



PLANNING & DEVELOPMENT  
**PRESERVE  
SHAPE  
BUILD**

Planning and Development

**Subject: TSMC Factsheet**

Date: August 31<sup>st</sup>, 2021

**TSMC PHASE I DEVELOPMENT**

**Central Utility Plant (CUP):**

- 207,557 SF
- 3 stories
- Status - Permits Pulled:
  - o Foundation
  - o Core and Shell

**Bulk Specialty Gas System (BSGS) Building:**

- 22,238 SF
- 1 story
- Status - Permits Pulled:
  - o Foundation
  - o Core and Shell

**Fabrication (FAB 1):**

- 2,881,813 SF
- 4 stories
- Status - Permits Pulled:
  - o Foundation
  - o Structural Frame
  - o Lower Level Plumbing
  - o Building Envelope

**Fabrication (FAB 2): Coming SOON**

- 2,881,813 SF
- 4 stories
- Status - Permits Pulled:
  - o Foundation

**Lorry Building:**

- 52,940 SF
- 1 story

- Status - Permits Pulled:
  - o Foundation
  - o Core and Shell

**Water Resource Center (WRC):**

- 343,681 SF
- 2 stories
- Status - Permits Pulled:
  - o Foundation
  - o Core and Shell

**Electrical Building:**

- 81,171 SF
- 1 story
- Status - Permits Pulled:
  - o Foundation
  - o Core and Shell

**Gowning & Office (Self Cert)**

**Drainage Channel Design under review**

**City of Phoenix Improvements:**

**Goal approx. April 2022 –**

- Dove Valley Road from I-17 to 51<sup>st</sup> Ave (partial width closer to 51<sup>st</sup> Ave
- 43<sup>rd</sup> Ave full width from DVR to SR303
- 51<sup>st</sup> Ave west half from DVR to SR303

**COMPLETED:**

- Inventory/Salvage plant material
- Mass Grading (except floodplain)
- FEMA CLOMR approval Drainage Channel located north of Dove Valley Road