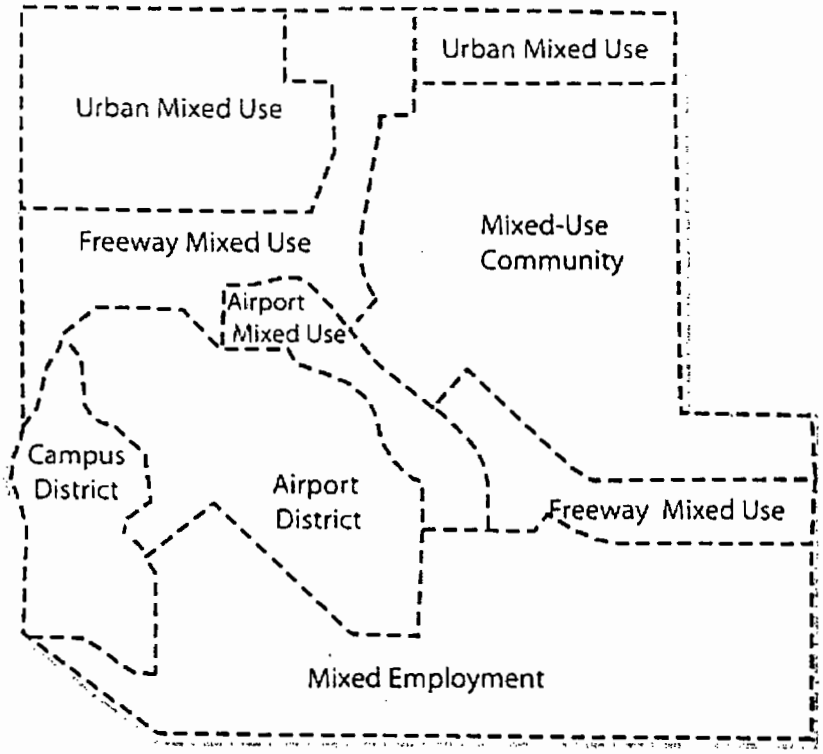Mesa Gateway Strategic Development Plan | Framework