

March 14, 2024

City of Mesa, AZ – Planning & Zoning Department
20 E. Main Street
Mesa, AZ 85211

RE: Application for Board of Adjustment – Special Use Permit – Parking Reduction Narrative
Gateway Executive Airpark – 5559 S. Sossaman Road – Hangars B & C

The following narrative is in response to discussions with the City of Mesa Planning and Phoenix Mesa Gateway Airport.

Review criteria required to meet the CUP conformance:

1. The proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:
Response: The VG operations facility is consistent with the Mesa 2040 General Plan, the Gateway Strategic Development Plan, and the LI-PAD zoning specific to Gateway Airport and the goals and objectives in bringing more Tech and Aerospace Industries and employment to the Airport.
2. The location, size, design, and operating characteristics of the proposed plan are consistent with the purposes of the district where it is located and conforms to the General Plan and any other applicable City plan and/or policies:
Response: The VG operations facility will occupy two existing hangars at 5559 S. Sossaman Rd., known as the Gateway Executive Airpark (GEA), which is a City and PMGA approved development and as such has already been determined to be consistent with the PMGA district's preferred characteristics and consistent with the General Plan.
The uses for the VG facility are office, aeronautical (hangar) and manufacturing/assembly, which are consistent with allowed uses in LI-PAD zoning. The VG project is also compatible with the surrounding aeronautical uses on the Airport and contributes to the Gateway Strategic Development Plan goal of creating a regional employment center with a diverse mix of jobs.
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City:
Response: The parking demand generated by Virgin Galactic's employees will not exceed the capacity of the planned spaces provided on-site or have a detrimental impact on the supply of parking in the surrounding area.
The requirement for an on-site parking Special Use Permit is due to a City/Code required change of occupancy for Hangar C. The code parking ratio for the new occupancy does not relate to and far exceeds the actual daily employee/visitor parking requirements of the VG operation. The proposed Special Use Permit for on-site parking provided will not be detrimental to the surrounding area or properties.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project:

Response: The proposed Special Use Permit for the on-site parking provided and the actual VG employee shift count does not reflect the use of carpooling, ride-share and bicycle transportation, all of which are locally available.

The new Virgin Galactic facility to be located at 5559 S. Sossaman Road, Mesa, AZ., known as Gateway Executive Airpark (GEA), consisting of Hangar B (PMT20-19624) and Hangar C (PMT1918177) and related site improvement provides 169 parking spaces.

The change of occupancy use of Hangar C from *S-1 Aircraft Hangar* to *F-1 Aircraft Manufacturing* increases the occupant load and thereby affects the parking requirements, requiring 261 parking spaces. However, due to the nature of the re-assembly of large aircraft components the actual employee count will be substantially lower than the code calculations. We are requesting a Special Use Permit review and acceptance of the existing 169 permitted on-site parking that exceeds the actual occupant loads noted below.

The maximum employee count will be divided between the two hangars and further divided between two shifts as note in the table below:

	<u>VG Employee Count for both Hangars B & C</u>		
	<u>Hangar C</u>	<u>Hangar B</u>	<u>Total</u>
First Shift	128	30	158
Second Shift*	40	20	60

**Note: Second shift employees will be on a staggered schedule to offset peak traffic flow in and out of the site parking.*

Thank you for your further review of these items. Please feel free to contact me, should you have any questions or comments.

Sincerely,



Matthew Hodeaux, AIA
Senior Architect, Parkway Construction & Architecture