


To: John Wesley  
City of Mesa Planning Director

From: William J. Jabjiniak   
City of Mesa Economic Development Director

Subject: PRS17-00331 Economic Development Input  
McDowell Mini Storage

Date: Thursday, October 26, 2017

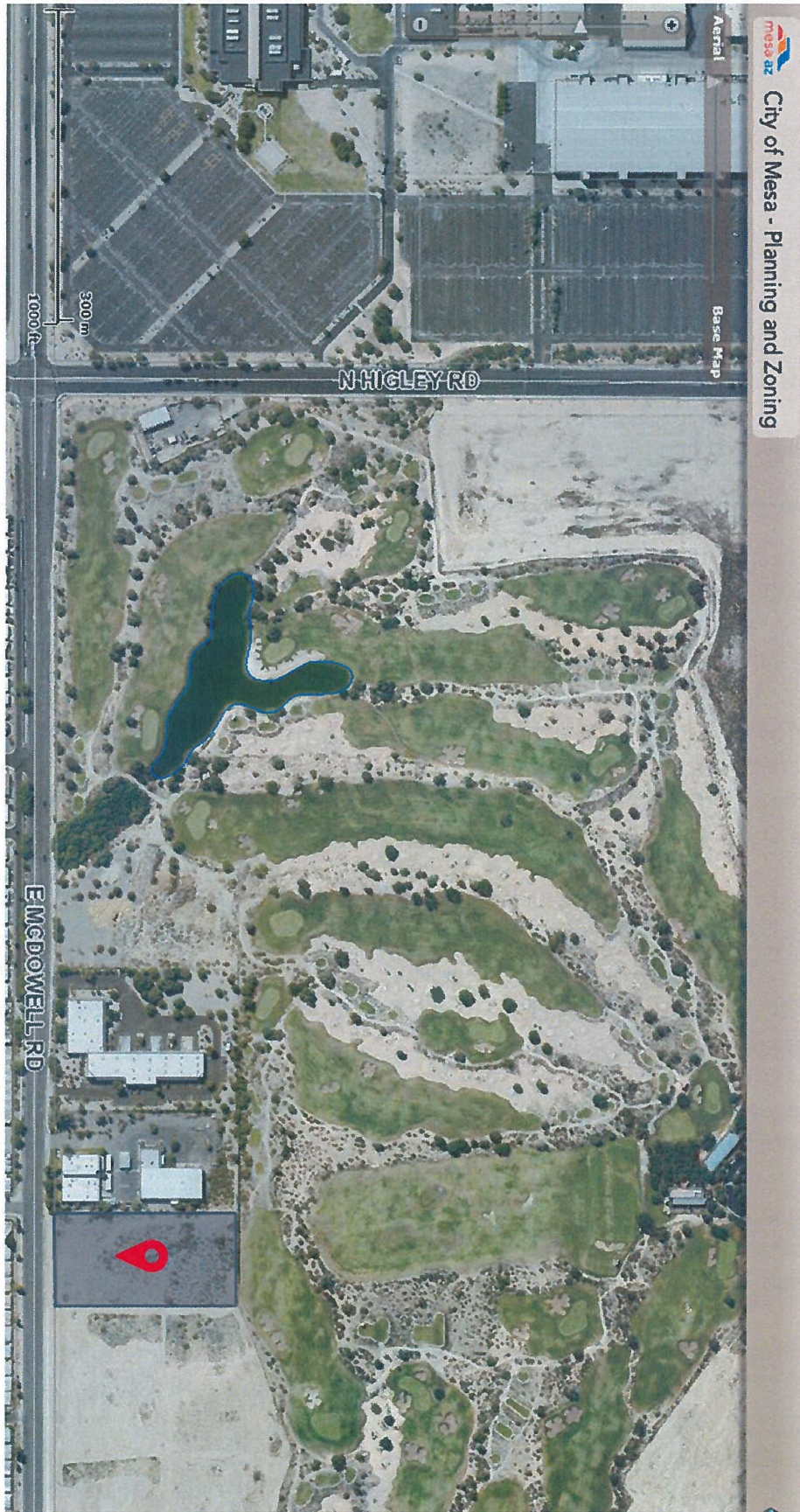
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The Office of Economic Development (OED) has reviewed the Pre-Submittal Application, PRS17-00331, and has the following comments, a map is attached to show area in question:

1. The Office of Economic Development opposes the proposed use outlined in PRS17-00331. Specifically, the OED would like to see a more impactful use in this Employment District, as designated by the City of Mesa General Plan. The goal for these districts is to provide for a wide range of employment opportunities in high quality settings. Self-storage provides minimal economic impact through job creation and/or sales tax revenues and would be counter to the goal of this General Plan Employment District.
2. This site is located within a prime employment growth area in proximity to several major firms. This includes the 2 million-square-foot Boeing Co. manufacturing facility; MD Helicopters who is planning to add 150 new jobs after securing a \$1.4 billion U.S. Army contract; and Orbital ATK who plans to expand their current footprint in the area with the construction of a new 36,000 square foot building.

In addition, several major developments are underway in close proximity to PRS17-00331's proposed site. The Opus Group has begun construction on a new 150,000 square foot industrial complex less than one mile away. Also in proximity to the proposed site, EastGroup Properties, Inc. has announced plans for the Falcon Field Business Center which will break ground later this year and just to the south Jocko Development has begun pre-leasing their new 65,890 square foot Falcon Commerce building.

If we can be of assistance or provide additional information, please do not hesitate to call me at 480.644.3561, or by email at [William.Jabjiniak@mesaaz.gov](mailto:William.Jabjiniak@mesaaz.gov). Additionally, Marc Valenzuela, Economic Development Specialist, may assist you as well and can be reached at [Marc.Valenzuela@mesaaz.gov](mailto:Marc.Valenzuela@mesaaz.gov) or 480.644.4896.



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