

## **Citizen Participation Report**

### **City of Mesa-Falcon Field Airport Citrus Groves Property**

A contact list was developed for citizens and agencies in this area including:

- All registered neighborhood associations within one mile of the project.
- Homeowners Associations within one half mile of the project.
- Property owners - focused on 1,000 feet from site.

Letters of Notification were mailed to these contacts on March 28, 2016. Airport tenants were also notified via email.

A public meeting was held at 6:30 p.m. on April 13, 2016 at the Commemorative Air Force Airbase Arizona Museum, 2017 N. Greenfield Road, Mesa, AZ. The meeting ended at approximately 7:30 p.m.

#### **Emails Received after Mailing Letters of Notification**

**Kevin Shaffer (Airport tenant):** He is unable to attend the meeting on April 13<sup>th</sup> and would appreciate being provided with any pertinent information. Lori Gary responded she would be happy to provide him the minutes, as well as any material which may be presented at the meeting.

**Debbie Andrée (Owns property in Mesa Ridge Business Park):** Are there any details you can send me prior to the meeting so that I can be better informed and prepared? Is it the intent of the City to own the property in this development? I am interested in purchasing land. Corinne Nystrom responded that the City will retain ownership of the land. Lori Gary responded that the proposal entails adjusting some of the stipulations from the 2008 zoning case. Visuals will be provided at the meeting.

#### **Phone Calls Received after Mailing of Letters of Notification – None**

#### **Minutes from April 13, 2016 Public Meeting**

##### **Citizens in Attendance**

Debbie Andrée

Sherry Eklund

Ken Engel

Jim Harris, Coffman Associates

Bob McNichols

Ed Murphy

Matt Quick, Coffman Associates

##### **City of Mesa Staff (City) in Attendance**

Lori Gary, Economic Development Project Manager

Bradley Hagen, Airport Project and Operations Supervisor

Steve Ketchum, Senior Civil Engineer

Yvonne McCall, Real Estate Services Specialist II

Corinne Nystrom, Falcon Field Airport Director

Marrisa Ramirez-Ramos, City Council Assistant to District 5 Councilmember David Luna

Andrew Spurgin, Principal Planner

Dee Anne Thomas, Marketing/Communications Specialist II  
John Wesley, Planning Director

Falcon Field Airport Director Corinne Nystrom began the meeting with a welcome to attendees and introductions of City staff. She explained that the purpose of the meeting was to obtain citizens' comments about proposed modifications to the existing zoning project narrative and some of the stipulations in the 2008 Planning & Zoning case that would allow the property to be developed as Falcon Tech Center.

Economic Development Project Manager Lori Gary provided general background about the history of the 63.5-acre citrus groves property. In 2007, the Federal Aviation Administration (FAA) granted the City's request to use the property for non-aeronautical purposes with two stipulations: 1) the City retain ownership and 2) revenue generated from the land be used for Falcon Field Airport (Airport) purposes. In 2008, the Airport requested, and was granted, approval by the Mesa City Council for the land to be re-zoned from General Industrial to Planned Employment Park (PEP). The zoning change allowed the property's use to align more specifically with the City's goals for the property.

Planning Director John Wesley said the current PEP zoning provides a transition between the surrounding residential development and the Airport. The City is now seeking slight changes in the project narrative and zoning conditions in order to develop the property as planned. Mr. Wesley described the steps required for approval of the requested changes.

Ms. Gary presented a summary of the proposed use, goals and objectives for the Falcon Tech Center, as well as a conceptual layout of the development. The Center will be designed to support the growing technology, medical, and life sciences business sectors and increase the number of high quality, knowledge-based jobs in Mesa.

### Questions

Will each parcel on the land have a different architectural theme?

The Falcon Sub-Area Plan specifies the architectural types, guidelines and standards of what can be developed on the land.

What lease term will the new development's buildings have?

Since the property is owned by the Airport, the FAA allows up to a 50-year ground lease. A lease term beyond this would be considered by the FAA as comparable to the sale of the property, which they will not allow.

Is a 50-year lease term acceptable to developers?

Lease terms must exceed at least 20 years in order to be acceptable to most developers.

Is the City's goal to build-to-suit or to build the development and then recruit companies to occupy it?

This is still to be determined. If a company is in a location that is no longer suitable for it, then the City or a developer would consider build-to-suit to meet its needs. Also, the City or a developer could develop a speculative building and seek tenants for it.

Does the City plan to build the Falcon Tech Center all at once or in sections?

This is still to be determined and will depend on the preferences of the developer. The City could install the infrastructure (water, sewer, electrical, fiber) all at once or in sections. Also, the FAA is requiring that an environmental assessment be completed on the property before development occurs. The City wants to ensure that the development is compatible with surrounding uses and also that it does not adversely impact Airport operations.

Will the two parcels on either side of McDowell Road be developed at the same time?

Those parcels are privately owned, so they are not included in the Falcon Tech Center development.

#### **Next Steps**

1. Notices of public hearing will be provided to the Planning Department by May 4 so that Planning staff may send out notices to property owners within 500 feet of the project site.
2. The property will be posted with a sign for the Planning & Zoning Board hearing at least 2 weeks before the hearing date.

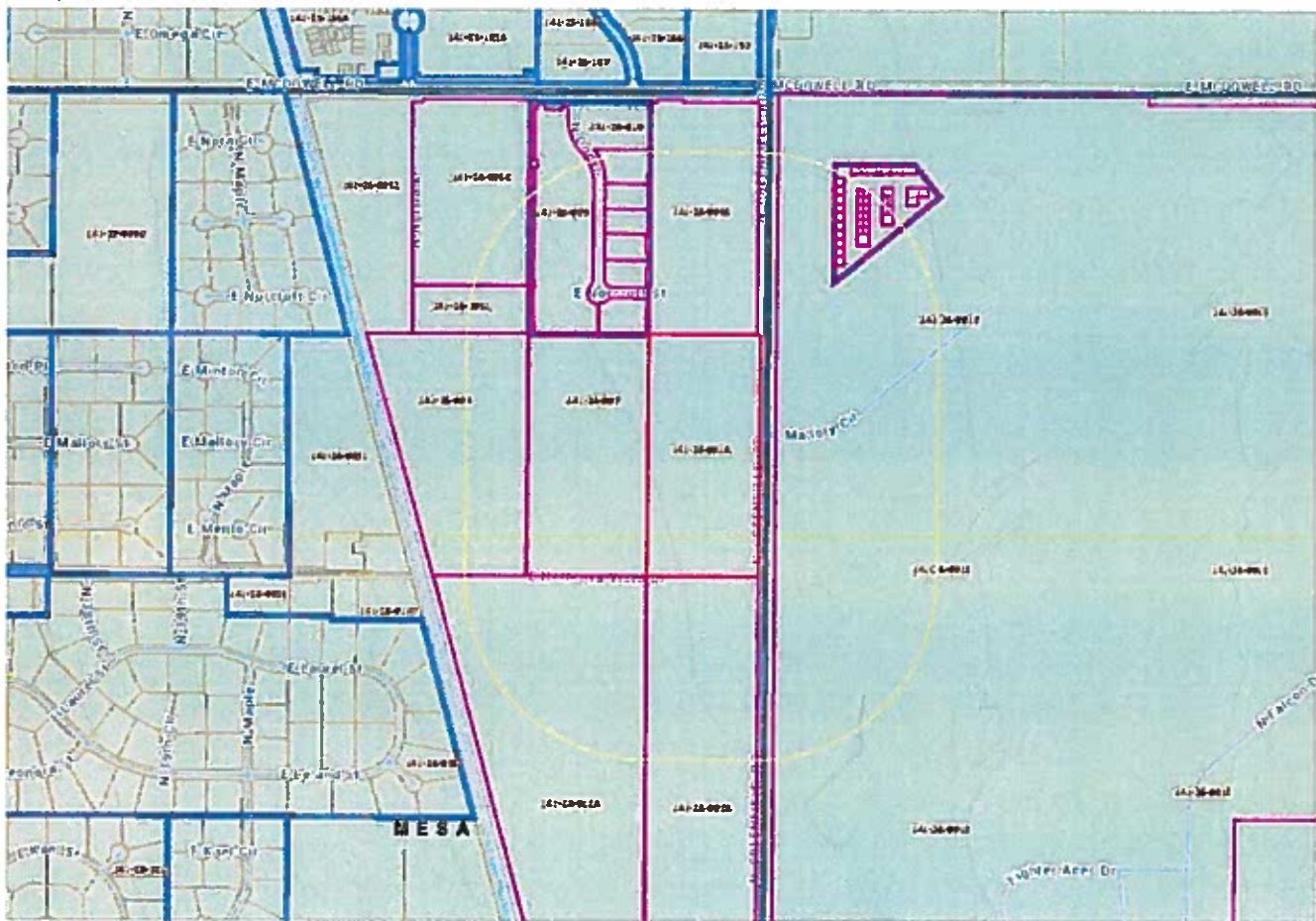
#### **Attachments**

1. Property Owner Contact List
2. 1000' Notification Maps of Surrounding Property Owners
3. Public Meeting Invitation
4. Public Meeting Agenda
5. Public Meeting Comment Form
6. Planning & Zoning Board Meeting Notification Letter

# Property Owner Contact List

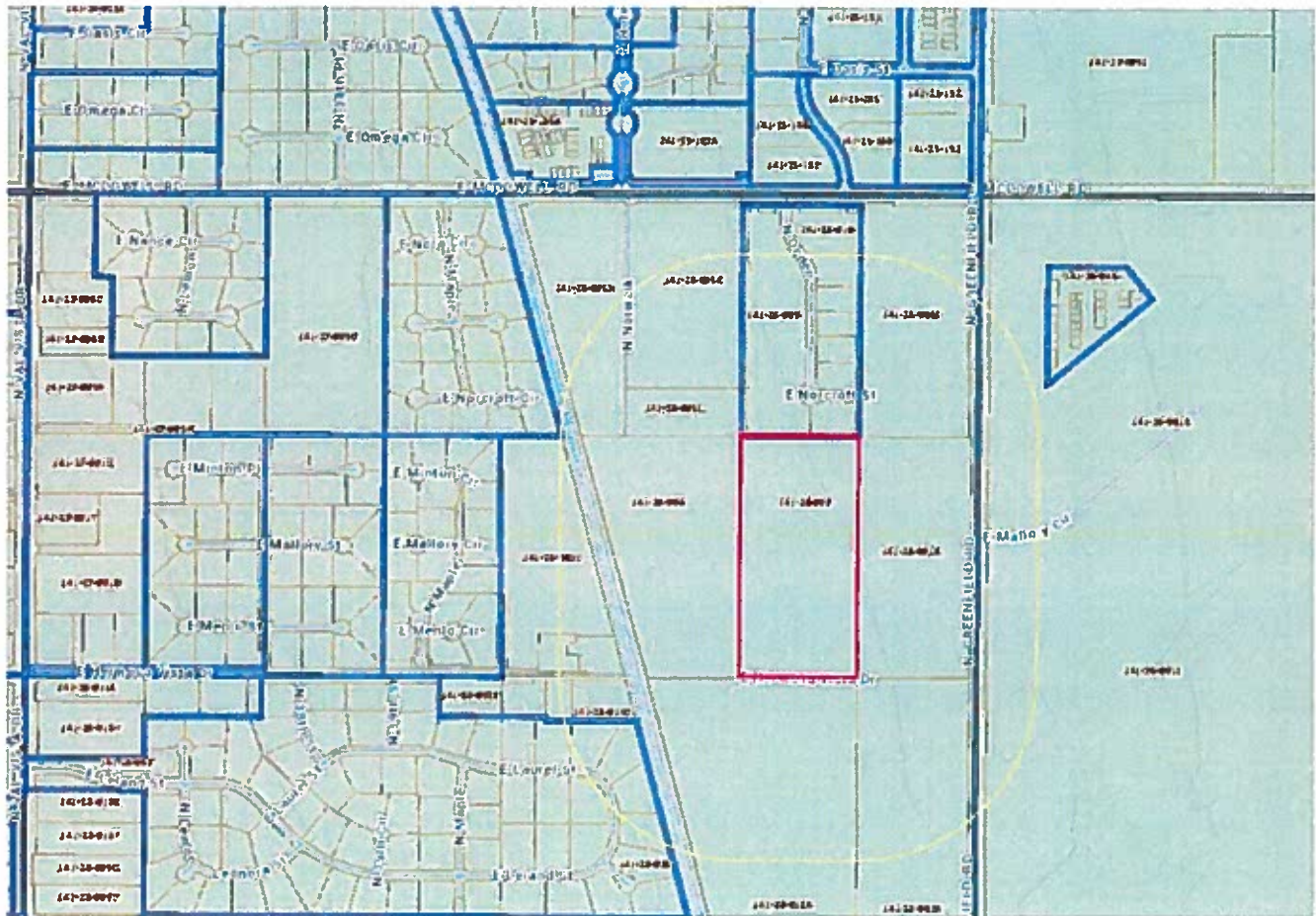
Owner	MAIL_ADDR1	MAIL_CITY	MAIL_S MAIL_ZIP	MAIL_COU	APN
ROOSEVELT WATER CONSERVATION DISTRICT	P O BOX 100	HIGLEY	AZ 85236 USA		14126008
AZ COLLECTOR CARS LLC	2401 W BELL RD	PHOENIX	AZ 85023 USA		14126011A
MC FARLAND DUNCAN/DEBRA	3925 E NORCROFT CIR	MESA	AZ 85215 USA		14127061
MCDOWELL CITRUST 100 LLC	3321 E BASELINE RD	GILBERT	AZ 85234 USA		14126005L
STODDARD FAMILY TRUST	3963 E LAUREL ST	MESA	AZ 85215 USA		14128037
VISTA ESTANCIA HOMEOWNERS ASSOCIATION INC 1834 E BASELINE RD NO 102		TEMPE	AZ 85283 USA		14127118
TWELVE FORTY-NINE LLC	16009 E CHOLLA DR	FOUNTAIN HILLS	AZ 85268 USA		14126015
FOSTER LARRY R/WENDY M TR	3949 E NORCROFT CIR	MESA	AZ 85215 USA		14127063
TRENDLER TODD M	4055 E LEONORA CIR	MESA	AZ 85215 USA		14128076
TARGHEE CAPITAL ADVISORS LLC	PO BOX 21736	MESA	AZ 85277 USA		14127057
SCHUH DONALD F TR	377 CLARION DR	GILLETTE	WY 82718 USA		14127113
MESA RIDGE BUSINSS PARK 1 LLC ETAL	8120 E CACTUS RD 300	SCOTTSDALE	AZ 85260 USA		14126018
WICKERSHEIM ROBERT D/SANDRA A TR	3947 E NORTHRIDGE CIR	MESA	AZ 85215 USA		14127066
CARLSON EDWARD H/CARRIE	3961 E NORCROFT CIR	MESA	AZ 85215 USA		14127064
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ 85211 USA		14126004
BAKER RICHARD P/JACQUELINE	4024 E LAUREL ST	MESA	AZ 85215 USA		14128071
ROSEWOOD ESTATES COMMUNITY ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ 85209 USA		14127075
REMINGTON DARREN B/MARGARET J	3925 E MINTON CIR	MESA	AZ 85215 USA		14127102
KOCHER KEITH A/KELLY J	2505 N MAPLE ST	MESA	AZ 85215 USA		14127110
OTTOSEN DONALD R TR	105 S 28TH ST	PHOENIX	AZ 85034 USA		14126006E
MY TIME LLC	PO BOX 648	SKAGWAY	AK 99840 USA		14127056
IMMELL RAYMOND G/BERGERON ASHLEY D	4041 E HERMOSA VISTA DR	MESA	AZ 85215 USA		14128014B
SAAGER FAMILY LIVING TRUST	3909 E MINTON CIR	MESA	AZ 85215 USA		14127103
NORBERG JARON B/DEENA S TR	3953 E MENLO CIR	MESA	AZ 85215 USA		14127114
SMITH GREGG A/JUDITH A TR	3928 E MINTON CIR	MESA	AZ 85215 USA		14127105
MILLER ROBERT	3937 E NORCROFT CIR	MESA	AZ 85215 USA		14127062
STEVEN ZAC & VIVIAN SALLY FRIEDLAND TRUST	16310 N 109TH WY	SCOTTSDALE	AZ 85255 USA		14128083
HORTON RICKIE L/CHRISTINA	3944 E LAUREL ST	MESA	AZ 85215 USA		14128035
MARTIN MARSHALL A/LORI A	4035 E LAUREL ST	MESA	AZ 85215 USA		14128084
WHITE MICHAEL BRENT JR	3939 E HERMOSA VISTA DR	MESA	AZ 85215 USA		14128002E
BINGHAM SCOTT D/KAREN D/CAMPBELL JAMIE ET 2537 N MAPLE		MESA	AZ 85215 USA		14127108
ANDERSON WILLIAM L/KATHERINE E TR	3937 E MENLO CIR	MESA	AZ 85215 USA		14127115
JOHNSON RONALD H	3912 E MINTON CIR	MESA	AZ 85215 USA		14127104

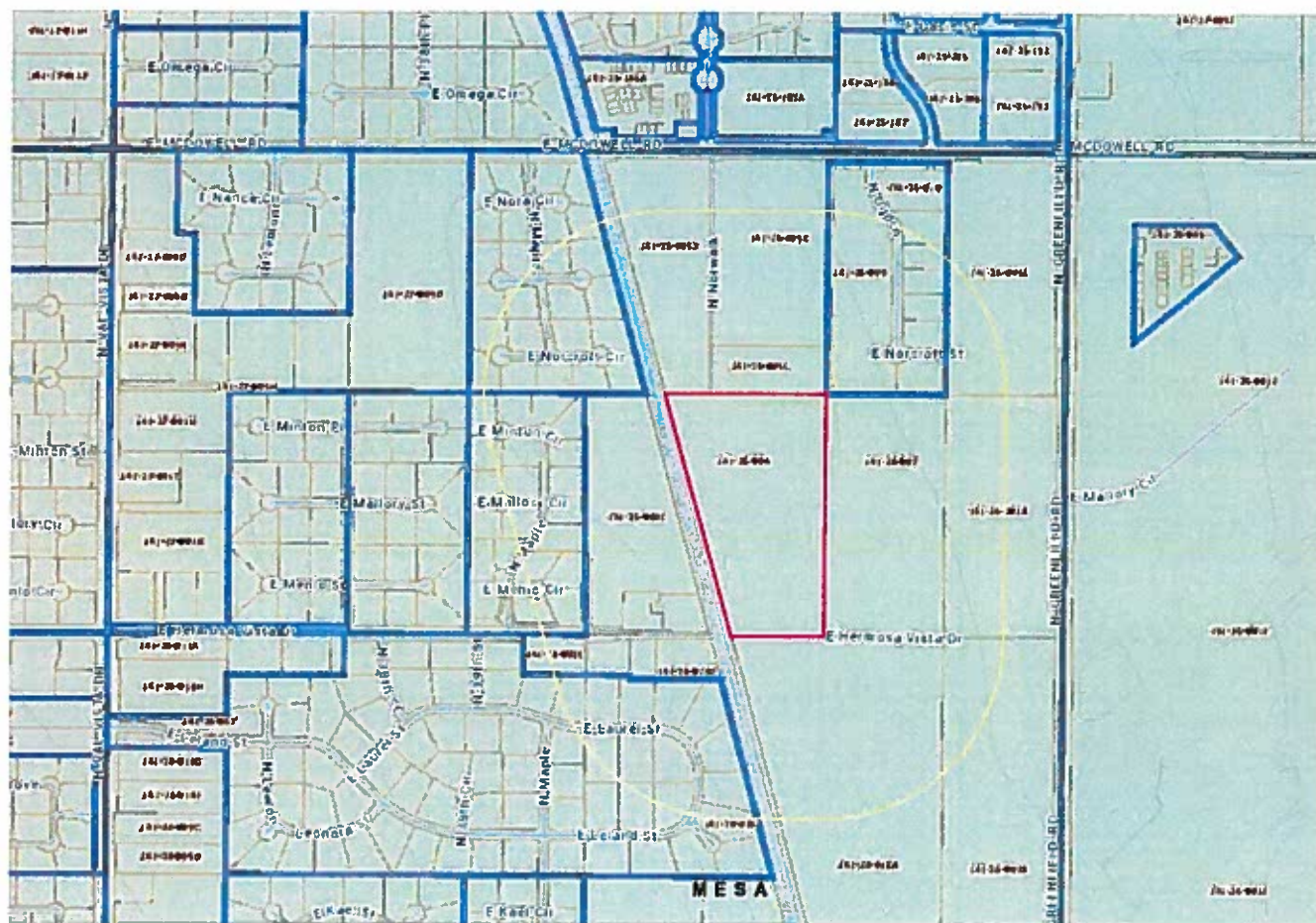
LE THANG D/VIET V	4048 E LAUREL ST	MESA	AZ	85215 USA	14128073
BRYCE GARY A/BARBARA L TR	PO BOX 1230	BLYTHE	CA	92226 USA	14126005J
NORBERG MICHAEL S/DARCI R	2521 N MAPLE	MESA	AZ	85215 USA	14127109
LANE TROY J TR	3944 N MINTON CIR	MESA	AZ	85215 USA	14127106
JONES EVAN J/JILL M	4018 E LAUREL ST	MESA	AZ	85215 USA	14128070
EWING IRRIGATION PRODUCTS INC	3441 E HARBOUR DR	PHOENIX	AZ	85034 USA	14126013A
HACENDADO DE MESA LC	1116 E GREENWAY NO 101	MESA	AZ	85203 USA	14127100
GHELA MANU/GITA M PATEL	4062 E HERMOSA VISTA DR	MESA	AZ	85215 USA	14126003K
WILSON FAMILY TRUST	2455 N MAPLE	MESA	AZ	85215 USA	14127111
BIGLER LANE R/MARYLOU M	3913 E NORCROFT	MESA	AZ	85215 USA	14127060
KNUTSON CHERYL/BLAIR/SHELDON/NIKKI	7 ALDERGROVE PL	EAST ST PAUL	MB	R2E OJ4 CANADA	14127054
FLATHERS FAMILY HOLDINGS INC	20292 E ACRE PL	ORANGE	CA	92869 USA	14126014
EVU FAMILY TRUST	130 S 63RD ST STE 101	MESA	AZ	85206 USA	14128082
THOMAS ROBERT/KIMBERLY H	3945 E NORA CIR	MESA	AZ	85215 USA	14127070
J&R REPAIR SERVICE OF ARIZONA LLC	29236 N RED FINCH DR	SAN TAN VALLEY	AZ	85143 USA	14126016
ADAMS PAMELA	3940 E MENLO CIR	MESA	AZ	85215 USA	14127112
VANCE OLIN N/SARA M	3912 E NORCROFT CIR	MESA	AZ	85215 USA	14127059
RANDY GEHRTS REVOCABLE LIVING TRUST	9825 E IDAHO AVE	MESA	AZ	85209 USA	14127071
SHORT DAVID E	3958 E NORTHRIDGE CIR	MESA	AZ	85215 USA	14127069
WILLIS GARY D/CYNTHIA A TR	4023 E LAUREL ST	MESA	AZ	85215 USA	14128085
TRUCK TOWN INC/GRANT PROPERTIES INC	1004 W TAFT AVE STE 150	ORANGE	CA	92865 USA	14126026
BRODERICK CRAIG/KIMBERLY	4065 E LELAND ST	MESA	AZ	85215 USA	14128075
IMMELL RAYMOND G & SYLVIA S	4024 E HERMOSA VISTA DR	MESA	AZ	85205 USA	14126003E
BREED CHARLES R/JANIS R TR	4019 E LAUREL ST	MESA	AZ	85215 USA	14128086
ALIOTO GAETANO JR/LINDA	W 286 N 6778 GERTRUDE LN	HARTLAND	WI	53029 USA	14128074
WILLIAMS J LADD/JANET L	3921 E MALLORY CIR	MESA	AZ	85215 USA	14127098
GRAINGER WILLIAM D/VICTORIA L TR	3964 E LAUREL ST	MESA	AZ	85215 USA	14128036
CLARK THOMAS L/JEANNE L	4036 E LAUREL ST	MESA	AZ	85215 USA	14128072
SABEY JOHN P/SHERI K	3924 E MALLORY CIR	MESA	AZ	85215 USA	14127101
CHON JAIME A/LETICIA E	2553 S MAPLE ST	MESA	AZ	85215 USA	14127107
VANTAGE FBO RICHARD BAKER IRA	20860 N TATUM BLVD SUITE 240	PHOENIX	AZ	85050 USA	14128014E
REILLY AVIATION LLC (LEASE)	4165 W WINTERWASH DR	TUCSON	AZ	85745 USA	14136014





1,000' Notification Map - 2 of 3









## **Public Meeting Invitation**

### **City of Mesa-Falcon Field Airport Citrus Groves Property**

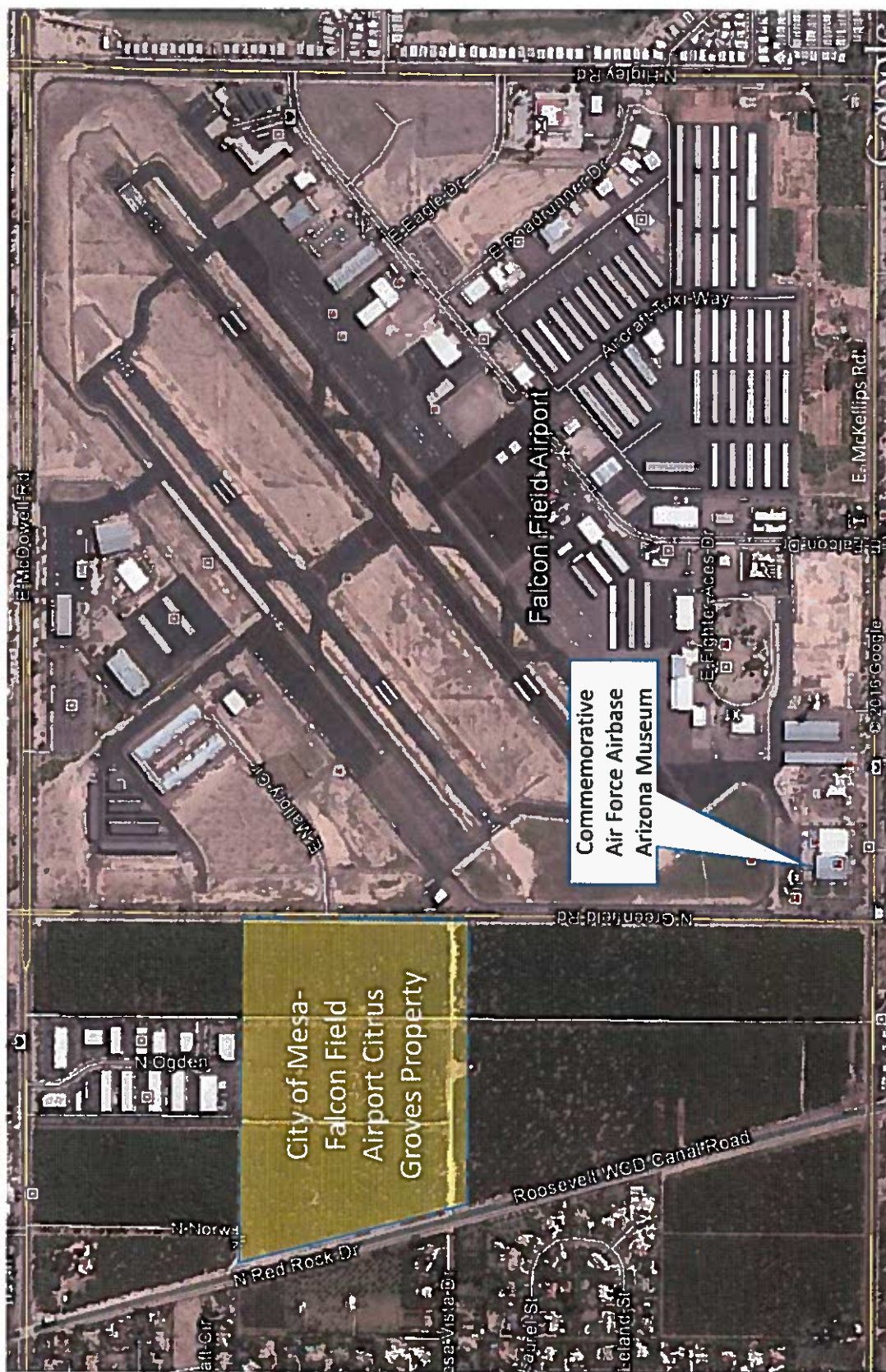
The City of Mesa (City) owns approximately 63.5 acres of property located west of Greenfield Road and Falcon Field Airport between McKellips Road and McDowell Road. The property is currently managed by Falcon Field Airport.

In 2008, Falcon Field Airport requested a property zoning change to Planned Employment Park (PEP), which was subsequently granted with stipulations.

Falcon Field Airport and the City of Mesa's Office of Economic Development would like to modify the project narrative and some of the stipulations that were included in the 2008 Planning and Zoning case in order to develop the property as the Falcon Tech Center. The City is seeking input from the public regarding this proposed change. The City will retain ownership of the property. A map of the property (depicted within the yellow highlighted area) is provided on the reverse side of this notice.

A public meeting is scheduled to be held on Wednesday, April 13, 2016 from 6:30 p.m. – 8:00 p.m. at the Commemorative Air Force Airbase Arizona Museum, located at 2017 North Greenfield Road, Mesa AZ 85215. The location of this facility is shown on the map on the reverse side of this notice. The purpose of this meeting is to provide the public with further information concerning this Planning and Zoning case, answer questions, and gather input from interested residents, Airport tenants, and business owners.

For additional information concerning this Planning and Zoning Case or the April 13<sup>th</sup> public meeting, please contact Lori Gary, City Economic Development Project Manager, at (480) 644-3964/ [lori.gary@mesaaz.gov](mailto:lori.gary@mesaaz.gov) or Corinne Nystrom, Falcon Field Airport Director, at (480) 644-2450/[corinne.nystrom@mesaaz.gov](mailto:corinne.nystrom@mesaaz.gov).



City of Mesa-Falcon Field  
Airport Citrus  
Groves Property

Commemorative  
Air Force Airbase  
Arizona Museum

## **Public Meeting Agenda**

### **City of Mesa - Falcon Field Airport Citrus Groves Property**

**6:30 p.m. Wednesday, April 13, 2016**

**Commemorative Air Force Airbase Arizona Museum  
2017 N. Greenfield Road, Mesa AZ 85215**

#### **Welcome and Introductions:**

Bill Jabjiniak, City Economic Development Director  
Corinne Nystrom, A.A.E., Falcon Field Airport Director

#### **General Background of City of Mesa-Falcon Field Airport Citrus Groves Property located west of Greenfield Road:**

Lori Gary, City Economic Development Project Manager

#### **Current Zoning/Land Use of City of Mesa-Falcon Field Airport Citrus Groves Property:**

John Wesley, City Planning Director

#### **Proposed Zoning/Land Use Changes of City of Mesa-Falcon Field Airport Citrus Groves Property:**

Lori Gary, City Economic Development Project Manager

#### **Public Comments/Suggestions/Questions**

For written comments or suggestions, please take a comment card.

**Thank you for attending!**



## Public Meeting

City of Mesa –Falcon Field Airport Citrus Groves Property

Comments

April 13, 2016

Please provide your contact information so we can contact you directly to respond to your questions/concerns.

Name:

Address:

Telephone:

Email Address:

Comments about zoning change proposed for the 63.5-acre citrus grove property.

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May 3, 2016

Dear Neighbor:

Falcon Field Airport and the City of Mesa's Office of Economic Development have submitted an application to amend Ordinance 4839, to modify a stipulation from zoning case Z08-022, and to modify the case narrative. Zoning case Z08-022 re-zoned approximately 63.5 acres of property west of Greenfield Road between McKellips Road and McDowell Road for future development of the property. The rezoning case had a condition of approval that stated compliance with the basic development as described in the project narrative. Falcon Field Airport and the City of Mesa's Office of Economic Development would like to propose a new project narrative. Adopting this new project narrative requires a modification to zoning case Z08-022 and an amendment to Ordinance 4839.

This letter is being sent to all property owners within 500 feet of the property at the request of the Mesa Planning Division. Enclosed for your review is a copy of the Conceptual Park Layout and the Entrance Monument Concept for the proposed development.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting scheduled to be held at 4:00 p.m., May 18, 2016 in the City Council Chambers, located at 57 East First Street. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The final decision regarding this case will occur at a City Council meeting. This meeting will be held approximately six weeks after the Planning and Zoning Board meeting. Please contact City staff for the time and location of the City Council meeting.

If you have any questions regarding this proposal, please call me at 480-644-2450 or Lori Gary, Economic Development Project Manager, at 480-644-3964. The City of Mesa has assigned this case to Andrew Spurgin of the Mesa Planning Division. If you have any questions regarding the public hearing process, he may be reached at 480-644-4691. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



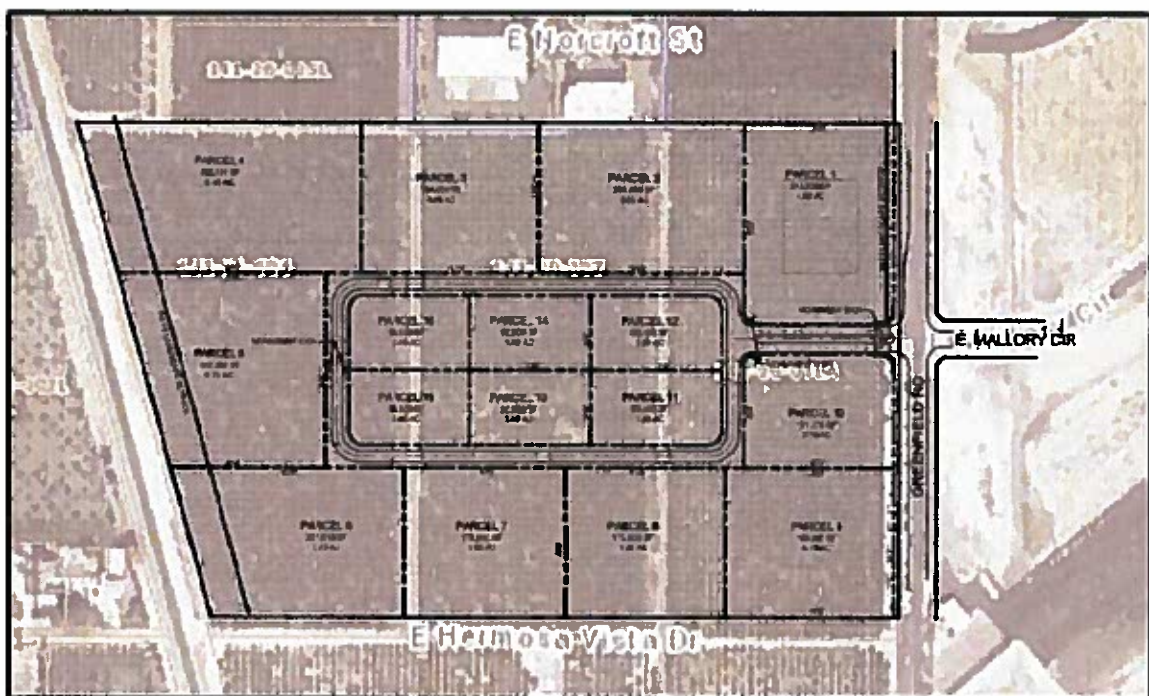
Corinne C. Nystrom, A.A.E.  
Airport Director, Falcon Field Airport

Enc.





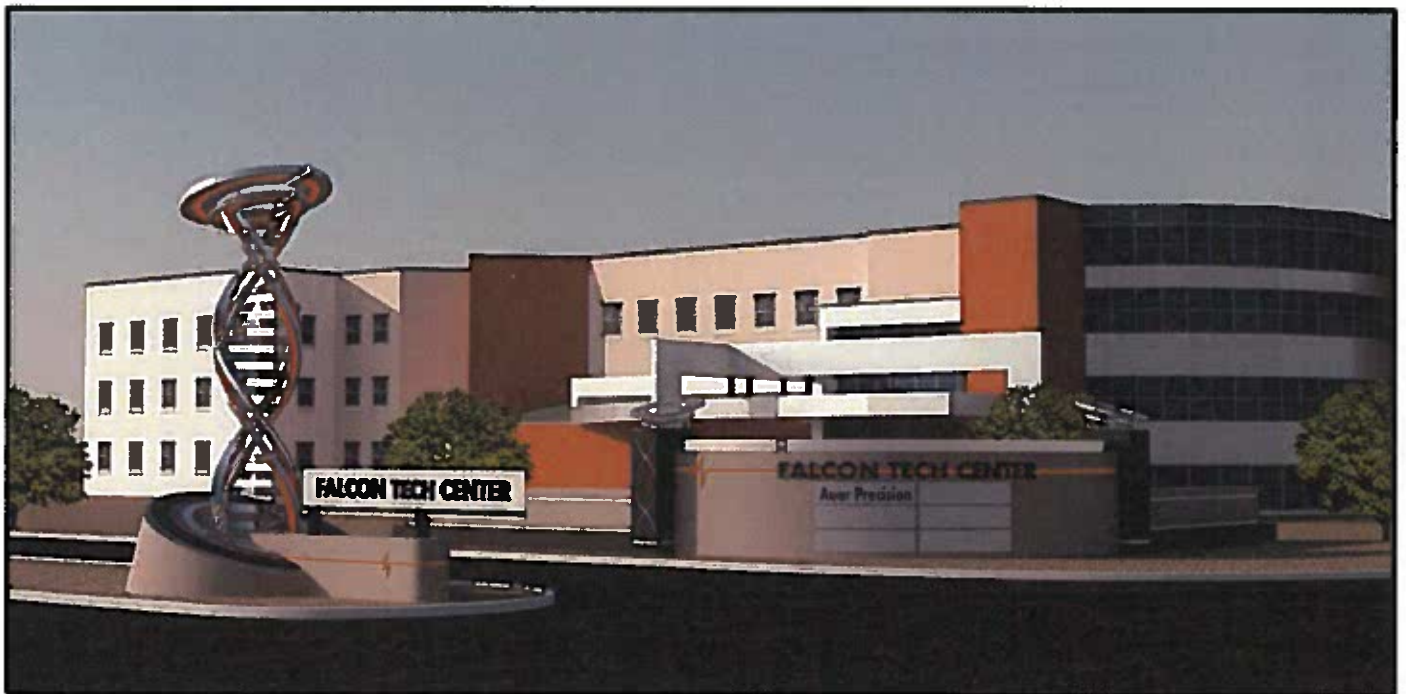
## Conceptual Park Layout



Falcon Tech Center



## Entrance Monument Concept



**Falcon Tech Center**