

2575 E Camelback Road
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Phoenix AZ 85016
USA

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February 16, 2024

Subject: Neighborhood Notice
ASM America Scottsdale

Dear One Scottsdale Investors LLC;

Project Narrative

ASM submitted a pre-application to the City of Scottsdale in support of ASM's proposal to develop the ASM Global Technology Center located on approximately 21 acres south of the State Route Loop 101 and east of Scottsdale Road. The Maricopa County Assessor identifies the parcel number as 215-07-209K.

The proposed ASM Global Technology Center will include a state-of-the-art research and development center, engineering offices, and other related uses to support the function of the facility. ASM has always been a key center for development of leading technologies that enabled many breakthroughs in the global semiconductor industry. The new facility in Scottsdale will substantially expand ASM's research and development activities, further strengthening Arizona as a hub for top notch semiconductor innovation. The new Scottsdale facility will include investments in leading-edge lab equipment and state-of-the-art infrastructure for research and development, renewable energy, water reclamation/recycling at a target of more than 80% and other sustainability features. This site was carefully chosen to be in the heart of a growing technology and research hub around the City of Scottsdale Airport community. ASM plans to bring the latest developments and innovative processes to the region's growing technology sector.

Site and Zoning History

The site is bounded by future extension of 76th Street on the east and future extension of Mayo Boulevard on the south with the SR Loop 101 freeway to the north. The site area is approximately 21.08 Acres. It contains an existing drainage easement along the eastern half along the future extension of 76th Street. The site is zoned for PCD (Planned Community Development) with Industrial classification I-1. ASM is seeking to keep this classification unchanged. The site sits in the Greater Airpark Character Area. Under that area plan, the site is designated for Airpark Mixed-Use Residential (AMU-R) within the Regional Core area. The site sits within the AC-1 influence area of the City of Scottsdale Airport.

Existing Conditions

The property is currently vacant, undeveloped open land with native desert landscape. It is bounded by property owned by McDowell Mountain Village to the east zoned C-4, and property owned by Banner Health to the east zoned PCD. To the south is vacant land

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owned by the State of Arizona also zoned PCD. The north boundary is the State Route Loop 101 Freeway.

Architectural Character

The ASM Headquarters project will not only be a unique addition to technology sector along the 101 corridor, it will be a cutting-edge facility integrating desert-influenced modern design with ecological-sensitive building systems and advancing everyday operations with technology. Wrapped in high performance modern materials such as concrete, metal, and glass, the project will be imprinted with desert hues and thoughtful solar control. The buildings will provide on-site renewable energy, on-site water treatment, and be precisely managed by an intelligent BMS/BAS system that will control everything from airflow, thermal comfort, security, lighting, and power. With exceptional visibility to the highway, this project will advance the City of Scottsdale's role as an international destination for high-tech industry.

Development Program

ASM specializes in the design, manufacturing, and research and development of semiconductor fabrication equipment. Through research and development, the company creates wafer deposition tools that support the expansion and advancement of the semiconductor industry.

Project Information

Pre-application number: 69-PA-2024

Project Address:

18601 North Scottsdale Road
Scottsdale, Arizona 85255

Site Area: 918,000 SF (21.08 AC)

Zoning: PCD I-1

Development Team

Property Owner / Applicant / Developer:

ASM America
3440 East University Drive
Phoenix, Arizona 85034
Paul Crothers 602-470-2600

Planning / Architecture:

Gensler
2575 East Camelback Road, Suite 175
Phoenix, Arizona 85016
Andre Bighorse 602-523-4900



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City of Scottsdale:

City of Scottsdale
Principal Planner
Greg Bloemberg 480-312-4306

Sincerely,

Gensler Design Team

ASM
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SCOTTSDALE, AZ 85255

Gensler

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Phoenix, AZ 85016
Phone: 602.522.6400
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Date Description

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

ASM

Project Number

057.8405.000

Description

SITE ELEVATIONS

Scale

1" = 40'-0"

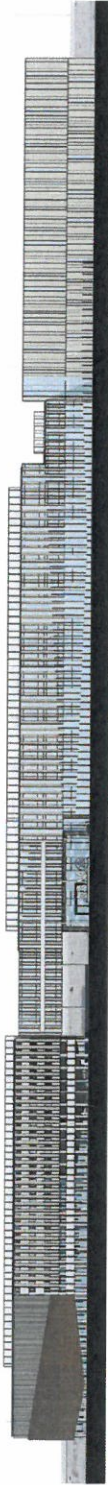
DRB-40

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1 SITE ELEVATION - NORTH

SCALE: 1"=40'-0"



2 SITE ELEVATION - SOUTH

SCALE: 1"=40'-0"



3 SITE ELEVATION - EAST

SCALE: 1"=40'-0"



4 SITE ELEVATION - WEST

SCALE: 1"=40'-0"