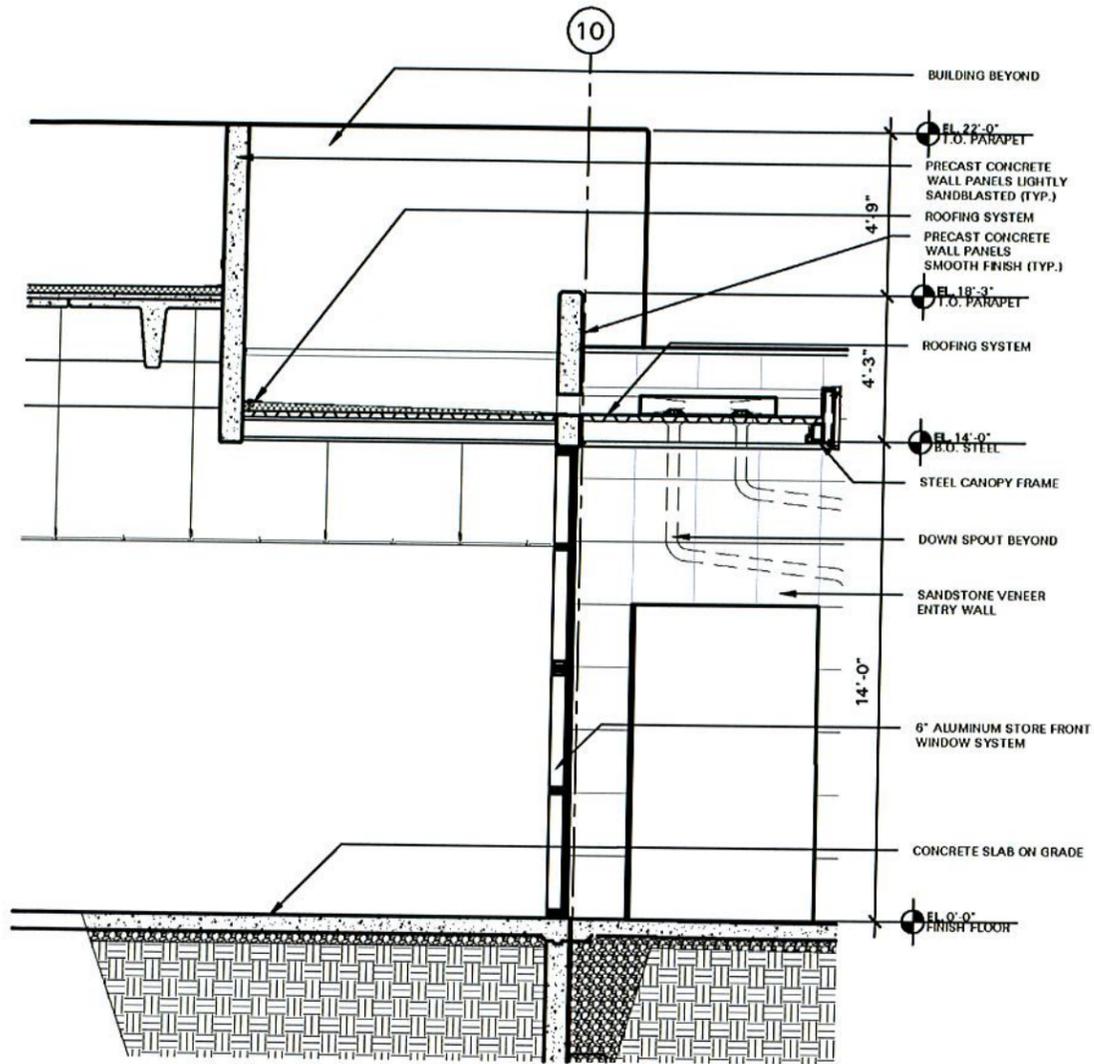


TSYS WESTERN OPERATIONS CENTER

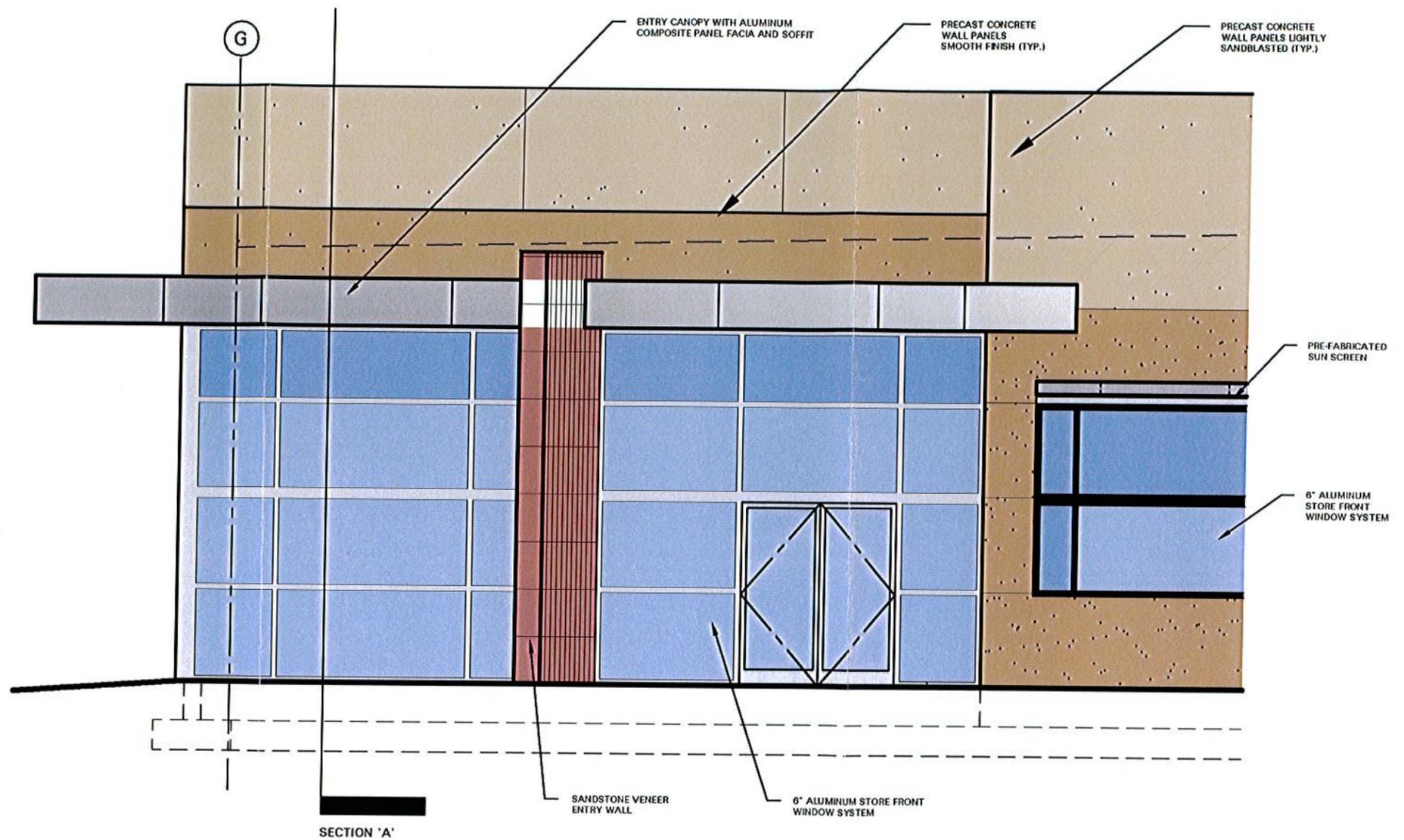
JOB: 05089.0000

DATE: 09.23.05





WALL SECTION 'A' AT ENTRY



PARTIAL EAST ELEVATION

DATA CENTER PARTIAL ELEVATION AND SECTION  
 T-SYS WESTERN OPERATIONS CENTER



SCALE: 3/16" = 1'-0"

JOB: 05089.0000

DATE: 09.23.05





OFFICE BUILDING PERSPECTIVE

T-SYS WESTERN OPERATIONS CENTER

SCALE: N.T.S.

JOB: 05089.0000

DATE: 09.23.05

**TSYS**





PARTIAL SOUTHEAST PERSPECTIVE



PARTIAL NORTHEAST PERSPECTIVE

OFFICE BUILDING PERSPECTIVES

T-SYS WESTERN OPERATIONS CENTER



SCALE: N.T.S.

JOB: 05089.0000

DATE: 09.23.05





**EAST** ENTRY PERSPECTIVE



WEST ENTRY PERSPECTIVE

OFFICE BUILDING ENTRY PERSPECTIVES

**T-SYS** WESTERN OPERATIONS CENTER

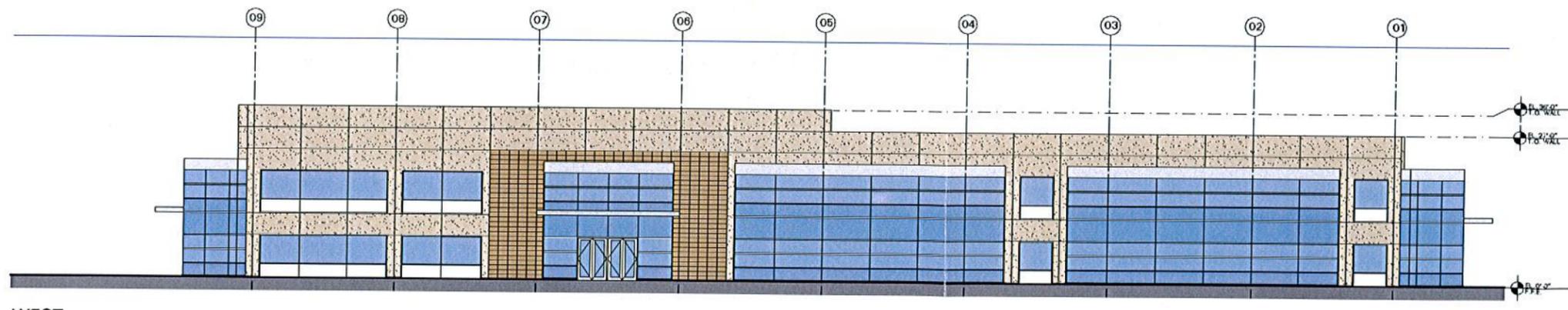
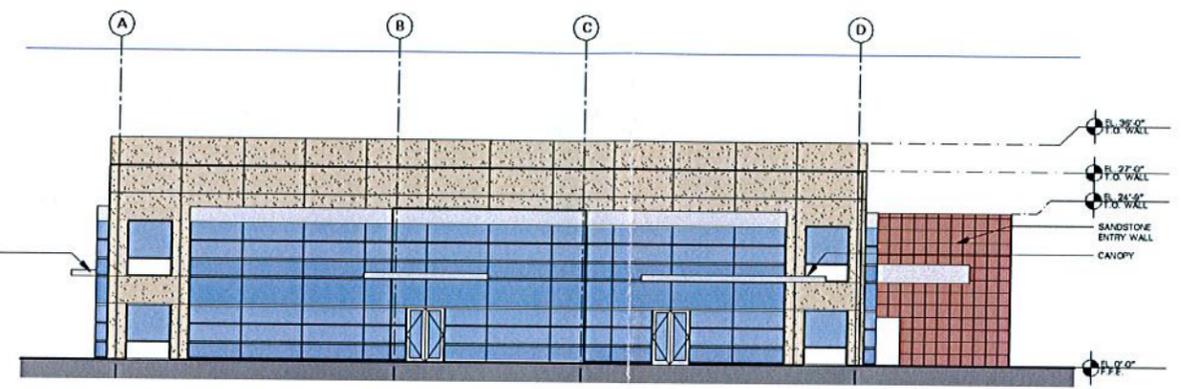
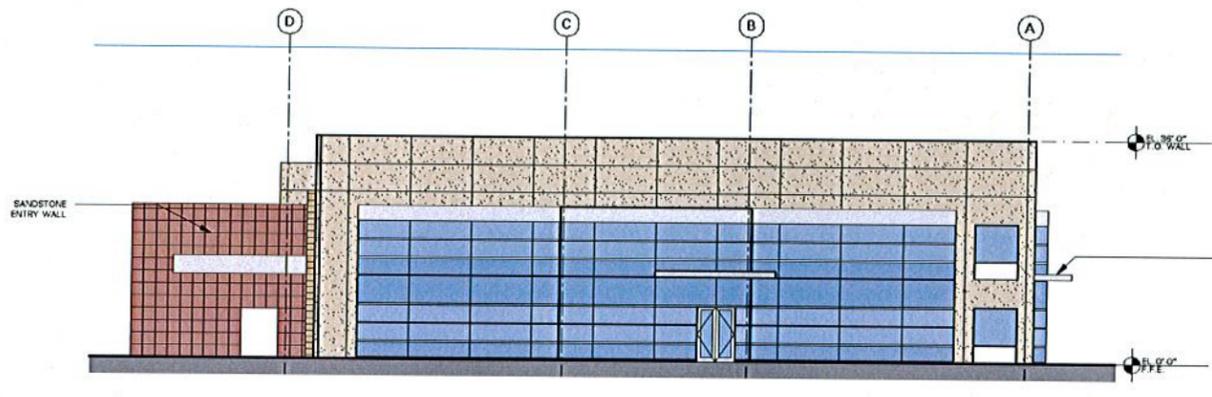
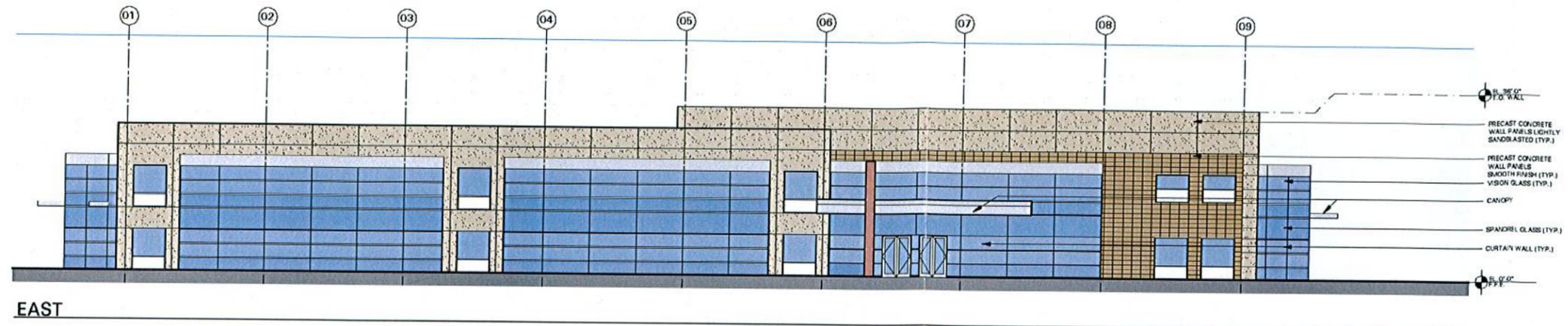


SCALE: N.T.S.

JOB: 05089.0000

DATE: 09.23.05





OFFICE BUILDING ELEVATIONS

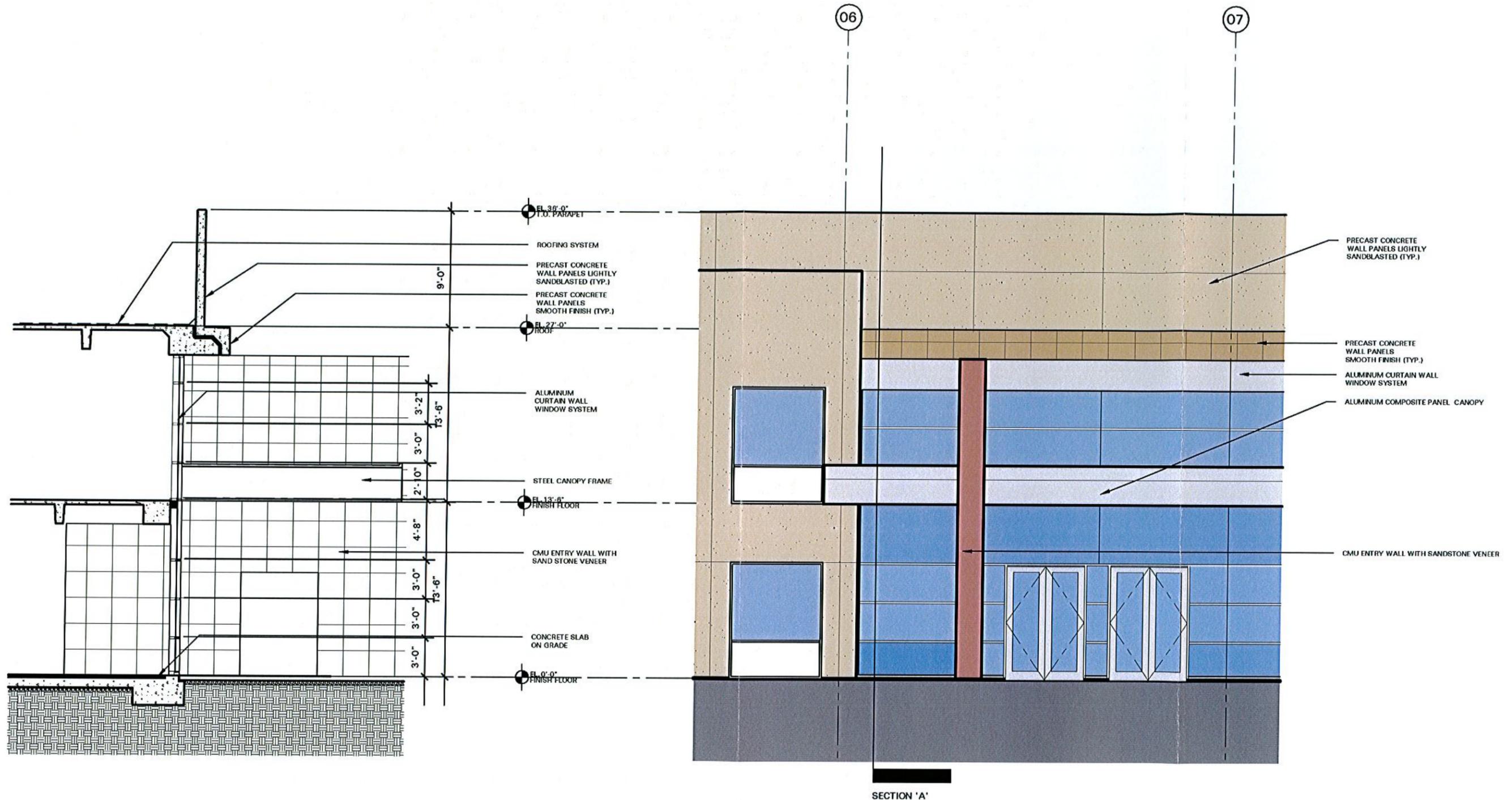


TSYS WESTERN OPERATIONS CENTER

JOB: 05089.0000

DATE: 09.23.05





WALL SECTION 'A' AT ENTRY

PARTIAL EAST ELEVATION

OFFICE BUILDING PARTIAL ELEVATION AND SECTION

T-SYS WESTERN OPERATIONS CENTER

SCALE: 1/8" = 1'-0"

JOB: 05089.0000

DATE: 09.23.05

