



20 E Main St Suite 200
PO Box 1466
Mesa, Arizona 85211-1466

January 4, 2018

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

RE: Case # ZON17-00320, 5901 E. Thomas Rd.

Dear Mr. Wesley,

This letter is in response to the Minor General Plan Amendment, Rezoning, and Preliminary Plat development requests submitted by Pew & Lake, P.L.C. for approximately 30 acres located at the southwest corner of Recker and Thomas roads (Subject Property).

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 five-month period from July 1, 2017 - November 30, 2017, the Greater Phoenix Economic Council (GPEC) has received leads from 24 different prospects seeking office spaces of 50K sq. ft. or larger and 50 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.

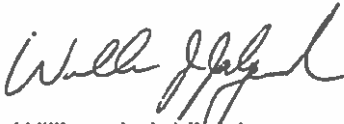
Unfortunately, Mesa does not have the existing inventory to compete for these office and industrial prospects. Currently, there are only four available 50,000K sq. ft. or larger Class A or Class B office buildings in Mesa. On the industrial side, there are currently only four available 50,000K sq. ft. or larger quality industrial buildings in Mesa.

Located less than a ½ mile from Loop 202, in one of Mesa's most affluent zip codes, the Subject Property is located at an intersection primed for commercial real estate development.

For us to change Mesa's perception, it is imperative that we step in and emphatically say no to additional residential development, especially when it is considered one of the few prime commercial real estate parcels located near an intersection with Loop 202. Mesa simply does not have enough of these opportunities.

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 black ink, appearing to read "William J. Jablonski". The signature is fluid and cursive, with a large initial "W" and a long, sweeping underline.

William J. Jablonski
Economic Development Director