
From: JD Beatty <JD.Beatty@MesaAZ.gov>

Sent: Wednesday, May 25, 2022 4:26 PM

To: Assenza, Adam <adam.assenza@stb.gov>; Mudigonda, Anil P. <Anil.Mudigonda@jacobs.com>; Buckley, Maggie <Maggie.Buckley@jacobs.com>; Ambadipudi, Ravi <Ravi.Ambadipudi@jacobs.com>

Cc: Erik Guderian <Erik.Guderian@mesaaz.gov>

Subject: [EXTERNAL] RE: City of Mesa - PAMZ/Gateway Area Development Map - PIRATE Project

STB & Jacobs,

Thanks for the patience here while we put this information together. Attached is a map depicting basically all the different development projects planned around the Gateway Area of Mesa in and surrounding the PIRATE Rail Project / Pecos Advanced Manufacturing Zone.

In addition, the 2nd attached Excel Spreadsheet corresponds to the map, and has the high level details on the amount of square footage planned, the acreage, the type of project and roughly when it might be expected to be complete. We included some of the employee counts where we know them or have a rough estimate of what could be expected. Note that most of the projects are planned/speculative and in various stages of construction/pre-construction/planning, and thus, we don't necessarily know employee counts until they are occupied or we know of tenants going into those spaces. However, they can range from a manufacturer like Electramecannica going into a 235,000 SF space with ~500 employees to a warehouse/distribution type facility that is 1,200,000 SF with 500 employees.

Hopefully this gives you a good idea of what's proposed in the area to give you more specifics around traffic and development activity, and if you have specific questions or need other details. Please feel free to let us know.

Best,

JD Beatty

Senior Project Manager

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From: JD Beatty

Sent: Thursday, May 19, 2022 5:49 PM

To: Adam.Assenza@stb.gov; Mudigonda, Anil P. <Anil.Mudigonda@jacobs.com>; Buckley, Maggie <Maggie.Buckley@jacobs.com>; Ambadipudi, Ravi <Ravi.Ambadipudi@jacobs.com>

Cc: Erik Guderian <Erik.Guderian@mesaaz.gov>

Subject: City of Mesa - PAMZ/Gateway Area Development Map - PIRATE Project

STB & Jacobs Team,

I just wanted to send a quick note to let you know we're still refining the development map and corresponding list of all the development activity in and around the Gateway area. There is a lot happening in the area to capture and try to summarize. We're reviewing with Erik and Transportation, but hope to have something back to you in terms of a Map with a corresponding excel list of projects by sometime next week. Appreciate the patience, and will pass along as soon as we have it reviewed and ready to send.

Thanks again!

JD Beatty

Senior Project Manager

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GATEWAY DEVELOPMENT MAP





Development/Code Name	Type of Project
80th & Pecos	Spec Industrial Development
Able Grid	Utility / Energy Storage Facility
Advanced Industrial Center	Spec Industrial Development
AEI - Ray	Spec Industrial Development
AEI - Germann	Spec Industrial Development
AEI - Pecos	Spec Industrial Development
Airgate 1	Spec Industrial Development
Berge Automall	Retail/Mix Use
Bridgestone	Advanced Manufacturing Facility
Brookfield	Spec Industrial Development
Cannon Beach	Mixed-Use Development
Caprock Partners - Levine	Spec Industrial Development
Caprock Partners / Airpark 202	Spec Industrial Development
CMC Steel	Advanced Manufacturing Facility
Comarch	Data Center / Mission Critical Campus
Communale	Spec Industrial Development
Project Cork	Warehouse & Distribution Facility
CRM Rubber	Advanced Manufacturing Facility
CyrusOne	Data Center / Mission Critical Campus
Dalfen	Spec Industrial Development
Dexcom	Warehouse & Distribution Facility
Dignity Health - Arizona General Hospital	Hospital
EdgeConneX	Data Center / Mission Critical Campus
ElectraMeccanica	Advanced Manufacturing Facility
Elliot 202	Spec Warehouse & Distribution
Elliot 94/96	Spec Industrial Development
Elliot Gateway	Spec Industrial Development
First Solar	R&D Facility
Fujifilm	Advanced Manufacturing Facility
Gallery Park	Retail/Mix Use
Gateway 202 (Scannell)	Spec Industrial Development
Gateway Airpark 202	Spec Industrial Development/Mix Use
Gateway Auto Mall	Retail/Mix Use
Gateway Commerce Center	Spec Industrial Development
Gateway Commerce Center 2	Spec Industrial Development
Gateway Interchange	Spec Industrial Development
Germann 5	Spec Industrial Development
Google	Data Center / Mission Critical
Greystar	Spec Industrial Development
Hawes Commerce Park	Spec Industrial Development
Hub @ 202	Spec Industrial Development
Indicap	Spec Industrial Development
JX Nippon	Advanced Manufacturing Facility
KT Fab	Manufacturing Facility
Landing - All Phases	Spec Industrial Development

Legacy Logistics	Spec Industrial Development
Lowe's	Warehouse & Distribution Facility
Madison Ventures	Spec Industrial Development
Matheson Gas	Advanced Manufacturing Facility
Meridian Commerce Park	Spec Industrial/Retail
MET 202	Spec Industrial Development
Meta / Facebook	Data Center / Mission Critical Campus
Metso	Advanced Manufacturing Facility
MGC Pure Chemical	Advanced Manufacturing Facility
Niagara Water Bottling	Manufacturing Facility
NTT - Future Build-Out	Data Center / Mission Critical Campus
NTT - Phase I	Data Center / Mission Critical Campus
Pecos 10	Spec Industrial Development
Pecos 17	Spec Industrial Development
Phelan 1 - Ray Road	Spec Industrial Development
Phelan 2 (Pecos Rd, W of Crismon)	Spec Industrial Development
Phelan 3 (Pecos Rd, E of Crismon)	Spec Industrial Development
Phelan Power (Power Rd)	Spec Industrial Development
Power 202	Spec Industrial Development
Power 42	Spec Industrial Development
Power Elliot	Spec Industrial Development
Power Industrial	Spec Industrial Development
Project Galway	Warehouse & Distribution Facility
Pursuit Park	Spec Industrial Development
Seefried	Spec Industrial Development
Shopoff Realty	Spec Industrial Development
Sossaman 202	Spec Industrial Development
Sossaman Business Campus	Spec Industrial Development
Starpont Hawes Commerce Center	Spec Industrial Development
Stonelake	Spec Industrial Development
SunState	Spec Industrial Development
Tailwinds	Spec Industrial Development
Parks Ellsworth	Spec Industrial Development
The Confluence Ph 1	Spec Industrial Development
The Confluence Ph 2	Spec Industrial Development
The Cubes	Spec Industrial Development
Thompson Thrift	Spec Industrial Development
Thompson Thrift Phase 2	Spec Industrial Development
Urbine	Retail/Mix Use
Van Trust	Spec Industrial Development
View 202	Spec Industrial Development
Wentworth 80th	Spec Industrial Development
ZF - Industrial Site	Spec Industrial Development
ZF	Advanced Manufacturing Facility

Total

Status	Size / Square Footage	Acreage (Approx,)
Planned /TBD	412,200	23
Planned /TBD	60,000	10
Under Construction - Complete by 2023	334,200	25
Planned - Complete by 2024	143,941	9
Planned - Complete by 2024	685,800	38
Planned - Complete by 2024	653,300	38
Existing	142,735	10
Planned / TBD	TBD	121
Existing	11,400	10
Planned / TBD	792,900	43
Under Construction	38,691	37
Planned - Complete by 2024	623,564	37
Approved - Complete by 2024	1,439,494	100
Existing	800,000	200
Under Construction - Complete by 2023	40,000	3
Planned - Complete by 2024	662,450	50
Planned - Complete by 2024	517,007	90
Existing	40,000	38
Planned / TBD	1,000,000	68
Planned / TBD	962,474	65
Existing	450,000	35
Completed / Existing	96,000	10
Planned / TBD	200,000	80
Under Construction - Complete by 2022	235,094	10
Completed / Existing	1,200,000	80
Planned - Complete by 2024	400,000	35
Under Construction - Complete by 2022	516,601	45
Existing	40,000	25
Existing	360,000	42
Approved / TBD	1,080,700	41
Approved - Complete by 2024	1,879,776	165
Planned / TBD	704,200	143
Planned / TBD	TBD	90
Under Construction - Complete in 2022	146,980	10
Planned - Complete by 2024	455,847	27
Planned - Complete by 2023	632,320	50
Planned / TBD	92,512	6
Planned / TBD	TBD	187
Planned - Complete by 2024	2,252,419	154
Approved - Complete by 2024	467,957	12
Approved / TBD	1,497,453	101
Approved / TBD	1,641,352	118
Planned / TBD	900,000	63
Approved / TBD	82,900	7
Existing/Ph 5 Under Construction-2022	625,000	80

Planned - Complete by 2024	598,080	87
Planned - Complete by 2024	1,200,000	150
Not formally submitted	TBD	156
Existing	18,620	5
Planned / TBD	446,000	40
Under Construction - Complete by 2023	770,034	57
Under Construction - Complete by 2025	2,460,000	396
Existing	43,425	10
Existing	66,000	26
Existing	450,000	35
Planned / TBD	1,250,000	80
Existing	220,000	20
Approved/TBD	111,415	10
Approved - Complete by 2024	228,400	18
Under Construction - Complete by 2023	208,322	10
Planned - Complete by 2024	423,575	26
Planned - Complete by 2024	190,240	9
Planned - Complete by 2024	157,175	8
Approved - Complete by 2024	330,496	18
Approved - Complete by 2024	542,498	40
Planned - Complete by 2023	456,889	26
Approved - Complete by 2024	574,650	40
Approved - Complete by 2025	276,000	43
Planned - Complete by 2024	895,000	64
Planned - Complete by 2024	971,976	64
Planned - Complete by 2024	3,889,353	268
Planned - Complete by 2024	1,518,078	106
Under Construction - Complete by 2023	357,402	25
Planned - Complete by 2024	546,733	34
Planned - Complete by 2024	546,600	35
Planned - Complete by 2024	122,720	10
Planned - Complete by 2024	173,194	14
Planned - Complete by 2024	854,564	61
Under Construction - Complete by 2022/3	509,932	35
Approved - Complete by 2024	352,638	16
Planned - Complete by 2024	1,640,000	99
Planned - Complete by 2024	254,934	25
Planned - Complete by 2024	618,423	47
Planned	719,000	14
Planned - Complete by 2024	1,284,192	80
Under Construction	629,300	25
Planned - Complete by 2023	746,240	60
Planned - Complete by 2024	2,000,000	195
Existing	600,000	145

55,569,365

5,363

[illegible]

4,004

[illegible]

Month	Industrial SF	Commercial SF
21-Apr	11,120,212	
21-May	9,308,527	
21-Jun	908,320	
21-Jul	7,461,858	
21-Aug	1,260,234	
21-Sep	1,782,898	
Total	37,255,829	
Under Construction	2,331,767	
Planned	34924062	21-Sep

September Updates 2021

Site Plans:

	APN	Case #
IndiCap	304-34-979D (bottom 2/3rds)	
Pecos 17	304-61-018A	
		Total

Grey

Van Transit	304-30-010C
Huntington Ind	304-63-006S
	304-62-004Q, 304-62-004V,
Retail (leave site plans)	304-62-004W
EdgeCore	304-34-977H (top half)
Project Earl	304-63-006V

Remove Grey

Industrial SF	Commercial SF	Non commercial
1,555,760		
227,138		
1,782,898		

August Updates 2021

Site Plans:

	APN	Case #	Industrial SF
Thompson Thrift (new plan)	304-01-006Q	ZON21-00540	254,934
Confluence Ph 2	304-31-010E, 304-31-010H	prs21-00563	356,500
Dignity Health expansion	304-03-846G	DRB19-00713	40,800
Thunderbird	304-61-002W	PRS21-00752	3,174,060
Applied Science School	304-61-010B		NA

Grey

Ab Emerson - ellsworth	304-62-004U		608,000
leave site plan, grey rest	304-01-006Q		
			1260234

Remove Grey

304-04-985A
site plan: 304-03-846F

New color section map no APN

Commercial SF

Non commercial

July Updates 2021

Site Plans:

	APN	Case #
Pecos Industrial	304-61-022N, 304-61-015V	
Pecos Hawes	304-62-008G	PRS21-00618
Hawes Germann	304-62-008L	PRS21-00610
Gateway Commerce Center 2	304-61-023P, 304-61-023N 304-30-024J, 304-31-009X, 304- 30-025K, 304-31-008H, 304-31- 008T, 304-31-008S	PRS21-00367
Gateway Airpark 202	304-31-010C	
Ellsworth Ray -Urbina	30434015E	PRS21-00613
Cork	304-17-014K	PRS21-00635
Caprock Sossaman	304-05-017J	PRS21-00516
Power Elliot	304-31-009Y, 304-31-009Z, 304- 31-012M, 304-31-013F, 304-31- 012L, 304-31-012J, 304-31- 013G,	ZON21-00595
Warner Gateway (new plan)	304-62-004V, 304-62-004Q	ZON21-00644
Tech Center @ Ellsworth (new plan)		

Total

Grey:

Drawing 1: Hawes	304-30-021D, 304-30-024F
Drawing 2	304-34-979D
Drawing 3: ZF	304-63-002C, 304-63-005, 304- 63-004F
Hawes 2	304-30-002E, 304-30-002G, 304-30-002J, 304-30-002H, 304- 30-003H, 304-30-004
Hawes 3	304-04-027, 304-04-025B 304-34-979D
Morrison	304-17-014L, 304-17-005B, 304-17-014M
Davcom	304-31-005A

Remove:

304-37-004E
304-62-003K
304-04-983

Industrial SF	Commercial SF	Non commercial
574,650		
150,168		
467,957		
455,847		
704,200	507293	550142
	719000	
517,007		
1,400,800		
456,889		
1,879,776		
854,564		
7,461,858		

June Updates 2021

Development/Code Name	APN	Case #
Heritage School	30461011H	
Galway	314-10-777	
Gateway Interchange		PRS21-00514

Total

Grey:

	304-36-003, 304-34-934, 304-34-935, 304-34-933, 304-36-005, 304-36-006, 312-19-886, 304-34-016Y, 304-34-931, 304-34-016Z
Drawing 1	304-37-004E
	304-01-012F
	304-31-010H, 304-31-010E
Drawing 2	304-30-024F
	304-31-009Y, 304-31-009Z, 304-31-012M, 304-31-013F
Warner Gateway	

Remove:

304-62-003K
304-04-983

Industrial SF	Commercial SF	Non commercial
		99500
276,000		
632,320		
908,320		

May Updates 2021

Development/Code Name	APN	Case #
Mutual Development/ Sossaman Biz Campus	304-04-010H	prs20-00857
	304-04-012L, 304-04-012J, 304-04-012K, 304-04-012F, 304-04-912, 304-04-012Z, 304-04-011Q, 304-04-011R, 304-04-011P	prs21-00381
Brennan/Elliott 80	304-30-054, 304-30-055, 304-30-058, 304-30-056	prs21-00311
Phelan Development Landing Phase 5	304-30-020K	zon21-00357
	304-31-010E, 304-31-010H	prs19-00395
Kitchell	304-04-925	prs21-00306
Larry Yount/Thompson Thrift MX use	30401006Q	prs20-00836
	304-31-002M, 304-31-002N,	
Huckleberry	304-31-002P	zon21-00255
	304-61-004E, 304-61-004D, 304-61-006D, 304-61-006C, 304-61-003C, 304-61-001F	prs21-00272
Andy Ogan/Unbound Gateway	304-61-013A	prs21-00368
Tailwinds	304-63-006V	prs21-00351
The Cubes		

Total

Grey:

Hawes Village	30430002A, 30404024C, 304-04-
Rehab Hospital	304-04-983
Ellsworth Elliot	304-04-918B, 304-04-919
Drawing 1	304-34-979D
Crismon Pecos	304-34-015E
Cyrus One	304-04-984A, 304-04-985A
	304-61-023L, 304-61-023P, 304-61-023N
Sossaman Germann	

Remove:

Industrial SF	Commercial SF	Non commercial
357,402		
651,948		
208,322		
100,742		
214,548		
updated	22333	
961,843		
2,469,728		
173,194		
4,170,800		
9,308,527		

April Updates 2021

Development/Code Name	APN	Case #	Industrial SF
Gateway Commerce Center			146,980
Cannon Beach			
Power 42			542,498
Power 202			330,496
The Confluence Ph 1			509,932
Elliot 202			1,080,240
Comarch			32,400
E&E Retail			
Sossaman 202			1,518,078
RagingWire/NTT			1521468
ODFL			
Pecos 10			111,415
Javelina			183,185
Pecos Self Storage			
MET 202			770,034
Edison			235,094
Airpark 202			1,439,494
Mesa/Elliot Tech Park			286,582
Elliot Gateway			516,601
Abington Emerson			97,121
Tech Center @ Ellsworth			Updated
EdgeConnex			167,812
Gallery Park			
Airgate 1			142,735
Landing Ph 3			524,547
View 202			629,300
Legacy Sports			
Pecos Pacific			334,200
Total			11,120,212

Commercial SF Non commercial

117,430

under const
146,980
509,932
1,080,240
32,400
230000
235,094
97,121
142,735
524,547
2,999,049

24200

230000

85714

8407 check total

477248