

March 15, 2018

Mr. John Wesley
Planning Director
City of Mesa
55 North Center Street
Mesa, AZ 85201

RE: Case # ZON17-00247, Destination at Gateway
Description: General Plan Amendment & Rezoning Request
Location: Williams Field & Signal Butte Roads

Dear Mr. Wesley,

This letter is in response to the General Plan Amendment and Rezoning Request noted above.

For years, Mesa has been viewed as a bedroom community. With a population just shy of 500,000, Mesa continues to rise in the ranks of the nation's most populous cities, rising from 38th in 2016, to 36th in 2017, and likely to rise again in 2018.

While Mesa's residential population has continued to grow rapidly throughout the years, Mesa's employment opportunities have not been able to grow at the same pace. Mesa's job-to-resident ratio (0.33) ranks significantly behind other neighboring cities, such as Tempe (.82), Scottsdale (0.80), and Phoenix (0.47).

After coming through the worst recession in recent times, the Greater Phoenix region is experiencing significant interest from office and industrial prospects. In the eight-month period from July 1, 2017 – February 28, 2018, the Greater Phoenix Economic Council (GPEC) has received leads from 30 different prospects seeking office spaces of 50K sq. ft. or larger and 69 different prospects seeking industrial spaces of 50K sq. ft. or larger. The majority of these prospects are seeking existing properties so they can be up and running as efficiently as possible.

Unfortunately, Mesa does not have the existing inventory to compete for these office and industrial prospects. We must protect our employment areas and potential for future growth.

Three areas of concern are noted below:

1. Having discussed the 735 +/- housing lots proposed for this location with the attorney for the developer previously, we do not feel enough commercial property has been identified near and along the intersection of Williams Field and Signal Butte Roads.
2. The Planning Board should also be aware of the automotive retail net growth analysis currently underway. The goal is to identify a location along the SR 24

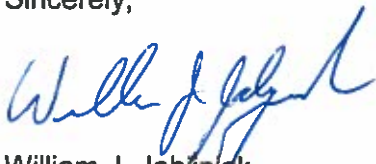
corridor that may present auto retail opportunities before these parcels are sold to non-sales tax generating users.

3. Salt River Project has a need to bring more power into the area and line siting should be considered during this Amendment and Rezoning Request.

Located near the SR 24 Alignment, it is important to look into the future and plan for prime locations for commercial real estate development.

Thank you for the opportunity to present comments based on current data about the economic growth of Mesa. Please feel free to contact me at (480) 644-3561 if you have any questions or would like any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "William J. Jablonski".

William J. Jablonski
Economic Development Director

WJJ/aj