



GATEWAY TOMORROW –
EASTSIDE TERMINAL PLANNING STUDY

EXECUTIVE SUMMARY

JUNE 2024



LETTER FROM THE BOARD

By Mayor Chip Wilson

City of Apache Junction

Chairman, 2024 PMGAA Board of Directors

As this year's Chairman of the Phoenix-Mesa Gateway Airport Authority (PMGAA) Board of Directors, I am proud to represent the six member communities – Apache Junction, Mesa, Gilbert, Gila River Indian Community (GRIC), Queen Creek, and Phoenix – that own and operate Phoenix-Mesa Gateway Airport. I've always been impressed by the shared vision, united voice, and regional spirit of cooperation that continues to guide the development and improvement of the Airport.

PMGAA is excited to present the conclusions of the Gateway Tomorrow - Eastside Terminal Planning Study. This inclusive, long-range planning exercise considered, refocused, and built upon past efforts using the most recent aviation industry and Airport data, regional demographic information, and current global economic conditions. The Study Advisory Committee included delegates from each member community, as well as representatives from Airport staff, the airlines, Federal Aviation Administration (FAA), and other key stakeholder groups. The purpose of the Study was to identify the important elements that must be included in a future, demand-driven commercial passenger terminal complex located on the eastside of the Airport.

Long-range facility and infrastructure planning has been a cornerstone of Gateway Airport's success. Developing sophisticated passenger activity forecasts for the next five-, ten-, and twenty-year planning horizons ensured that the Study's results will remain scalable and flexible to changing development timetables and market conditions. As the Airport continues to grow in the future, the goal is to stay at least one step ahead of the Airport's growing popularity and continue to provide our customers with a **just plane easy®** travel experience.

Thank you.



Chip Wilson, Chairman



Mayor Chip Wilson
Apache Junction
Chairman



**Lt. Governor
Regina Antone**
GRIC
Vice Chair



Mayor John Giles
Mesa
Treasurer



Mayor Julia Wheatley
Queen Creek
Secretary



**Mayor
Brigette Peterson**
Gilbert
Member



**Councilmember
Jim Waring**
Phoenix
Member

PROJECT OVERVIEW

PMGAA owns and operates Phoenix-Mesa Gateway Airport (Airport, Gateway Airport). Located in Mesa, Arizona, approximately 30 miles from downtown Phoenix, the Airport is a 3,000-acre commercial service airport with three 10,000-foot runways and a significant amount of aeronautical and non-aeronautical land available for private development.

In 2020, PMGAA completed a comprehensive Airport Master Plan Update resulting in a 20-year capital improvement program identifying facilities and infrastructure needed to accommodate future commercial passenger demand growth. As part of this program, PMGAA proposed to ultimately relocate all commercial aviation activity from the existing terminal located on the westside of the airfield, to a greenfield site located on the eastside of the Airport.

Existing commercial passenger terminal facilities and infrastructure on the westside will then be repurposed and redeveloped for air cargo, general aviation, corporate, and other aeronautical uses.

Although there is no specific timetable for relocating the commercial terminal complex to the eastside, PMGAA initiated an inclusive long-range planning study to begin identifying what needs to be built when it's determined that the commercial operation can no longer be supported on the westside. The **Gateway Tomorrow – Eastside Terminal Planning Study** (Study) will consider roadways, parking, terminal, fuel storage, ground transportation, and aircraft parking. It will also develop a rough-order-of-magnitude cost in 2024 dollars, and how best to fund the various elements of the project. There are several available funding sources – FAA Entitlement and Discretionary Grants, State of Arizona Grants, member community contributions, Passenger Facility Charges (PFC), Customer Facility Charges (CFC), General Airport Revenue Bonds (GARB), and PMGAA funds – but only certain aspects of the project will be eligible for specific types of funding.



Information from the Study will provide a helpful road map for PMGAA to follow when the member communities determine it's time to initiate the next phase of the eastside terminal development program.



SITE & FACILITY ANALYSIS

There are 700+ acres on the eastside of Gateway Airport within the boundaries of E. Ray Road, State Route 24, and Ellsworth Road. Gateway Boulevard will bisect the site, creating a clear delineation between aeronautical and non-aeronautical land uses. Gateway East, a 273-acre first-class airport business park, is being developed by the Boyer Company east of Gateway Boulevard and Gulfstream Aerospace Corporation is currently building a 225,000 sq. ft. West Coast Service Center west of Gateway Boulevard adjacent to Ellsworth Road. PMGAA will continue to maintain control of the remaining 140+ acres of aeronautical land, as well as approximately 250-acres along Taxiway Charlie east of Runway 12L-30R that has been designated for the future commercial terminal complex.

The objective of the facility analysis is to better define the overall acreage PMGAA needs to reserve for the eventual development, and future expansion, of the eastside terminal.

THE STUDY ADVISORY COMMITTEE (SAC) WAS TASKED WITH EVALUATING AND PRIORITIZING MANY DIFFERENT ASPECTS OF THE TERMINAL AND SUPPORTING INFRASTRUCTURE:

- ✈️ Single level terminal or separate arrival and departure levels
- ✈️ Terminal amenities – food, beverage, and retail concessions, airline lounges, and other public spaces
- ✈️ Ground loading aircraft or providing jet bridges from terminal
- ✈️ Surface vehicle parking or structured garage parking
- ✈️ On-Airport rental car operations or a remote consolidated rental car facility served by a shuttle
- ✈️ Separate ground transportation staging area
- ✈️ International passenger processing capabilities
- ✈️ Size and location of aviation fuel storage facility
- ✈️ Airport administration and operations space

GATEWAY TOMORROW STUDY ADVISORY COMMITTEE (SAC)

Scott J. Butler, Assistant City Manager
City of Mesa

Kyle Mieras, Development Services Director
Town of Gilbert

Jay DeWitt, Assistant Aviation Director/CDO
City of Phoenix

Marissa Garnett, Economic Development Manager
Town of Queen Creek

Shea Joachim, Assistant Town Manager
Town of Queen Creek

Rudy Esquivias, Development Services Director
City of Apache Junction

Elizabeth Antone, Wild Horse Pass Development Authority
GRIC

Paul Vanderveen, Wild Horse Pass Development Authority
GRIC

Michael Graci, Manager Airport Affairs/Corporate Real Estate
Allegiant Air

Thayne Klingler, Director Airport Affairs
Allegiant Air

Kyler Erhard, Lead Program Manager
FAA

John Lewis, President
East Valley Partnership

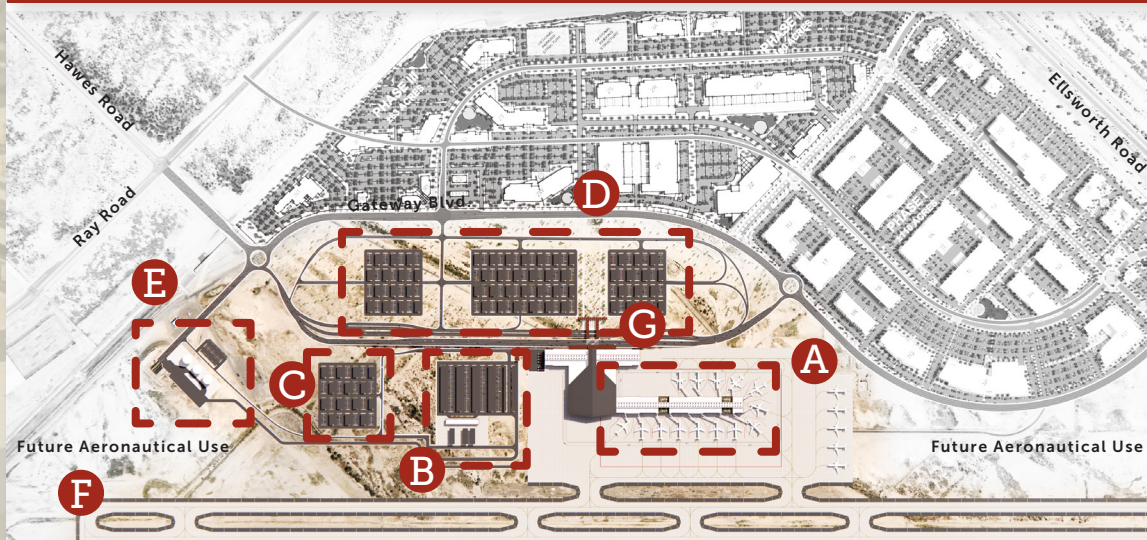
Lori Collins, Director of Business & Economic Development
PMGAA

Margi EvanSon, Director of Operations, Security & Maintenance
PMGAA



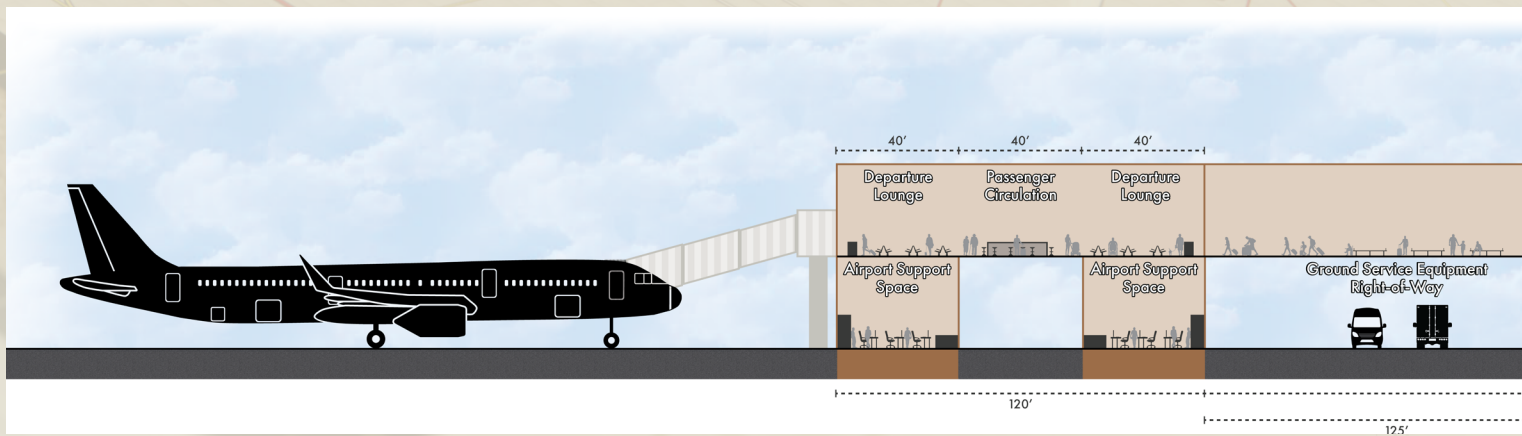
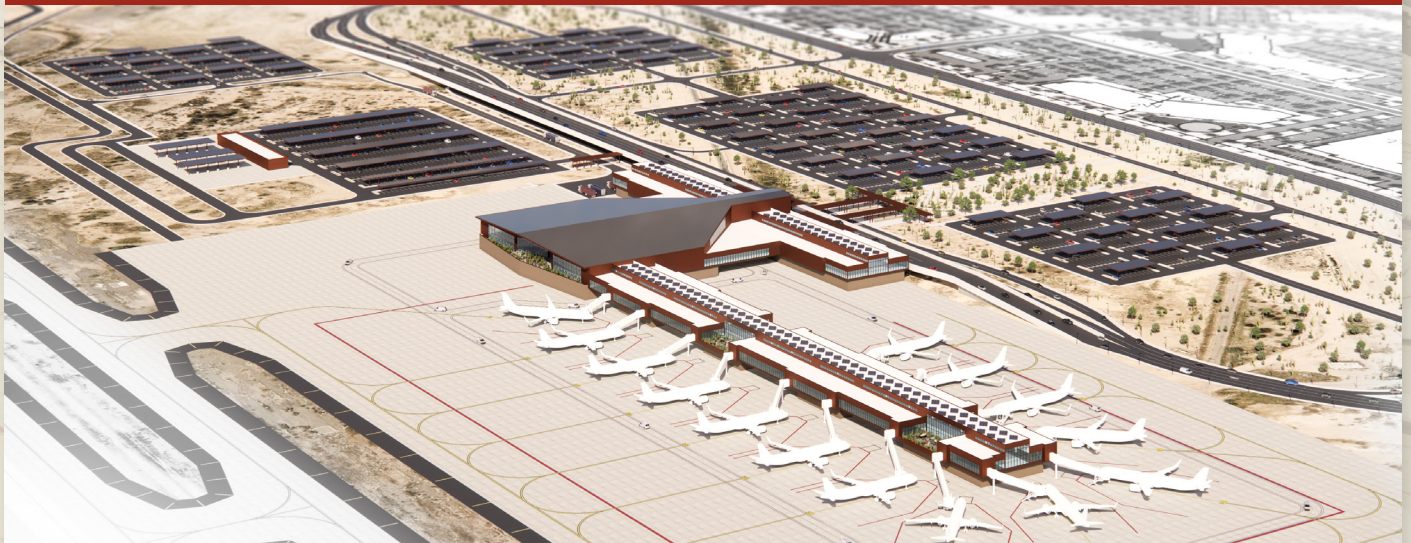
5

PHASE 1 LAYOUT

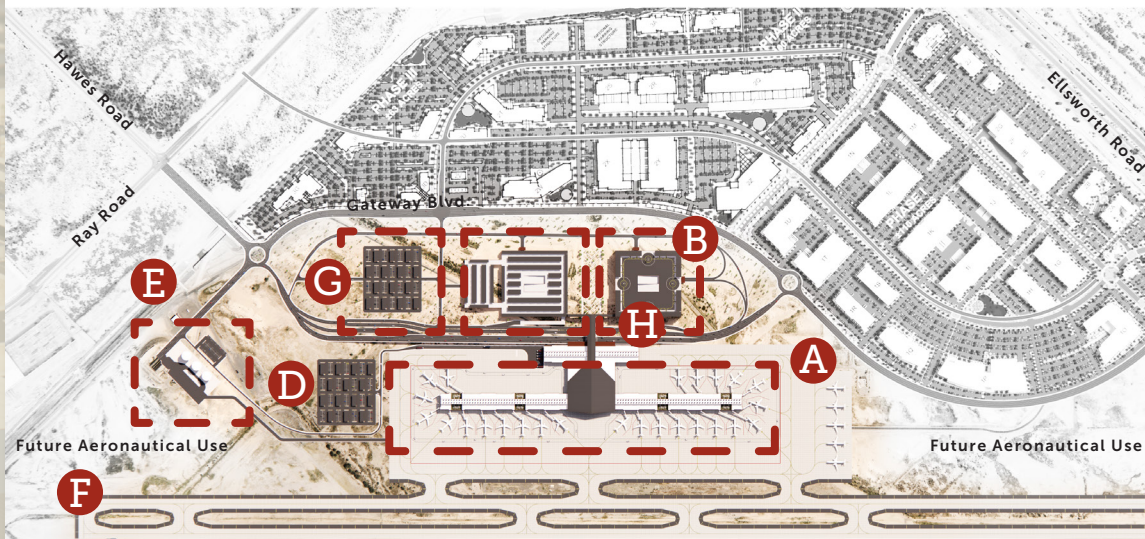


- A** 14-Gate Concourse
- B** At-Grade Rental Car Facility
- C** Employee Lot
- D** Surface Parking Lots
- E** 500K Gallon Fuel Farm and Cell Phone Lot
- F** Future Taxiway D (may not be needed in Phase 1)
- G** Two-Level Curb

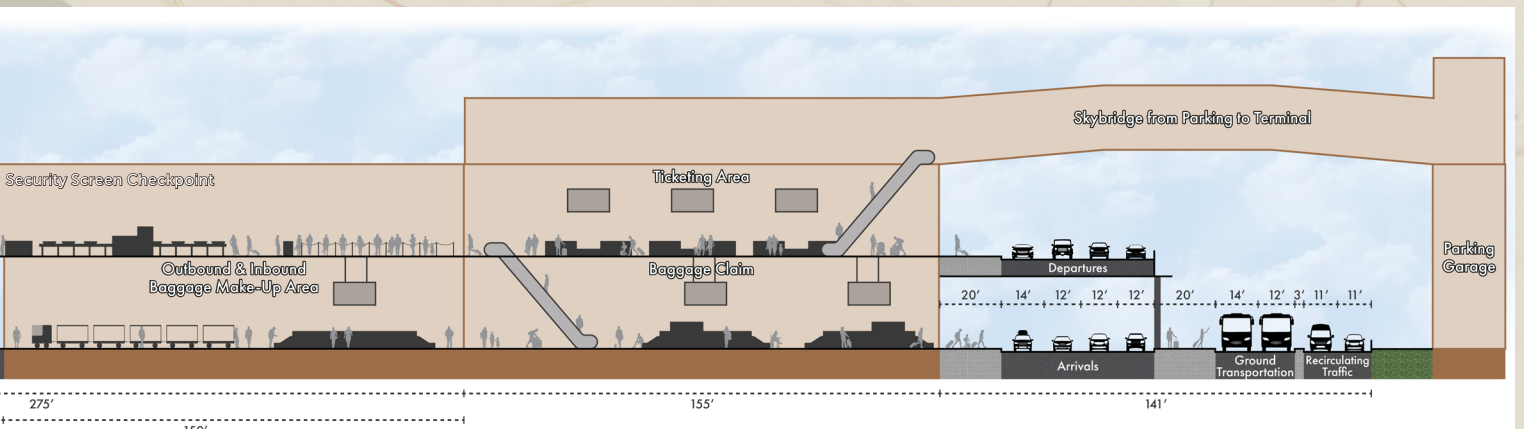
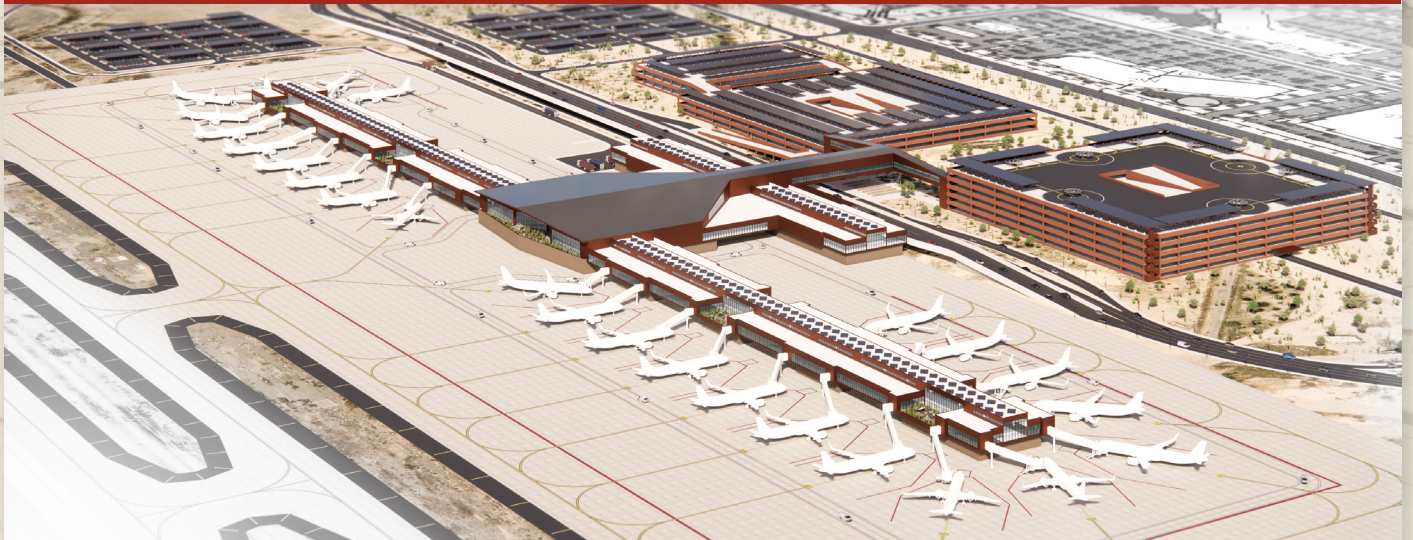
PHASE 1 TERMINAL RENDERING



ULTIMATE BUILD-OUT LAYOUT



ULTIMATE BUILD-OUT TERMINAL RENDERING



PHASE 1 COST ESTIMATES & FUNDING PLAN FRAMEWORK

The Study consultant team developed Phase 1 eastside terminal project cost estimates using 2024 construction costs. This approach is intended to provide a rough-order-of-magnitude estimate for the project and does not include design costs, soft costs, contingency, or any cost escalations considering future economic conditions. As need for the eastside terminal complex draws near, PMGAA will complete a more in-depth project costing exercise.

Phase 1 Eastside Terminal Cost Estimates

PROJECT DESCRIPTION	TOTAL COST
Airside	
Terminal Apron	\$69,420,775
Future Taxiway D	\$47,541,560
500,000 Gallon Fuel Farm Expansion & Service Road	\$10,852,000
Consolidated Rental Car Facility (CONRAC)	
At-grade CONRAC Facility	\$20,290,000
Landside	
Terminal Curb	\$49,700,000
Parking Lot A	\$3,380,000
Parking Lot B	\$5,500,000
Parking Lot C	\$3,380,000
Cell Phone Lot	\$500,000
Circulation Roads	\$8,000,000
Employee Lot & Access Road	\$11,840,000
Terminal	
14 Jet Gate Two-Level Terminal	\$602,540,000
Eastside Terminal Costs - Phase 1	\$832,944,335

The framework for the Phase 1 funding plan identifies project funding sources and eligibility but does not assign specific dollar amounts from each source, because at this time, the timing of the project is unknown. The Study did not consider the cost for the ultimate build-out scenario.

THE FOLLOWING FUNDING SOURCES ARE AVAILABLE FOR ELIGIBLE PORTIONS OF PHASE 1:

- ✈️ FAA Airport Improvement Program (AIP) Entitlement and Discretionary Grants
- ✈️ U.S. Department of Transportation (DOT) Grants
- ✈️ U.S. Department of Homeland Security (DHS) Grants
- ✈️ Passenger Facility Charges (PFC)
- ✈️ Customer Facility Charges (CFC)
- ✈️ State of Arizona Grants
- ✈️ Arizona Department of Transportation (ADOT) Grants
- ✈️ Member Government Contributions
- ✈️ Local Specialized Taxing Authority
- ✈️ Phoenix-Mesa Gateway Airport Authority Funds
- ✈️ General Airport Revenue Bonds (GARB)

PROJECT	FUNDING SOURCES								
	AIP Entitlements	AIP Discretionary	PFC	CFC	ADOT Grants	Member Govt.	Hotel Tax	Aiport Funds	GARBs
Airside									
Terminal Apron	●	●	●	●	●	●	●	●	●
Future Taxiway D	●	●	●	●	●	●	●	●	●
500,000 Gallon Fuel Farm Expansion & Service Road	●	●	●	●	●	●	●	●	●
At-grade CONRAC Facility	●	●	●	●	●	●	●	●	●
Landside									
Terminal Curb	●	●	●	●	●	●	●	●	●
Parking Lot A	●	●	●	●	●	●	●	●	●
Parking Lot B	●	●	●	●	●	●	●	●	●
Parking Lot C	●	●	●	●	●	●	●	●	●
Cell Phone Lot	●	●	●	●	●	●	●	●	●
Circulation Roads (Including Ground Transportation Staging Areas)	●	●	●	●	●	●	●	●	●
Employee Lot & Access Road	●	●	●	●	●	●	●	●	●
Terminal / Two-Level Concourse	●	●	●	●	●	●	●	●	●

LEGEND: ● Eligible & suggested use of funds ● Eligible, but low on priority list. Not the suggested use of funds. ● Not eligible

SUMMARY

The purpose of this Study was to create a shared vision for an eastside commercial passenger terminal complex concept. Additional planning in the future will be needed to bring the preferred concept, project costs, and funding options into clearer focus.

Until that time, PMGAA will continue to reserve approximately 250 acres of aeronautical land located on the eastside of the Airport to be used for a future, demand-driven commercial passenger terminal.

ALTHOUGH THE TIMETABLE FOR THE RELOCATION OF THE COMMERCIAL OPERATION IS UNKNOWN, THE STUDY REVEALED THAT THE SIZE AND LOCATION OF THE SITE, AND ITS CLOSE PROXIMITY TO THE AIRFIELD AND REGIONAL HIGHWAY NETWORK, PROVIDED THE FOLLOWING BENEFITS:

- ✈️ Land availability to accommodate an operationally efficient 25-gate terminal and all support facilities and infrastructure.
- ✈️ Site leaves approximately 140 acres for other aeronautical and non-aeronautical development activities.
- ✈️ Site provides convenient and easy access to State Route 202, the designated future main entrance to the Airport.
- ✈️ Site provides flexibility and scalability to accommodate emerging aviation industry trends and future passenger activity increases.
- ✈️ Study's preferred alternative concept can be considered during future FAA Airport Master Plan Updates and City of Mesa planning exercises, as well as used as an advocacy tool with federal, state, and local partners and other important stakeholder groups to show that the Airport has facility and infrastructure plans to accommodate continued growth.

It is not PMGAA's intention to let this Study's Final Report gather dust on a shelf. A strategic plan of action has been created that includes various short- and medium-term initiatives designed to continue preparing the eastside site for the eventual relocation of the Airport's commercial passenger operations.

THANK YOU

PMGAA would like to thank lead consultant Mead & Hunt, PMGAA Board of Directors, Gateway Senior Staff, PMGAA Planning Project Manager Tony Bianchi, and the members of the Gateway Tomorrow – Eastside Terminal Planning Study Advisory Committee for their participation, leadership, and contribution to this project.





GatewayAirport.com