Fact Check: Menlo Equities "Statement of Support" Petition

Thistle Technology Center, Project 23-1632. Prepared by Ahwatukee Community Alliance Inc for independent media review. *July 13, 2026*

Statement in Menlo "Statement of Support" Document	Fact Check and Refutation
"By signing my name below, I acknowledge that I have met with representatives of the Thistle Technology Center development team; that I am a resident of Phoenix, Arizona; and that I SUPPORT Menlo Equities proposed redevelopment of the approximately 38-acre site located on S. 48th St. and Thistle Landing Dr."	**MISLEADING** The document consistently uses "technology center" language and never discloses the facility's true nature, a 257 MW data center campus with more than 100 diesel backup generators. This mirrors the language the developer's own attorney privately used to describe the project as "a state-of-the-art technology center, focused on data center and supporting uses," the same phrasing the Alliance has asked the city to reconcile with the "quiet user" characterization given to the public at the January 2024 hearing. A signer attesting support on this basis has not been given the project's defining facts.
"I have been informed that the proposed project will include (1) redevelopment of the property into a technology center facility; (2) will include 5 buildings at 50ft. in height with a supporting SRP substation; (3) approximately 204 parking spaces; (4) provide 2+ acres of publicly accessible open space "(a community park)"; (5) provide an enhanced shaded landscape and pedestrian experience along the abutting public roads; (6) and will offer high quality, modern architecture."	**MISLEADING** The 50-foot figure matches the label on the developer's own site plan, but the same architectural package (Gensler, submitted with PHO-2-24--Z-127-96-6, City of Phoenix Legistar File #24-0357, ratified by Council 3/20/2024) shows a "T.O. SCREEN" (top of rooftop equipment screen) height of 64 feet in the elevation drawings, the tallest labeled point on the buildings, 14 feet above what residents were told. The same list omits the facility's power draw (257 MW), the number of diesel backup generators (over 100), and the fact that SRP's needed turbines are back ordered past 2030, meaning the site is expected to run largely on diesel power for years rather than grid power. A signer is not meaningfully "informed" of the project without these facts. Source: https://phoenix.legistar.com/View.ashx?GUID=B03FADA5-422F-4372-84DE-5AD275B3C3DC&ID=12756059&M=F
"Be a welcome upgrade to the South 48th St. corridor area."	**UNSUPPORTED OPINION** This is a subjective claim, not a verifiable fact. The Alliance's independent acoustic study found the facility as designed is predicted to exceed the city's 55 dB Commerce Park noise standard, and the ASU thermal study found up to 2.2°C of nighttime warming nearby. Whether that qualifies as an "upgrade" is exactly the kind of question the city's own noise and zoning review should answer, and no such review appears anywhere in the 31 city permit filings reviewed to date.
"Facilitate job creation in the important high-growth/high-wage high-tech industry sector."	**MISLEADING** Industry data for hyperscale facilities of comparable size point to a small number of permanent jobs relative to project scale, typically in the range of roughly 50 to 130 permanent operations positions for a facility of this power draw (industry staffing benchmarks run approximately 0.2 to 0.5 permanent jobs per megawatt), not an ongoing "high-wage sector" of local employment. Most of the jobs implied by this claim are temporary construction positions that end once the buildings are complete.

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"Both enhance and maintain the high quality of living in the area."	**FALSE** Directly contradicted by the Alliance's independent acoustic study (predicted to exceed the city's noise standard) and the ASU thermal study (up to 2.2°C nighttime warming). Additionally, until SRP's back ordered turbines arrive, not expected before 2030, the facility is expected to rely on diesel backup generators as a primary power source rather than emergency backup, increasing noise and emissions beyond what this claim suggests.
"Diversify the availability of employment types in this area."	**PARTIALLY TRUE** Technically accurate in that a data center is a different job category than the call center use it would replace, but the number of permanent positions created is small (see job creation claim above), so the practical diversification effect on the local labor market is limited.
"Re-imagine an underutilized property."	**MISLEADING** The same document later describes the current use as a "call center" type use, meaning the property is occupied and in active use, not vacant or underutilized. Whether a lower-density office use represents "underutilization" compared to a 257 MW industrial facility is a values judgment presented here as settled fact.
"Greatly reduce traffic along 48th St vs the 'call center' type uses currently onsite."	**PLAUSIBLE, INCOMPLETE** Because hyperscale data centers employ very few permanent staff, daily commuter traffic is plausibly lower than a call center that employed many workers across daily shifts. However, this claim omits construction traffic during the multi-year build, and ongoing maintenance, security, and equipment delivery traffic once operational, including deliveries related to diesel generator fueling.
"Enhance streetscape and pedestrian experience with lush landscaping."	**UNVERIFIED** This is a future commitment rather than a current fact, and the petition provides no enforceable detail (plant specifications, maintenance obligations, or a binding landscape plan) against which to verify it. It cannot be confirmed true or false at this stage.
"Reduce heat island effect by reducing the large asphalt parking lots currently onsite."	**FALSE** Directly contradicted by the ASU thermal study commissioned in connection with this project, which found nighttime warming of up to 2.2°C near facilities of this type, the opposite of the claim made here. This is one of the clearest and most directly rebuttable claims in the entire document.
"Bring additional tax revenue and jobs to the City of Phoenix."	**MISLEADING** Job creation is limited, as detailed above. On tax revenue, the Alliance's own canvassing materials reference the developer receiving a 10 year tax exemption; if

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	confirmed, this would substantially reduce the near term tax revenue this claim implies. The board should confirm the exemption's source and terms before citing it publicly, but it is a live open question for this claim, not a settled benefit.

Note: labels reflect a mix of False (directly contradicted by evidence the Alliance holds), Misleading (technically true but omits material facts), Partially True, Plausible/Incomplete, Unsupported Opinion, and Unverified (not a factual claim, or not yet confirmable). Source materials available on request: the ASU thermal study, the Alliance's independent acoustic study, the original petition document (resident signature information redacted), and the City of Phoenix Legistar record for PHO-2-24--Z-127-96-6 (File #24-0357).