

# UNBOUND GATEWAY

## **CITIZEN PARTICIPATION REPORT - FINAL**

Sossaman & Pecos Roads

Case # ZON21-00620 / DRB21-00616

Initial Submittal: June 28, 2021

Final Submittal: September 29, 2021

## **I. Introduction**

The purpose of this Final Citizen Participation Report is to provide a summary of the implementation of the Citizen Participation Plan as it pertains to the proposed development of the Property. The Property is roughly 150-acres located north and east of the northeast corner of Sossaman and Pecos Roads in Mesa as seen on the aerial attached at **TAB A**. The Property is currently vacant and zoned Agricultural (AG). A rezoning application (ZON21-00620) requests a rezoning to General Industrial (GI) with a Planned Area Development (PAD) overlay and site plan review (SPR). A Design Review application (DRB21-00616) also accompanies the proposal.

These applications will allow ownership to facilitate the development of new, industrial, manufacturing and employment development called Unbound Gateway. The project is consistent with the City's General Plan designation and compatible with the existing and anticipated surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

## **II. Contact**

George Pasquel III  
Withey Morris, PLC  
2525 East Arizona Biltmore Circle  
Phoenix, Arizona 85016  
602-230-0600  
Email: [George@witheymorris.com](mailto:George@witheymorris.com)

### **III. Contact List**

Parties affected by such an application typically includes properties owners within 1000-feet of the Property (as identified by the Maricopa County Assessor's Map), residents, registered neighborhoods, homeowners' associations, and/or other interested parties as identified by the City of Mesa. It should be noted, City Staff has informed the Applicant that no neighborhood groups or associates exist in the vicinity of this project. A copy of the contact list and map of the mailing area are attached at **TAB B**.

### **IV. Notification Details**

On June 28, 2021, first class letters were mailed to the Contact List. The letter alerted the recipient of a forthcoming application, provided information and exhibits on the project, provided contact information for the City and the Applicant and encouraged the recipient to contact the City or the Applicant with any questions or comments. See letter attached at **TAB C**.

On September 28, 2021, first class letters were again mailed to the Contact List. The letter provided updated information on the Project, provided hearing dates and participation details for the upcoming Development Review Board meeting as well as the upcoming Planning & Zoning Board meeting. The letter again provided contact information for the City and the Applicant and encouraged the recipient to contact the City of the Applicant with any questions or comments. See letter attached at **TAB D**.

On September 29, 2021, the Property was posted with three (3) separate hearing notification signs per the City requirements. The signs provided project information and information on the upcoming Planning & Zoning Board meeting. The sign also provided contact information for the Applicant and the City. See sign affidavit and information attached at **TAB E**.

## **V. Inquiries**

The Applicant received minimal inquiries regarding the applications. One phone call was received early in the process with general questions regarding timing of the project. No concerns were noted. The Applicant has been in near constant contact with the City, which has not notified the Applicant of any public inquiries.

## **VI. Summary of Outreach**

The Applicant will continue to be available to discuss the project with any interested parties.

Tab A

# Aerial Map



Unbound Gateway - Sossaman & Pecos



# Tab B

ARIZONA BOARD OF REGENTS

1125 N VINE AVE STE 103

TUCSON, AZ 85721

GERMANN INVESTMENTS NO 1

1745 E KNOX RD

TEMPE, AZ 85284

GI 30 LLC

2401 E MAGNOLIA ST

PHOENIX, AZ 85034

MESA CITY OF

20 E MAIN ST STE 650

MESA, AZ 85211

PECOS CHARTER LLC

3115 E LION LN STE 300

SALT LAKE CITY, UT 84121

PR20 LLC

1745 E KNOX ROAD

TEMPE, AZ 85284

UNITED STATES OF AMERICA

10 CAMPUS BLVD

NEWTOWN SQUARE, PA 19073

ARMSTRONG DENNIS L & INGEBORG E

2133 MONTICELLO RD

NAPA, CA 94558

GERMANN ROAD INVESTMENTS LP

8133 E PECOS RD

MESA, AZ 85212

KEB ENTERPRISES LLC

2100 W PLEASANT GROVE BLVD STE 450

PLEASANT GROVE, UT 84062

METSO MINERALS INDUSTRIES INC

20965 CROSSROADS CIRCLE

WAUKESHA, WI 53186

PECOS SOSSAMAN COMMERCE LLC

8120 E CACTUS RD NO 300

SCOTTSDALE, AZ 85260

TCA DEVELOPMENT L LC

1745 E KNOX RD

TEMPE, AZ 85284

WILLIAMS GATEWAY AIRPORT AUTHORITY

5835 S SOSSAMAN RD

MESA, AZ 85212

GATEWAY SOUTH LLC

2415 E CAMELBACK RD NO 700

PHOENIX, AZ 85016

GI 20 LLC

1745 E KNOX RD

TEMPE, AZ 85284

KEB ENTERPRISES LLC

5255 EDGEWOOD DR

PROVO, UT 84604

PECOS 2005 LLC/FIABA ENTERPRISES  
INC/DADEE EN

3901 E SAN MIGUEL

PARADISE VALLEY, AZ 85253

PHOENIX-MESA GATEWAY AIRPORT  
AUTHORITY

600 S POWER RD BLDG 41

MESA, AZ 85206

UNITED STATES OF AMERICA

3707 N 7TH ST

PHOENIX, AZ 85017

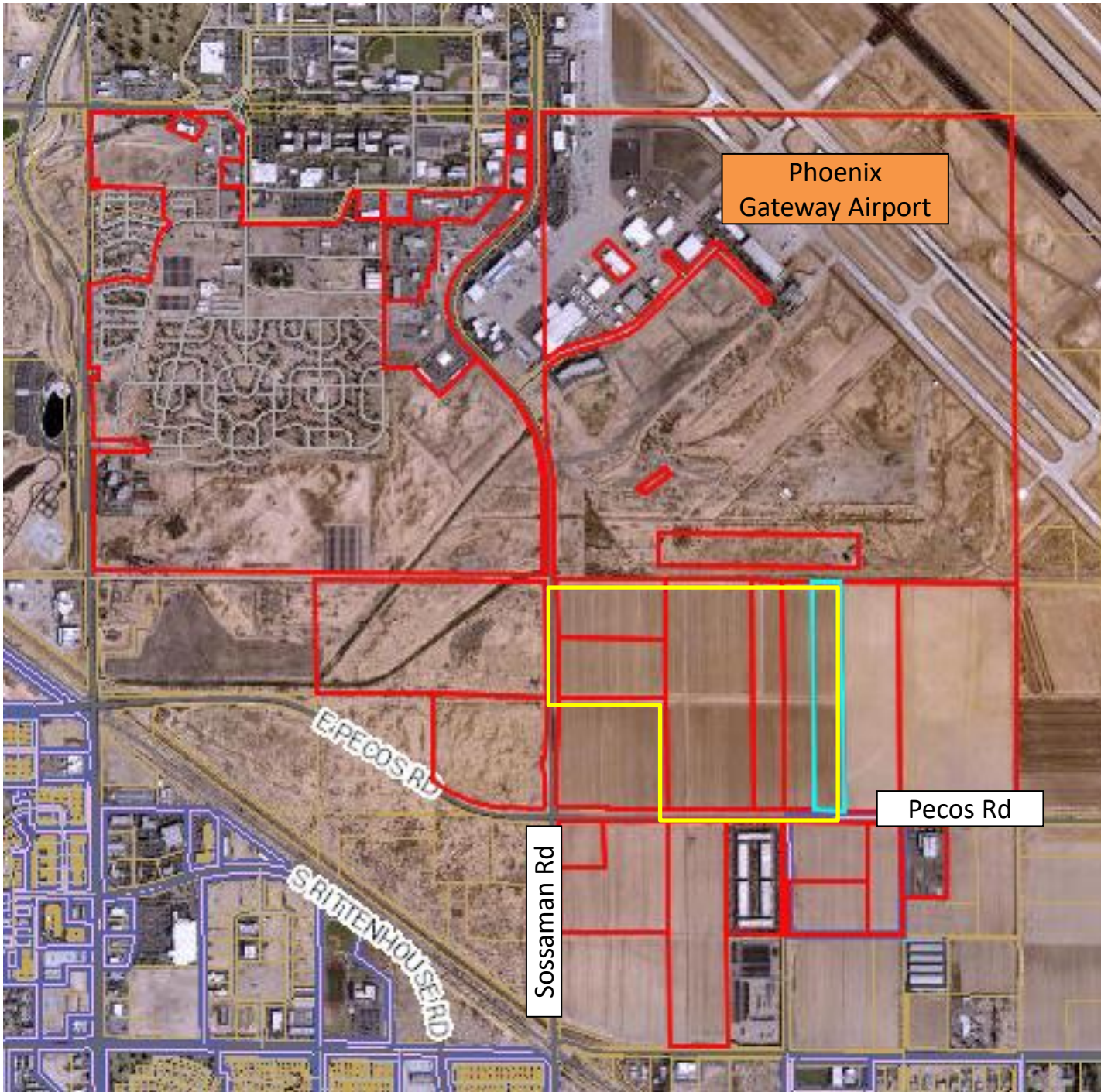
WILLIAMS GATEWAY BUSINESS PARK LLC

1825 N STAPLEY DR

MESA, AZ 85203



# 1,000 Ft Property Mailing



# Tab C



June 28, 2021

**Notice of Application for Rezoning & Site Plan Review**

+/-150-acre Property Located North and East of the Northeast Corner of Sossaman and Pecos in Mesa  
Case No PRS21-00272

Dear Property Owner (or) Interested Party:

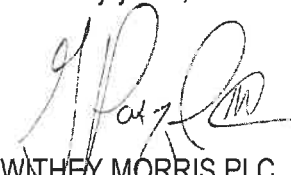
On behalf of the property owner, our office intends to file a rezoning application with the City of Mesa to allow for the development of Unbound Gateway - a new industrial, manufacturing and employment project, located on roughly 150 acres near the northeast corner of Sossaman and Pecos Roads. See attached aerial. The Property is currently zoned Agricultural (AG). The applications will rezone the Property to General Industrial with a Planned Area Development overlay (GI, PAD) and a Site Plan Review (SPR). The GI will provide a base of desired uses and development standards for the project, while the PAD Overlay will provide for appropriate modifications for the specific site and intended uses.

The Property has a General Plan designation of Mixed-Use Activity / Employment and is also within a designated Opportunity Zone and one of Mesa's recognized business districts – the Gateway Area Business District. For years, the City of Mesa has envisioned this area for large employment and industrial uses to take advantage of the nearby Mesa Gateway Airport and convenient freeway access. The projects would develop over large land assemblages and employ large quantities of highly skilled individuals at above-average wage levels. Unbound Gateway will be a major contributor to the realization of that vision with over 2.5M square feet of space for businesses and their employees. The preliminary site plan distributes the space amongst four (4) buildings which are oriented to provide visual interest while also screening the truck loading docks and associated uses from the adjacent streets. See attached preliminary site plan. Access to the site occurs from both Sossaman and Pecos.

As required by the City Planning Division, this letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding this pending application. Feel free to contact me at (602) 230-0600 or e-mail at [George@witheymorris.com](mailto:George@witheymorris.com). You may also receive future notification regarding the planned hearing schedule for the rezoning. Signs will also be posted on site with hearing information.

Again, I would be happy to speak with you regarding this project and can be reached at (602) 230-0600 or e-mail at [George@witheymorris.com](mailto:George@witheymorris.com). You may also contact the City of Mesa Planner assigned to this case, Jennifer Gniffke at (480) 644-6439. Please note, no meetings or hearings are scheduled at this time to review this project.

Sincerely yours,

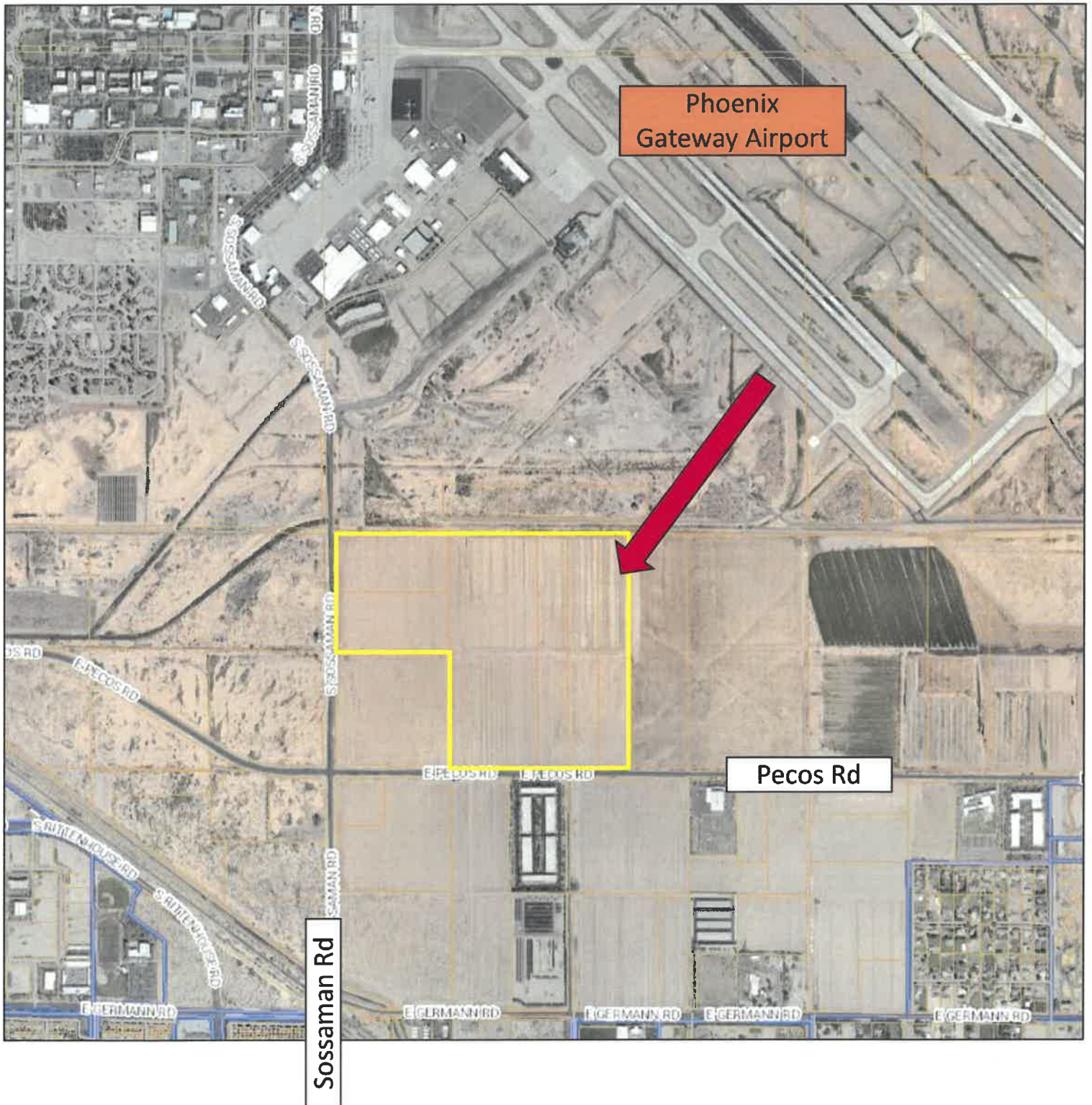


WITHEY MORRIS PLC  
By George Pasquel III

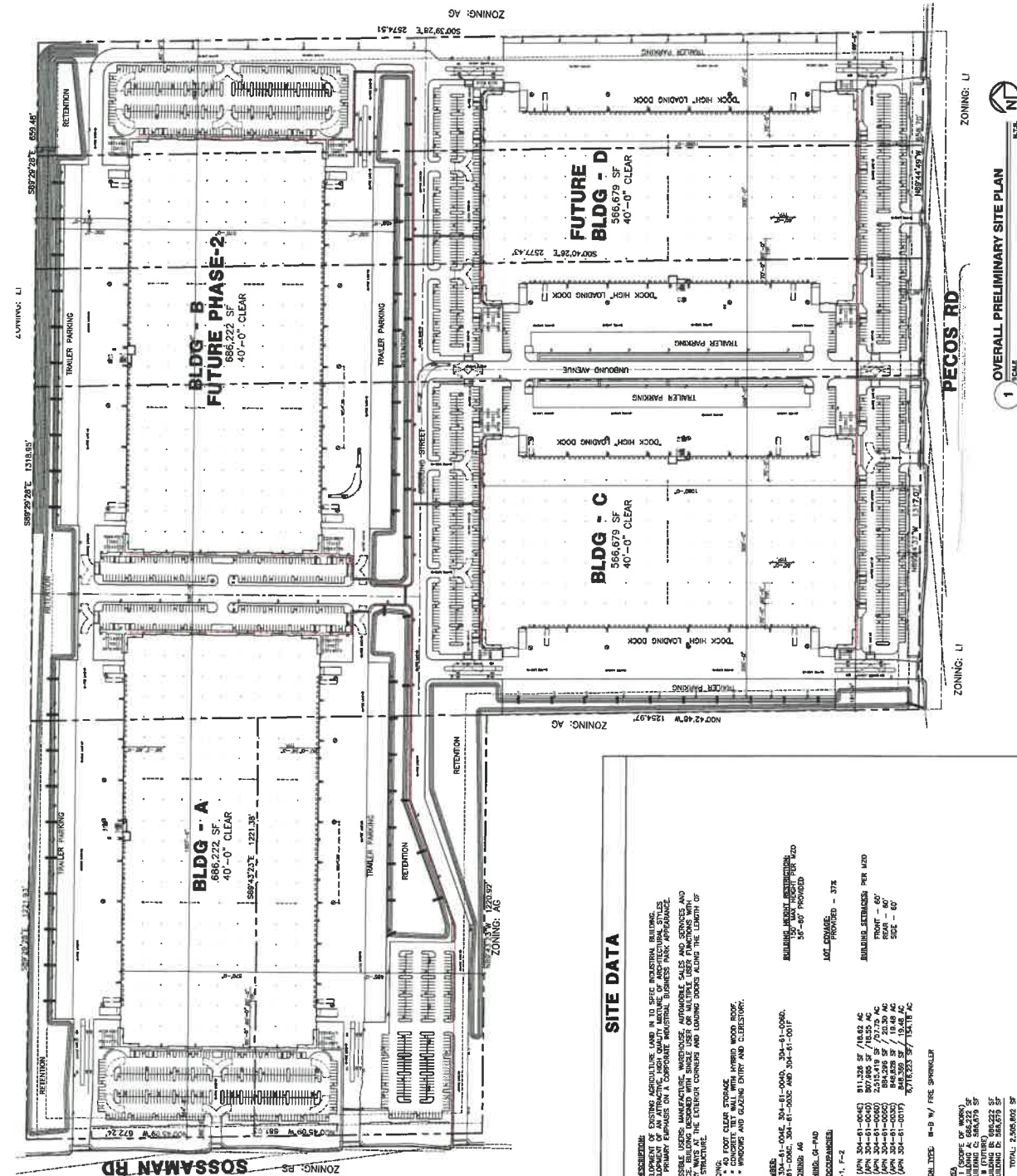
Enclosure(s): Aerial, Preliminary Site Plan



# Aerial Map



Unbound Gateway - Sossaman & Pecos

[illegible]

# Tab D





September 28, 2021

**Notice of Design Review Board Meeting - Notice of Planning & Zoning Board Meeting**  
**Case #DRB21-00616 Case #ZON21-00620**

A Rezoning from Agricultural (AG) to General Industrial with a Planned Area Development Overlay (G-I, PAD), and Site Plan Review (SPR) and Design Review (DRB) for an Industrial Development on the +/-150-acre Property Located North and East of the Northeast Corner of Sossaman and Pecos in Mesa

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office recently filed applications with the City of Mesa to allow for the development of Unbound Gateway - a new industrial, manufacturing and employment project, located on roughly 150 acres near the northeast corner of Sossaman and Pecos Roads. See attached aerial, preliminary site plan and sample elevations for reference. The two (2) applications filed consist of a Rezoning and Site Plan Review (**Case ZON21-00620**) which will rezone the Property from Agricultural (AG) to General Industrial with a Planned Area Development overlay (GI, PAD) and a Site Plan Review (SPR); and a Design Review application (**Case DRB21-00616**).

You may recall receiving previous correspondence regarding these applications. As required by the City Planning Division, this letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City provided registered neighborhoods within 1-mile. You may also receive future notification regarding these applications. Signs will also be posted on site with hearing information. The purpose of this follow up letter is simply to inform you the applications have now been scheduled for consideration by the Mesa Design Review Board and the Mesa Planning & Zoning Board. I would be happy to speak with you regarding these pending applications and the two (2) upcoming meetings. Feel free to contact me at (602) 230-0600 or e-mail at [George@witheymorris.com](mailto:George@witheymorris.com).

The public can attend both of these meetings either in-person or electronically and telephonically. The information for the two (2) separate meetings is as follows:

**Design Review Board Meeting**  
Case #DBR21-00616  
October 12, 2021, at 4:30pm  
City Council Chambers - Lower Level  
57 East First Street, Mesa

The live meeting may be listened to by calling **888-788-0099** or **877-853-5247** (toll free) using meeting ID **530 123 2921** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at least 1 hour prior to the start of the meeting.

**Planning & Zoning Board Meeting**

Case #ZON21-00620  
October 13, 2021, at 4:00pm  
City Council Chambers  
57 East First Street, Mesa

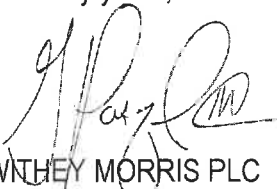
The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live), or listened to by calling **888-788-0099 or 877-853-5247** (toll free) using meeting ID **530 123 2921** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <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 either of the above meetings, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call the above listed phone numbers and following the prompts, prior to the start of the meeting. You will be able to listen to the meetings 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.

As previously noted, the Property has a General Plan designation of Mixed-Use Activity / Employment and is also within a designated Opportunity Zone and one of Mesa's recognized business districts – the Gateway Area Business District. For years, the City of Mesa has envisioned this area for large employment and industrial uses to take advantage of the nearby Mesa Gateway Airport and convenient freeway access. The projects would develop over large land assemblages and employ large quantities of highly skilled individuals at above-average wage levels. Unbound Gateway will be a major contributor to the realization of that vision with over 2.5M square feet of space for businesses and their employees. The preliminary site plan distributes the space amongst four (4) buildings which are oriented to provide visual interest while also screening the truck loading docks and associated uses from the adjacent streets. Access to the site occurs from both Sossaman and Pecos.

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Sincerely yours,

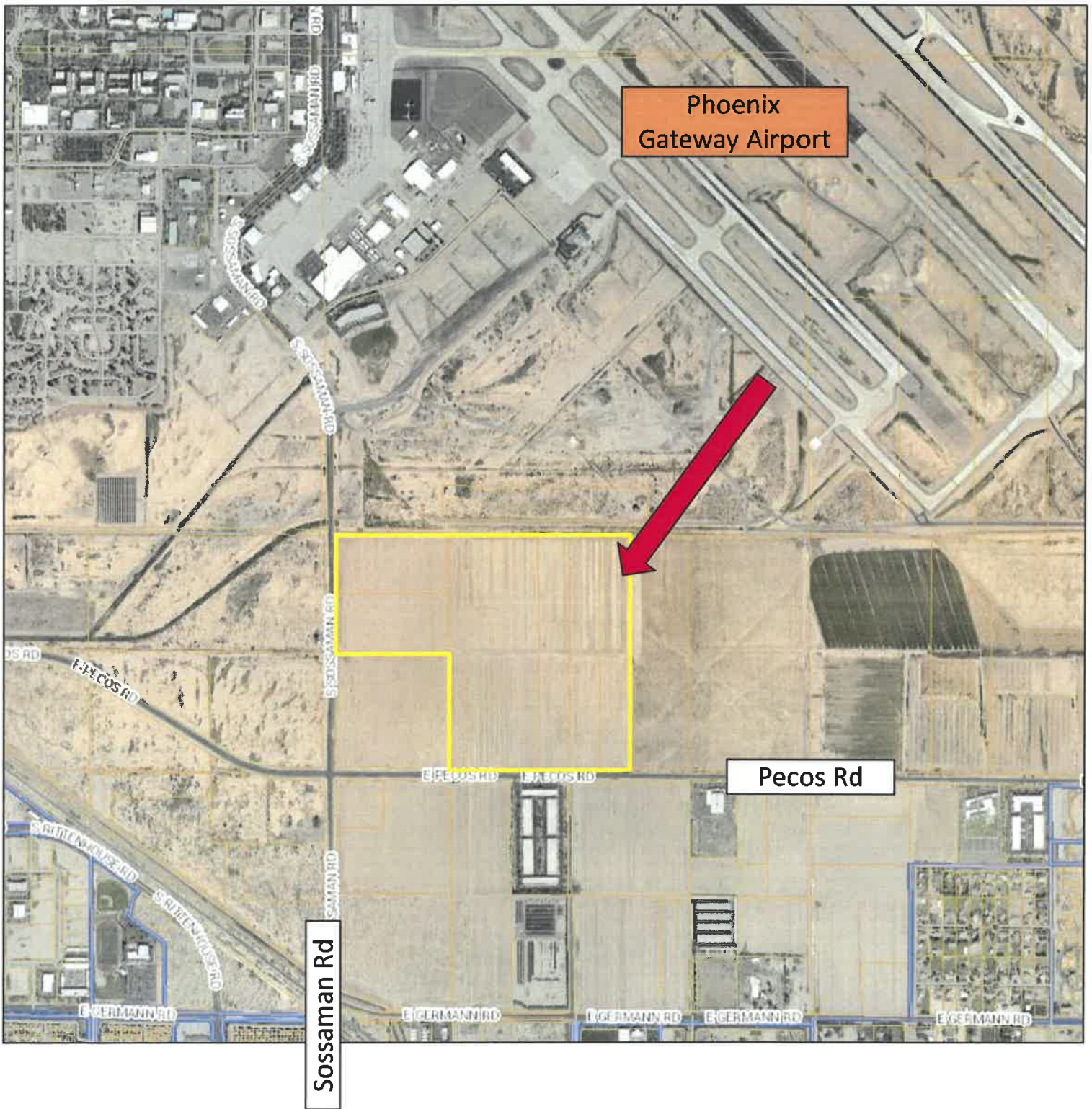


WITHEY MORRIS PLC  
By George Pasquel III

Enclosure(s): aerial, preliminary site plan, sample elevation



# Aerial Map



Unbound Gateway - Sossaman & Pecos







DESIGN "WOLFRAMITE"  
DESIGN "TUNDRA"  
DESIGN "WOLFRUM"  
DESIGN "INSPIRATION PEAK"  
STEM FRONT SYSTEM  
F" INSULATED GLASS BOARDGLASS - SOLUBLE IN CLEAR  
ANODIZED ALUMINUM FRAME

# Tab E