

December 30, 2024

- Overview: This report provides results of the implementation of the Citizen Participation Plan for Palm Gateway. This site is inclusive of addresses 8130, 8134, 8138 & 8142 E. Pecos St. Mesa, Arizona; all part of APN: 304-61-001J; and is an application for the rezoning of the roughly 35 acres from PREOZ to GI. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials which were used are attached.
- Contact: David Kross, Senior Vice President Logistics Property Company 191 North Wacker Drive, Drive 1700 Chicago, IL 60606 (480) 848.1428 <u>dkross@logisticspropertyco.com</u>

Correspondence and Telephone Calls:

A letter was mailed to the contact list provided by Mesa (1,000 feet of the subject site), including homes, apartments, HOAs, schools, and Neighborhood associations on 12.23.24 (see attached list and example of material mailed)

Results: There are eighteen (18) names/address on the list of neighbors to be contacted. As of December 30, 2024 there have been no phone calls or written correspondence received.



							Mailing	Mailing		Property					
							Address	Address Zip		Street		Property		Property	
APN *	Book	Map Item	Owner Name *	Mailing Address1	Mailing Address2	Mailing Address City	State	Code	Property Street N	lumber Direction	Property Street Nam	ne Street Type	Property Ci	y Zip Code Property Address	Mailing Address
30436002G	304	36 002G	PHOENIX-MESA GATEWAY AIRPORT AUTHORITY	600 S POWER RD BLDG		MESA	AZ	85206-52	219	6033 S	SOSSAMAN	RD	MESA	85212 6033 S SOSSAMAN RD MESA 85212	600 S POWER RD BLDG MESA AZ USA 852065219
30461007D	304	61 007D	GKI PECOS LLC	280 PARK AVE 36TH FL		NEW YORK	NY	100	017	7931 E	PECOS	RD	MESA	85212 7931 E PECOS RD MESA 85212	280 PARK AVE 36TH FL NEW YORK NY USA 10017
30436002C	304	36 002C	WILLIAMS GATEWAY AIRPORT AUTHORITY	5835 S SOSSAMAN RD		MESA	AZ	852	12	7808 E	VELOCITY	WAY	MESA	85212 7808 E VELOCITY WAY 1051 MESA 85212	5835 S SOSSAMAN RD MESA AZ USA 85212
30461014B	304	61 014B	METSO USA INC	8223 E PECOS RD		MESA	AZ	852	12	8223 E	PECOS	RD	MESA	85212 8223 E PECOS RD MESA 85212	8223 E PECOS RD MESA AZ USA 85212
30461014D	304	61 014D	EAST COMSTOCK LLC	8303 E PECOS RD		MESA	AZ	852	12	8303 E	PECOS	RD	MESA	85212 8303 E PECOS RD MESA 85212	8303 E PECOS RD MESA AZ USA 85212
30461013H	304	61 013H	TGD 1 OWNER LLC	2500 S POWER RD STE 135		MESA	AZ	852	209	8017 E	PECOS	RD	MESA	85212 8017 E PECOS RD MESA 85212	2500 S POWER RD STE 135 MESA AZ USA 85209
30461006G	304	61 006G	GS UNBOUND PHASE II PROPERTY OWNER LLC	465 MEETING ST STE 500		CHARLESTON	SC	294	103 <null></null>	<null></null>	<null></null>	<null></null>	<null></null>	<null></null>	465 MEETING ST STE 500 CHARLESTON SC USA 29403
30461002X	304	61 002X	CMC STEEL FABRICATORS INC	11444 E GERMANN RD		MESA	AZ	852	12 <null></null>	<null></null>	<null></null>	<null></null>	<null></null>	<null></null>	11444 E GERMANN RD MESA AZ USA 85212
30461002Y	304	61 002Y	GATEWAY SOUTH LLC	2415 E CAMELBACK RD 700		PHOENIX	AZ	850	016	8304 E	PECOS	RD	MESA	85212 8304 E PECOS RD MESA 85212	2415 E CAMELBACK RD 700 PHOENIX AZ USA 85016
30461001G	304	61 001G	UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS ST STOP 1640		OMAHA	NE	681	.79 <null></null>	<null></null>	<null></null>	<null></null>	<null></null>	<null></null>	1400 DOUGLAS ST STOP 1640 OMAHA NE USA 68179
30461001J	304	61 001J	LPC MESA GATEWAY LP	1 N WACKER DR STE 1925		CHICAGO	IL	606	606	8130 E	PECOS	RD	MESA	85212 8130 E PECOS RD MESA 85212	1 N WACKER DR STE 1925 CHICAGO IL USA 60606
30461013J	304	61 013J	CENTRIS MESA 80TH AND PECOS LLC	448 N LASALLE DR FL 2		CHICAGO	IL	606	54	8147 E	PECOS	RD	MESA	85212 8147 E PECOS RD MESA 85212	448 N LASALLE DR FL 2 CHICAGO IL USA 60654
30461006J	304	61 006J	UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS ST STOP 1690		OMAHA	NE	661	.79 <null></null>	<null></null>	<null></null>	<null></null>	<null></null>	<null></null>	1400 DOUGLAS ST STOP 1690 OMAHA NE USA 66179
30461006H	304	61 006H	UNBOUND PHASE I PROPERTY OWNER LLC	465 MEETING ST STE 500		CHARLESTON	SC	294	103	7852 E	PECOS	RD	MESA	85212 7852 E PECOS RD MESA 85212	465 MEETING ST STE 500 CHARLESTON SC USA 29403
30461012X	304	61 012X	CRP/PDC PECOS & HAWES OWNER LLC	450 NEWPORT CENTER DR 405		NEWPORT BEACH	CA	926	60	8341 E	PECOS	RD	MESA	85212 8341 E PECOS RD MESA 85212	450 NEWPORT CENTER DR 405 NEWPORT BEACH CA USA 92660
			Councilmember Scott Somers	PO Box 1466		Mesa	AZ	85211-1466							
			Alicia Martinez	PO Box 1466		Mesa	AZ	85211-1466							
			City of Mesa Development Services Department	ATTN: Kwasi Abebrese	PO Box 1466	Mesa	AZ	85211-1466							



Dear Neighbor,

We have applied to rezone the property located at approximately 3,300 feet east of the northeast corner of South Sossaman Road and East Pecos Road. This request is for a Rezone from Employment Opportunity (EO) to General Industrial (GI). The case number assigned to this project is ZON24-00818.

Buildings at the above location have been designed, developed, and constructed utilizing the General Industrial standards; therefore, the standards of the proposed new zoning, GI, have already been met.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. If you have any questions regarding this proposal, please call me, Dave Kross at 480.848.1428 or e-mail me at dkross@logisticspropco.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on January 8, 2025 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

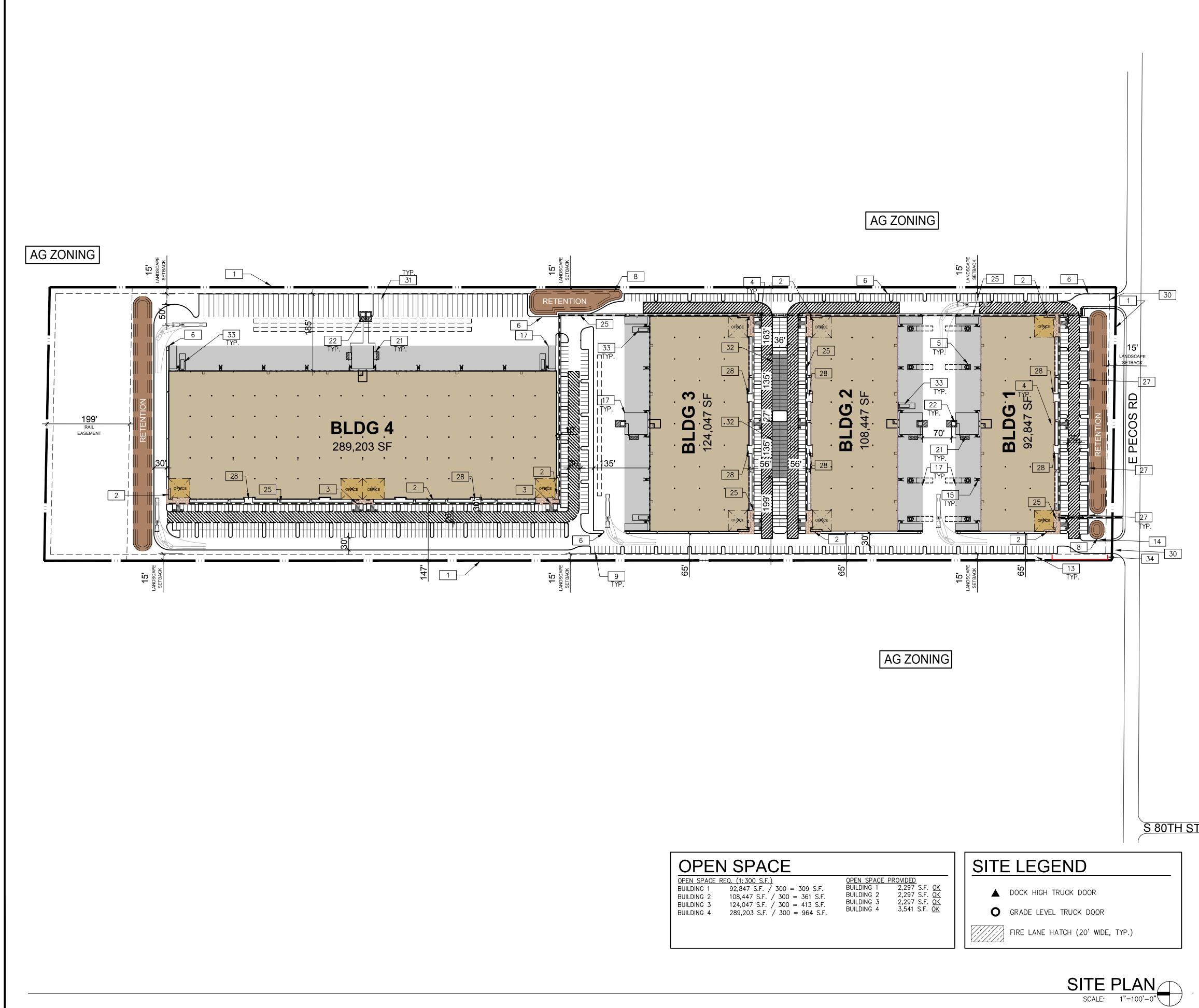
The City of Mesa has assigned this case to Kwasi Abebrese of their Planning Division staff. He can be reached at 480-644-2764 or Kwasi.abebrese@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Dave Kross

Senior Vice President Logistics Property Company







CAUTION: IF THIS SHEET IS NOT 24"x36" IT I	S A REDUCED PRINT
PROPERTY DATA	
ADDRESS: (EAST PECOS RD. & N. 80TH ST. MESA, AZ 85212) APN: 304-61-001E GROSS SITE AREA 1,695,494 SF (38.29 ACRES) NET SITE AREA: 1,538,997 SF (35.33 ACRES) ZONING: AG MAX HEIGHT: 40' CONSTRUCTION: V-B UNLIMITED AREA BUILDING AREA: BUILDING HEIGHTS: BUILDING 1 92,847 SF BUILDING 2 108,447 SF BUILDING 3 124,047 SF BUILDING 3 124,047 SF BUILDING 4 289,203 SF BUILDING 4 289,203 SF BUILDING 4 289,203 SF BUILDING 4 289,203 SF BUILDING 4 46' LOT COVERAGE: PROPOSED: PROPOSED: CROSS: 36% NET 40% IMPERVIOUS SUFACE LOT COVERAGE: 80% PARKING TOTALS: REQUIRED: VOIDED: TOTAL TOTAL PROPOSE (1: 375) 82 SPACES PARKING TOTALS: REQUIRED: TOTAL 728 SPACES P	TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WARE MALCOM Leading Design for Commercial Real Esta Wm
TRAILER: 63 STALLS ACCESSIBLE PARKING REQUIRED: 25 SPACES ACCESSIBLE PARKING PROVIDED: 26 SPACES BIKE PARKING REQUIRED: (500/10 + 327/20 = 67 SPACES) BIKE PARKING PROVIDED: 68 SPACES (1 RACK EQUALS 2 BIKES) PROJECT DESCRIPTION	ANY DISCREPANCY SHALL BE BROUGHT ture is gineering c, AZ 85016 57.1001 7.2288
THIS PROJECT INVOLVES THE CONSTRUCTION OF FOUR COLD, DARK SHELL INDUSTRIAL WAREHOUSE BUILDINGS, INCLUDING NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE, AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, AND OFFSITES AS REQUIRED. VICINITY MAP	THE JOB SITE. ANY DISCREF architecture planning interiors graphics civil engineering civil engineering 2777 E. Camelbac Phoenix, AZ 8501 p 480.907.2288 f 480.907.2288
FROJECT SITE LOCATION STEE PLAN KEYNOTES	Indensions shall take precedence over scaled dimensions and shall be verified on the verified of the verified
 PROPERTY LINE, () BIKE RACKS ON CONC. SLAB. EA. RACK HOLDS UP TO 2 BIKES (TYP.) ADA SIDEWALK ACCESS RAMP (TYP.) ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE (TYP.) SEE DETAIL 1/A1.4 FOR MORE INFO. 6'-0" HIGH CMU TRASH ENCLOSURE PER CITY OF MESA DETAIL STANDARDS. SEE DETAILS 15 & 16 /A1.4 FOR MORE INFORMATION AND REFER AND COMPLY WITH CITY OF MESA M-62.01 - M62.04.2 NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.) FIRE LANE, (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.) RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO. 9'-0" x 18'-0" TYPICAL PARKING STALL 5'-0" WIDE SIDEWALK NOT USED CMU SCREEN WALL, SEE SITE DETAIL 7/A1.4 FOR MORE INFO. 	IN ANY OTHER WORK EXCEPT BY AGREENENT WITH WARE MALCOMB. WITHIN THE AND
 13 LANDSCAPE AREA (TYP.) 14 PROPOSED FUTURE MONUMENT SIGN LOCATION 15 DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.) 16 PAVED TRUCK COURT 17 EDGE OF CONCRETE TRUCK APRON 18 TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A1.6 FOR MORE INFO. 19 FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.) 20 NOT USED 21 EXTERIOR GRADE S.E.S. ON CONC. PAD. 22 ELECTRICAL TRANSFORMER ON CONC. PAD. 23 FIRE RISER LOCATION 24 F.D.C. LOCATION 25 PATH OF TRAVEL TO R.O.W. 26 NOT USED 27 STAGGERED & OFFSET 3'-4" HIGH CMU PARKING SCREEN WALL (TYP.) SEE DETAIL 4/A1.4 AND 3/A1.6 FOR MORE INFO. 28 PROPOSED AREA OF PUBLIC AMENITIES BY FUTURE TENANT. (TYP.), SEE OPEN SPACE AREA PLAN A1.7 FOR MORE INFO 	DIA RE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED STEPLAN ST
SEE OPEN SPACE AREA PLAN A1.7 FOR MORE INFO 29 NOT USED 30 NEW DRIVEWAY ENTRY PER CITY OF MESA STANDARDS (TYP.) 31 TRUCK COURT TRAILER PARKING STALLS (TYP.) 32 CARPORT BY OTHERS, SHOWN SHADED. 33 40-YD ROLL-OFF DUMPSTER PER COM M-62 STANDARDS. PROVIDE EMPTY CONDUIT THROUGH WALL 34 2'-6" CMU RETAINING WALL, SEE SK-07.	JOB NO.: PHX21-0149-00 SHEET A11 Wou, 29 Apr 2024