



Chapter 6 Property Ownership

6-1 Vacant Land and Ownership

Vacant land ownership plays a very significant role in the future of the Falcon Field Sub-Area, as it presents a number of issues, opportunities, and constraints. For the purposes of this Chapter, vacant land includes undeveloped land and all land without any structures (such as agricultural land). It is the single most significant resource in the Sub-Area, accounting for 2,649.4 acres (4.14 square miles) or 51% of all land during 2005. With the potential to affect more than half of Sub-Area land, the development of vacant lands can change the character of the entire area. The most significant holdings are described in the following sections, each section corresponding to an owner. The percentage of vacant land area by ownership is shown in Figure 6-1 and Table 6-1. Finally, the locations of vacant property by ownership are shown in Figure 6-2.

Figure 6-1

Percentage Ownership of Vacant Land

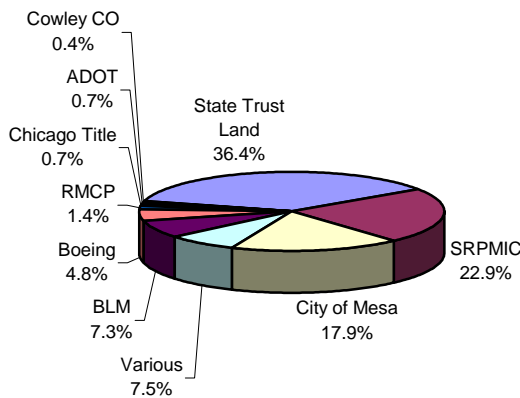


Table 6-1

| 2005 Ownership of Vacant Land in Acres | | |
|--|----------------|--------------|
| Owner | Acres* | % |
| State Trust Land | 964.5 | 36.4 |
| Salt-River Pima Maricopa Indian Community (SRPMIC) | 606.0 | 22.9 |
| City of Mesa | 474.2 | 17.9 |
| Various (Misc. Private Holdings) | 197.6 | 7.5 |
| Bureau of Land Management (BLM) | 193.8 | 7.3 |
| Boeing | 126.9 | 4.8 |
| Red Mountain Commerce Park (RMCP) | 38.0 | 1.4 |
| Chicago Title | 19.6 | 0.7 |
| Arizona Department of Transportation (ADOT) | 19.1 | 0.7 |
| Cowley CO | 9.7 | 0.4 |
| Total Vacant Acres* | 2,649.4 | 100.0 |

*includes adjacent ROW

6-2 State Trust Land

One of the areas of greatest significance is the land that is north of the Loop 202. The majority of this land is Arizona State Trust Land. Prior to and at statehood, the Federal government granted Arizona land to be held in trust primarily for the benefit of our state's public schools. Under federal and state constitutional law, this land and its resources are managed to provide income to the K through 12 schools and other Trust beneficiaries (which include the universities). This management is performed in the context of sound stewardship, conservation and business principles.

As of late 2005, the State Trust Land north of the Loop 202 was roughly 965 acres. The ownership presents both a constraint and an opportunity. Coordination with the State Land Department will be required for the sound stewardship and timely development of this land. This is an immense opportunity to influence the future of a nearly 1.51 square mile tract of land. Existing long-term land leases may present obstacles to these efforts.





6-3 BLM Land

In 1812, Congress established the General Land Office to administer the public domain. The passage of the Taylor Grazing Act in 1934, which established the U.S. Grazing Service, provided active range management on public lands. In 1946, the Presidential Reorganization Plan No. 2 merged the Grazing Service, along with the General Land Office to create the Bureau of Land Management (BLM), a federal agency under the U.S. Department of the Interior.

The BLM is responsible for managing the nation's public lands and resources in a combination of ways to serve the needs of the American people. The BLM land management efforts are intended to balance recreational, commercial, scientific, and cultural interests.

During 2005, BLM owned an approximately 193.8 acre parcel in the Falcon Field Sub-Area. At present, approximately 90 acres of the site are used for mineral purchase and extraction under a long-term lease permit obtained from BLM. The company specializes in decorative and other landscape materials such as granite, rock, sand, and gravel. The BLM has designated this land for a potential swap, which is intended to transfer the land into private ownership for eventual development. The lease and restraints on methods of property transfer are obstacles to the stewardship of this parcel.

6-4 Indian Community Land

The Salt-River Pima Maricopa Indian Community (SRPMIC) possesses a parcel of land in the northernmost reaches of the Falcon Filed Sub-Area. The parcel is bordered on the north by the canal, and on the south by the BLM and State owned lands discussed herein. The approximately 964.54 acre area of land is presently vacant, with only minor evidence of scarring, such as jeep trails. The SRPMIC officials have no plans for the development of this parcel. This parcel represents an opportunity to preserve the surrounding natural desert vegetation and scenery.

6-5 City of Mesa Land

As of late 2005, the City of Mesa owned approximately 421.84 acres of land in the Falcon Field Sub-Area. The largest contiguous ownership, bordered by Thomas Road on the South, Recker Road on the east, BLM land

on the north, and privately held land on the west, is presently held as passive open space. This parcel is approximately 181.85 acres in area, making up just over 43% of City of Mesa holdings in the Sub-Area.

The holdings with the most interesting potential lie across Greenfield Road from the airport, with one group of parcels abutting McKellips Road on the north side and the other parcel abutting McKellips on the south side. Together, the northern parcels form a contiguous 214.9 +/- acre area that is subject to F.A.A. approval for development as aviation-related businesses. At present, a release from this limitation is being pursued by the City of Mesa due to the physical separation of the land from the airport by Greenfield Road. The southern parcel is approximately 29.92 acres, and lies across Greenfield Road from a recently developed shopping center. Both parcels are abutted on the west by existing single-family residential developments with a semi-rural character. The adjacent single-family residential area was the subject of the Citrus Sub-Area Plan, adopted on April 21, 2003.

As of late 2005, more than 100 acres were also available for development on the Falcon Field Airport property. The property is now being listed and marketed through a broker. Infrastructure is being planned to provide direct taxiway access to virtually every location on the Airport. These vacant holdings may be leased and improved with aviation related businesses. On the east side of the airport and abutting Higley Road is a roughly triangular piece of vacant land that is positioned to serve the Higley Road “gateway” to the airport. This portion of the airport is accessed on the northwest from Falcon Drive, on the southwest from Roadrunner Drive, and through the middle from Eagle Drive. There is also a vacant rectangular area of land abutting McKellips Road that has been leased to private developers for planned airport hangar development. The most significant vacant, build-able portion of the airport is roughly triangular in shape, and abuts Greenfield Road in the far northwestern corner of the airport. Portions of this part of the airport holdings have also been leased to private developers for planned airport hangar development. Due to the alignment of the runway, other vacant portions of the airport are only suitable to runway related development and drainage facilities.

6-6 Summary of Issues and Opportunities

- Coordination with the State Land Department is essential to good stewardship and timely





development of the State owned land north of loop 202.

- Long-term leases serve as constraints on the future development and good stewardship of BLM and State owned lands.
- The Salt-River Pima Maricopa Indian Community (SRPMIC) owned lands present an opportunity to preserve the surrounding natural desert vegetation and scenery. This opportunity is under the jurisdiction of SRPMIC and requires occasional coordination with that agency.
- City of Mesa holdings on the west side of Greenfield Road are presently constrained by their designation for aeronautical use by the Federal Aviation Administration.
- City of Mesa holdings on the west side of Greenfield Road present an opportunity to guide future development, ensuring sensitivity to surrounding communities, compatibility with airport operations, and contribution to the strength of the area economy.





Figure 6-2

Falcon Field Sub-Area Ownership of Vacant Land

