



38004  
03SEP19  
City of Mesa

**Project Title:** AIRGATE CENTER  
Attn: Design Review Board; Planning

#### PROJECT NARRATIVE:

Airgate Center at Phoenix-Mesa Gateway proposes a new multi-tenant 48,400+/- s.f. Industrial / Showroom Building. The design character will maintain elements of the existing first phase Buildings 1 and 2.

"Showroom uses" are included as a potential occupancy type as a placeholder pending marketing. We expect uses such as flooring, cabinets, furniture, paint etc. to be possible tenants. They may include product display and demonstration of various products & supplies".

The subject Airgate Project is located in the Airport District of the Mesa Gateway Strategic Development Plan.

This district refers to the area encompassing the Phoenix-Mesa Gateway Airport, and the area immediately outside the airport's future main terminal. This Project also blends with the existing industrial developments east of the property along Ray Road with a higher end aesthetic. The Airgate Project blends with the District's goal for a mixed-use district centered around airport-related uses and also respects the Airport FAA requirements for uses within flight paths. This Project will create an opportunity to combine showroom-retail and light manufacturing uses as a transitional boundary with the Airport. The Airport District area will be a hub of visitor activity and create the first and last impression visitors have of the community, thus, the Airgate Project therefore provides a very high-quality image.

The parking shown on the Site plan exceeds the City of Mesa maximum allowed. The owner will be submitting a request for an Administrative Use Permit to allow the added parking through a separate submittal.

Wesley R. Balmer AIA; President Balmer  
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