SPECIAL WORK SESSION AGENDA

COUNCIL SPECIAL WORK SESSION
MONDAY
OCTOBER 28, 2013

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
4:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

MAYOR NABOURS
VICE MAYOR EVANS
COUNCILMEMBER BAROTZ
COUNCILMEMBER BREWSTER
COUNCILMEMBER ORAVITS
COUNCILMEMBER OVERTON
COUNCILMEMBER WOODSON

4. City Council discussion on desired uses for seventeen parcels of City of Flagstaff (City) owned property.

5. Adjournment

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2013.

_____
Stacy L. Saltzburg, Deputy City Clerk

Memorandum

4.

CITY OF FLAGSTAFF

To:	The Honorable Mayor and Council
From:	David McIntire, Asst. to City Manager - Real Estate
Date:	10/22/2013
Meeting Date:	10/28/2013

TITLE:

City Council discussion on desired uses for seventeen parcels of City of Flagstaff (City) owned property.

DESIRED OUTCOME:

Staff is seeking guidance regarding City Council's desired uses for seventeen specific City owned parcels. The parcels have been identified through an inventory process and staff seeks direction regarding potential uses. Initially, staff plans to use Council direction to ensure parcels which have a specific Council intention are designated properly within the Regional Plan being considered for possible adoption in December. Subsequently, planning would continue based on the guidance received. Any specific actions on parcels would come to the Council at a future meeting as an action item. This provides additional opportunities for public comment.

INFORMATION:

The primary benefit of the property inventory discussion is planning. The intent is to ensure City staff fully understands the intended use of City of Flagstaff owned parcels so it can best plan City operations and manage the expectations of the public. The secondary benefit of this exercise is to ensure the Regional Plan, when and if it is adopted, does not unintentionally preclude a desired City Council use.

Staff's initial step was to indentify parcels that were worthy of Council consideration. This was accomplished through an exclusion based process in which staff used the City's Geographic Information System (GIS) layer for City owned property and began to exclude parcels based on specific criteria such as, but not limited to:

- legally restricted uses
- complete encumbrance for floodplain
- size below 1 acre
- existing long term commitment

In general, to avoid exclusion based on opinion, staff did not remove parcels from consideration unless there was a legally binding reason to do so.

After the initial exclusion process, the remaining parcels were researched either through title reports or direct staff document analysis. The intention of the research was to determine, to the best extent possible, why, when and how the parcel was acquired. This research led to additional exclusions and, after the majority of the research was completed, seventeen parcels remained. These parcels were over an acre in size and appeared to have some flexibility in use (although virtually every parcel has some easement or restriction on it that impacts potential use).

City staff from across the organization met to develop recommendations for use of the seventeen parcels. One philosophy that was present through discussions was that parcels should not necessarily be limited to one use or another, but where appropriate a shared use could be a viable option.

Presentations of the parcels and of the staff recommendations have been provided to a number of Commissions / Community Groups. Some of the groups chose to take a position on specific parcels or staff's recommendations as a whole. Those are mentioned below and included in an attached document. The groups that reviewed and discussed the parcels and on City staff's recommendations are:

- Flagstaff Housing Authority Board (Supportive of Staff recommendations for the Thorpe Parcel and the O'Leary/Lonetree Parcel and interested in possible inclusion of mixed use on the Phoenix Parcel if it is developed.)
- Open Spaces Commission (Took action and formal positions on each parcel - see attached)
- Parks and Recreation Commission (Did not take formal action but provided generally positive verbal feedback)
- Economic Attraction Committee of ECoNa (Did not take formal action and had quite varied verbal feedback - no consensus)
- Pedestrian Advisory Commission (Did not take formal action but verbally supported all 17 of the recommendations)
- Bicycle Advisory Commission (Took formal action supporting 16 of the recommendations. Recommended the San Francisco Parcel be preserved as open space to enhance the trail experiences in the area)
- Planning and Zoning Commission (Formal action recommending the N San Francisco Parcel have no action taken and be left as is, and the parcel along the Sawmill complex be preserved as Open Space). Agreement with the remainder of Staff's recommendations.

Also attached is the presentation prepared for the October 28 City Council meeting and maps showing City owned land designated for future Affordable Housing, future Economic Vitality, and Open Space. There are two maps illustrating Open Space. One shows those City owned parcels designated for Affordable Housing, for Economic Vitality and formally designated for Open Space. The second map represents Open Space with a broad definition including: open space, passive and active parks, rural drainage and trails.

Attachments:
1028 SWS Presentation
910_City Property Inventory Matrix Final
910_City Property Matrix Open Space Commission
Designated lands map 1
Open Spaces Broad Definition Map

Potential Land Use Discussion

Recommendations for possible future use of city owned parcels

Objective

- Council direction regarding possible future uses of City parcels to assist Staff in planning and to ensure Regional Plan consistency with Council preference

- Commission comments and recommendations regarding parcels

- This is not a “sell” or “do not sell” decision – all parcels would come back to City Council for final disposition

Process

- Exclusion based process
- Research
- Staff recommendations
- Commissions / Groups
- City Council guidance

Additional Information

- May be multiple possible uses, or shared uses, for a parcel.
- Designs are conceptual only, it is part of a planning process and to ensure the Regional Plan is consistent with the City Council's preference should they have one.
- Historical context of parcels discussed previously

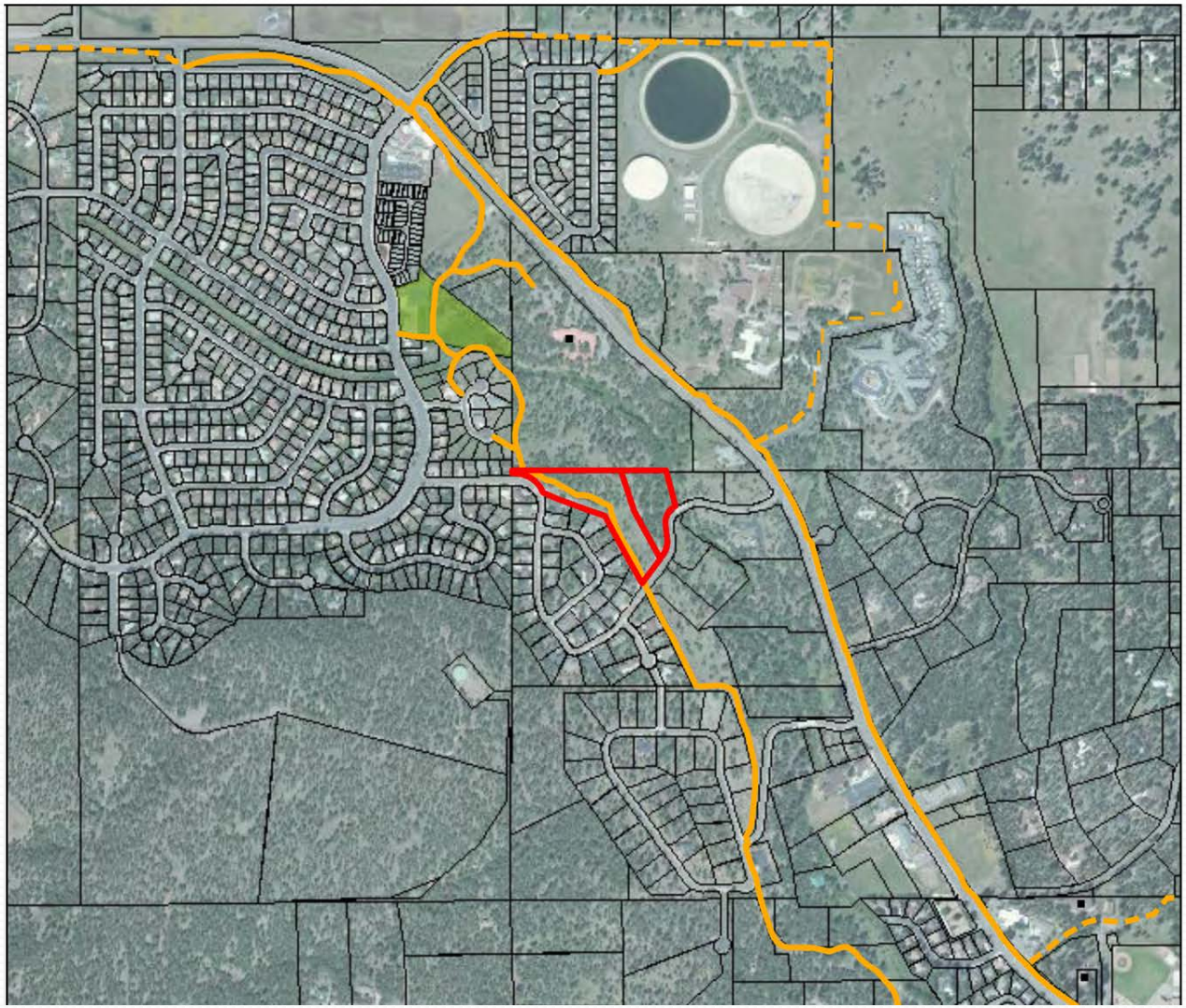
Cheshire – Blue Willow 1&2

- 2314 Blue Willow Rd – APN 111-22-059
- 2268 Blue Willow Rd – APN 111-22-056

- Restricted as Open Space or FUTS, by Development Agreement, for a minimum of 25 years (through 2025).

- Rio de Flag along one section of the parcel

- Combined 6.8 acres



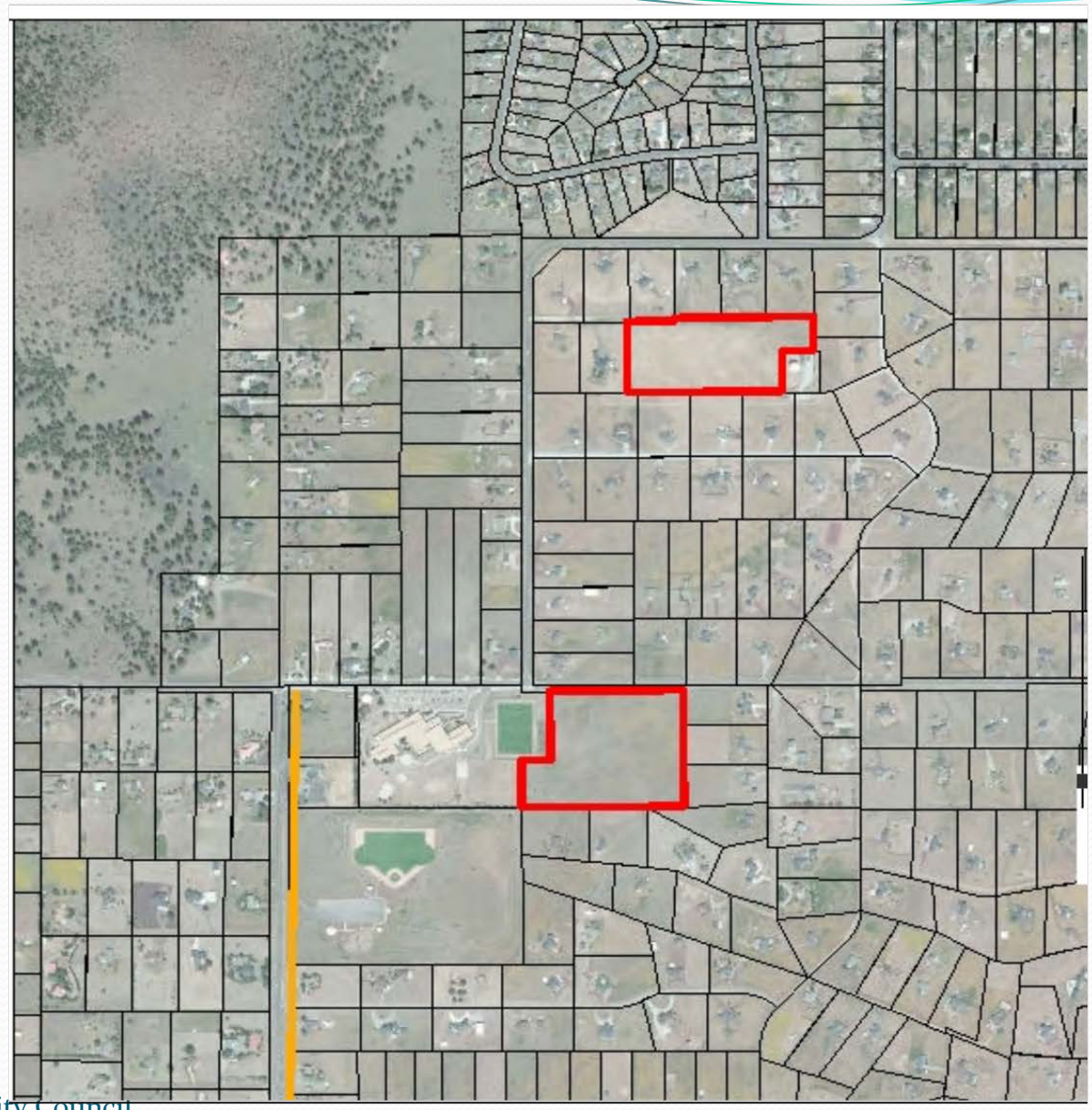
Cheshire – Blue Willow 1&2

- **Recommendation**
- Staff recommendation is to maintain the parcels as open space.

- **Reasoning**
- The parcels were initially dedicated as open space and while the legal restrictions may terminate they would not do so until 2025. The open space appears to be the original intention and has community benefit.

Koch Fields

- Near Silver Saddle Rd – APN 301-08-056 & 301-08-003F
- Previously offered for sale.
- 21.7 acres located in the County.
- Purchased by the Self Insurance Trust after environmental remediation, but the General Fund could still benefit.



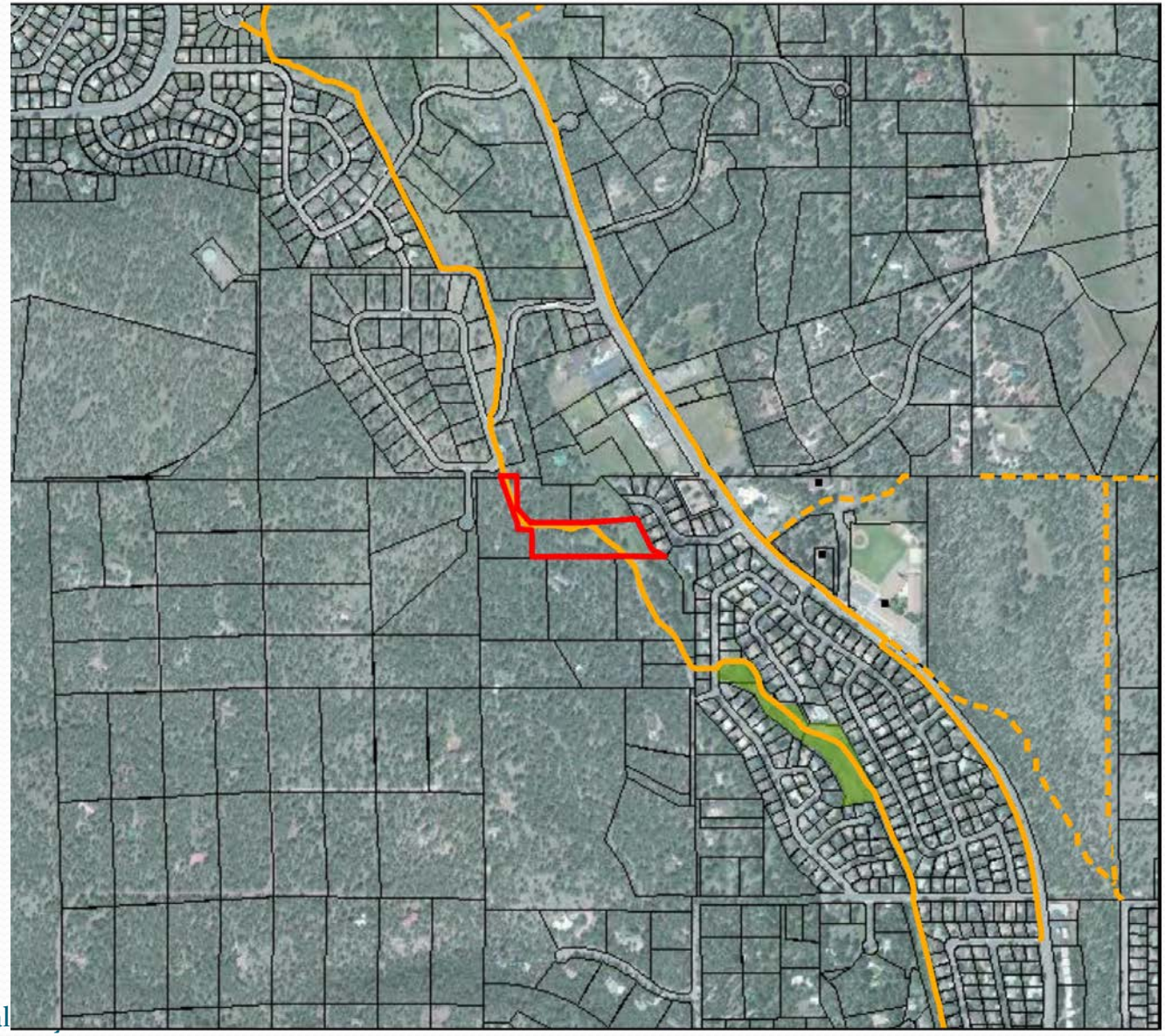
Koch Fields

- **Recommendation**
- Sell the parcels at a future time in order to recapture the 1.1 million dollar investment for the Self Insurance Trust.

- **Reasoning**
- The parcels are in Coconino County and not planned for significant City use. Receiving financial resources for them is potentially the highest benefit for the city.

Venus FUTS and drainage parcel

- 1902 N Venus Dr – APN 102-10-021P
- Purchased specifically for the FUTS trail and has Rio drainage along the side. 4.1 acres.
- Current alignment of the urban trail limits the potential for alternate uses.



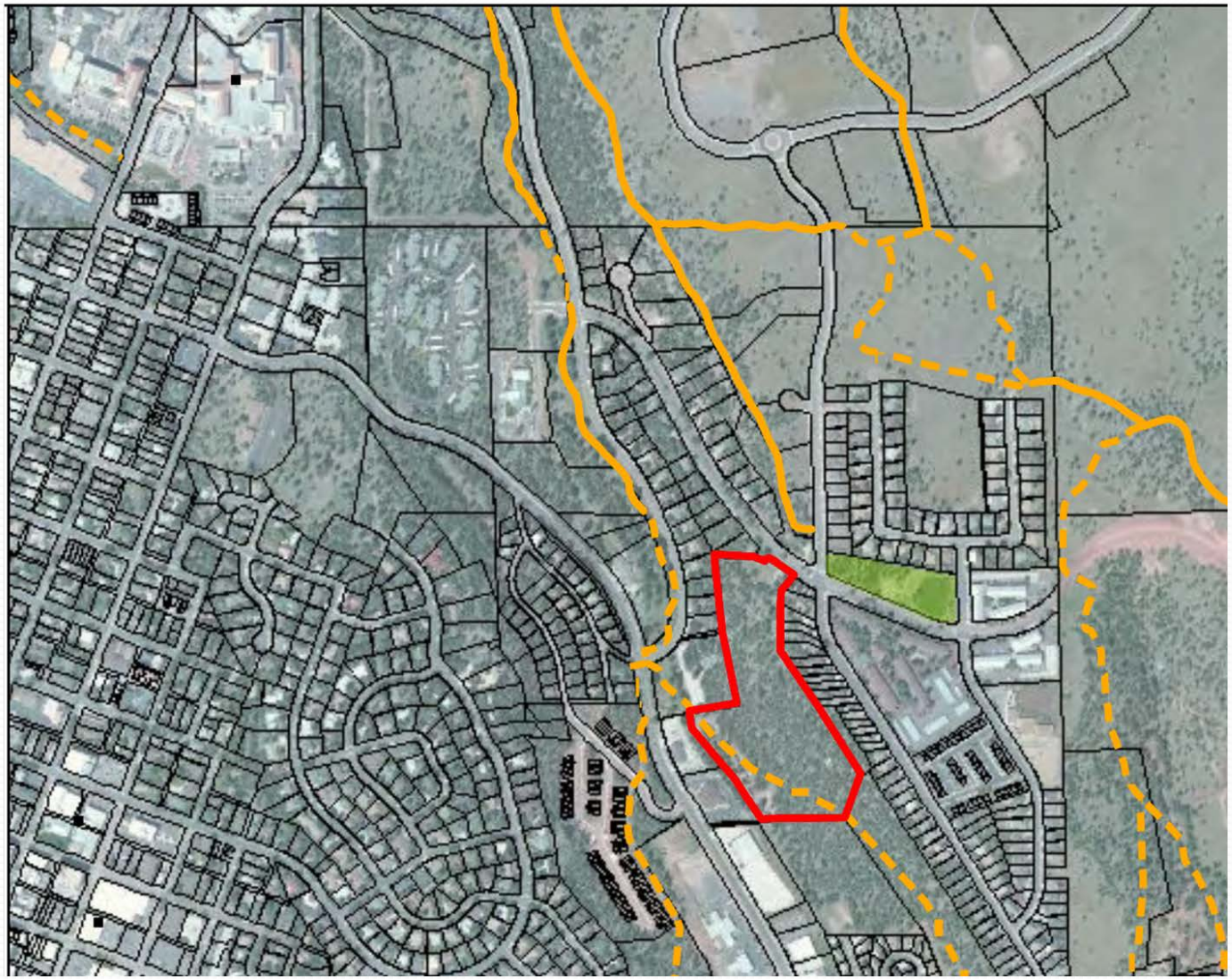
Venus FUTS and drainage parcel

- **Recommendation**
- Leave as is or possible sale of a portion or the entirety of the parcel with an easement protecting the FUTS trail and drainage.

- **Reasoning**
- Selling the parcel with an easement on the areas requiring protection could provide financial resources while preserving the benefit to the community.

Switzer and Ponderosa Pkwy

- 955 E Ponderosa Pkwy – APN 101-28-008A
- Designated as FUTS and Urban Open Space.
- Slope and access issues limit alternative uses.
- Approximately 12.5 acres



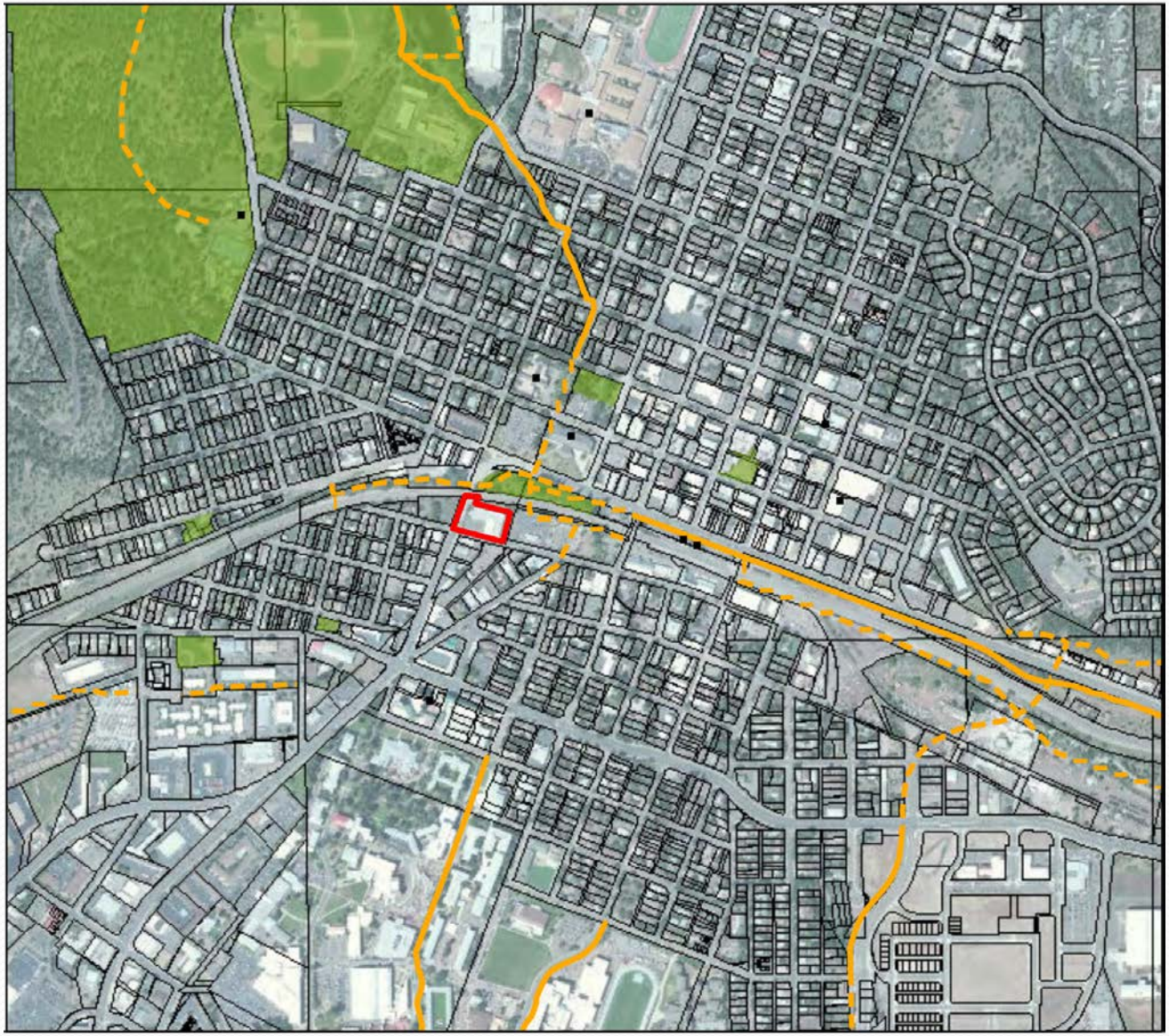
Switzer and Ponderosa Pkwy

- **Recommendation**
- Preserve as Open Space with possible FUTS trail

- **Reasoning**
- Limited additional uses due to slope and access issues and original intention of community benefit from open space and FUTS in that area.

The Phoenix Building

- 216 W Phoenix Ave – APN 100-43-003B
- Acquired for the Rio project and for when BNSF changes the overpass.
- Limited potential for residential use due to floodplain issues. Significant infrastructure issues in adjacent parcels.
- Combination with adjacent city owned parcels could provide significant opportunity. When combined it is over 4 acres.



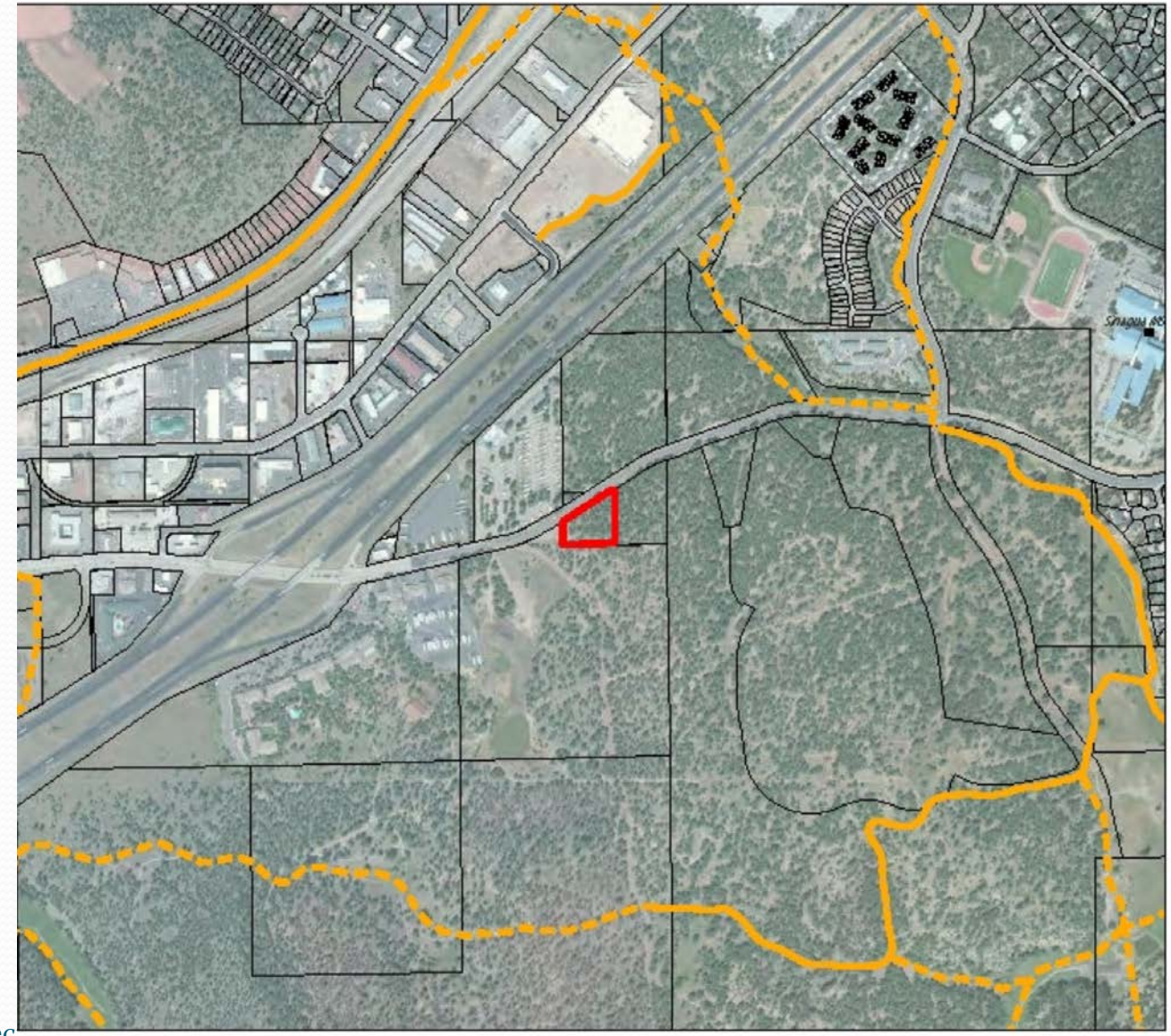
The Phoenix Building

- **Recommendation**
- Public facility and economic vitality – parcels to be considered as a part of the additional adjacent city land holdings

- **Reasoning**
- Significant potential for uses relating to the neighborhood and/or public facilities.

Near Herold Ranch Rd

- 2989 E Butler Ave – APN - 106-04-007B
- Parcel appears unrestricted based on the historical documents after legal review.
- 1.8 acres



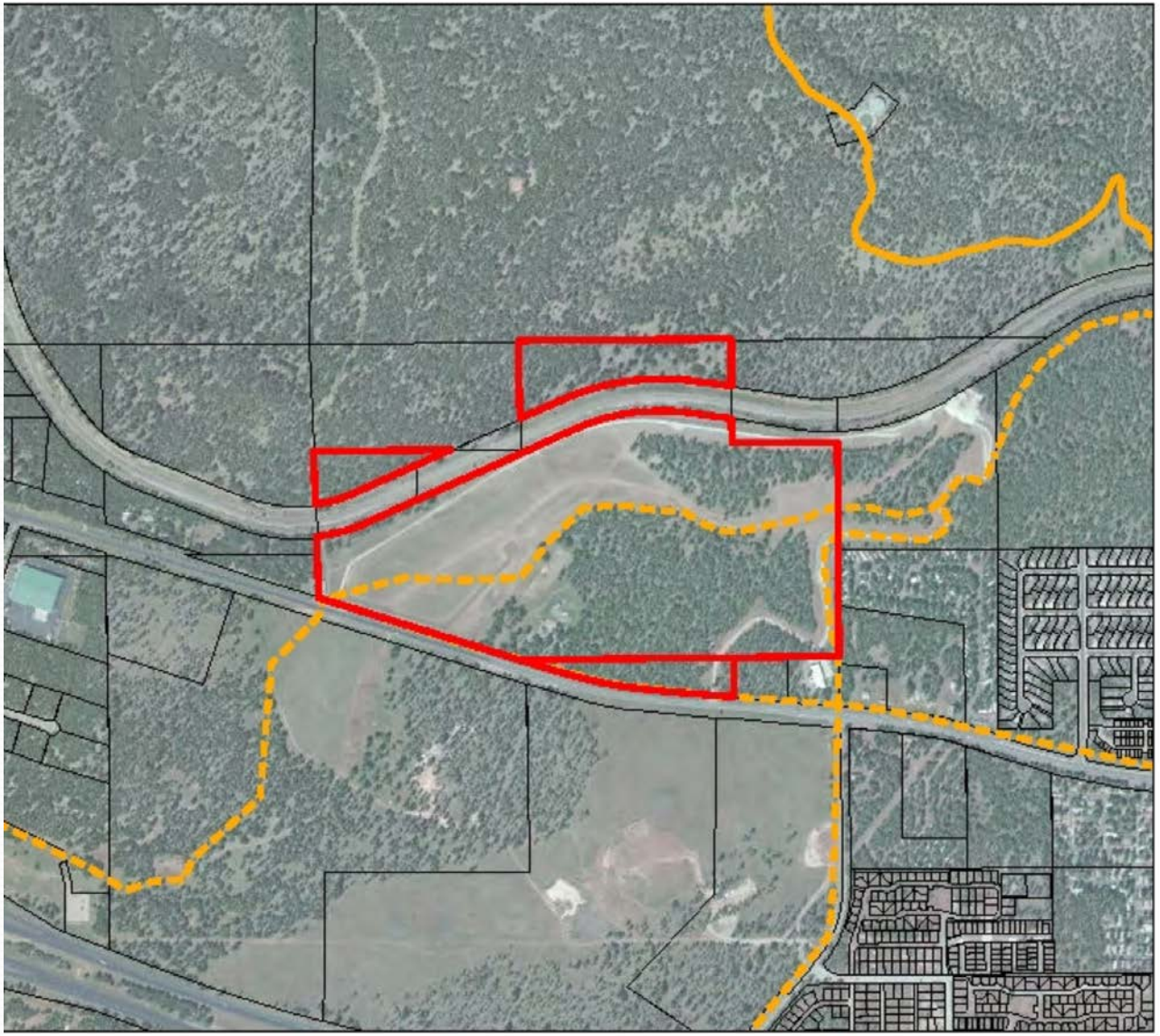
Near Herold Ranch Rd

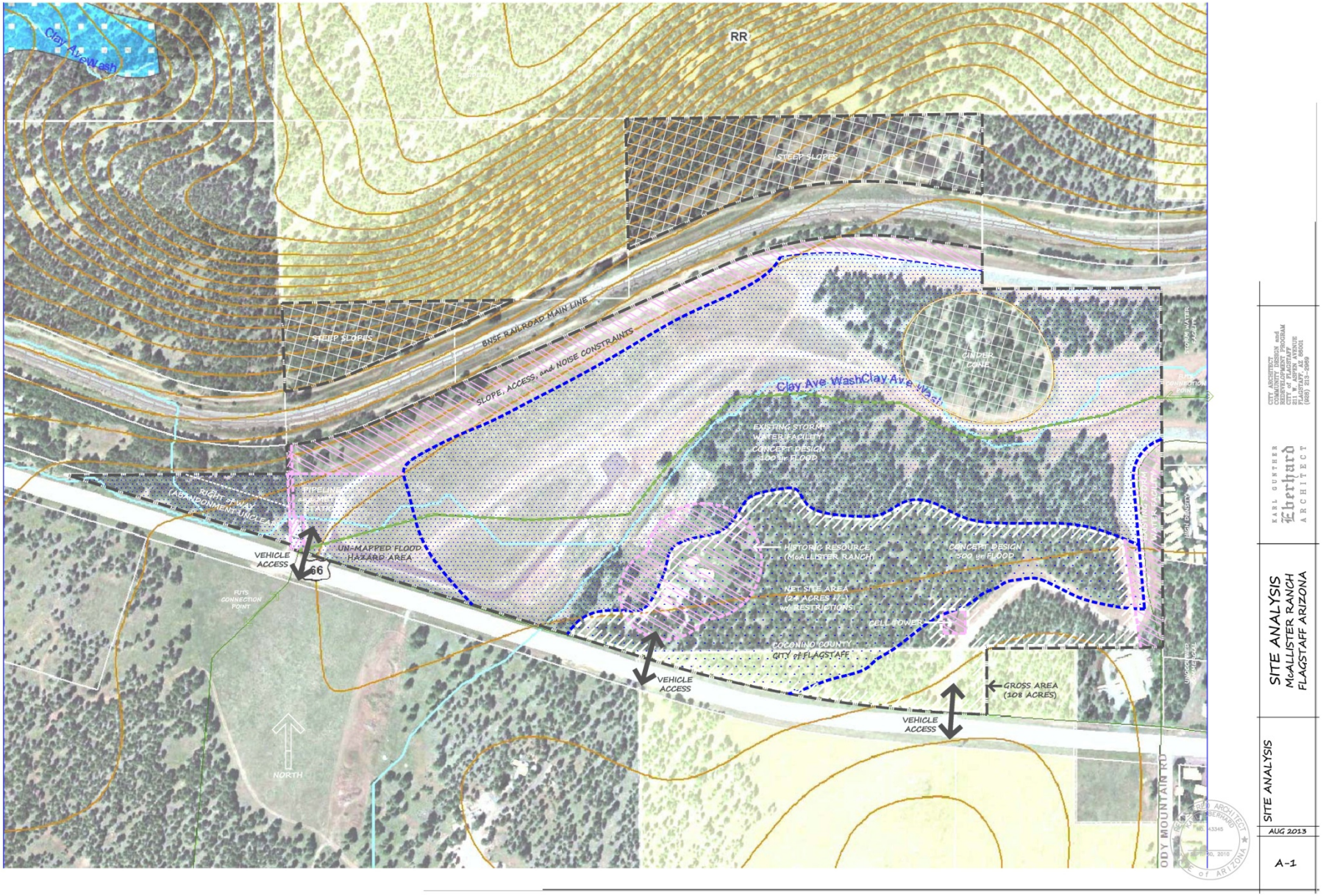
- **Recommendation**
- Use for Right of Way to allow future traffic expansion.
- Use the balance of the land for Economic Vitality.

- **Reasoning**
- The large amount of potential development coming forward in that area will require changes to Butler and controlling the parcel will assist in those changes. Economic use for the remaining land would seem best along the corridor Butler corridor.

McAllister Ranch

- 3425 W Rt 66 – APN 112-01-001C
- Acquired by Ordinance for Rio de Flag project and redevelopment. May impact City share.
- A significant number of easements restrict the use.
- A portion of the parcel is currently part of the Core Services Maintenance Facility RFP.

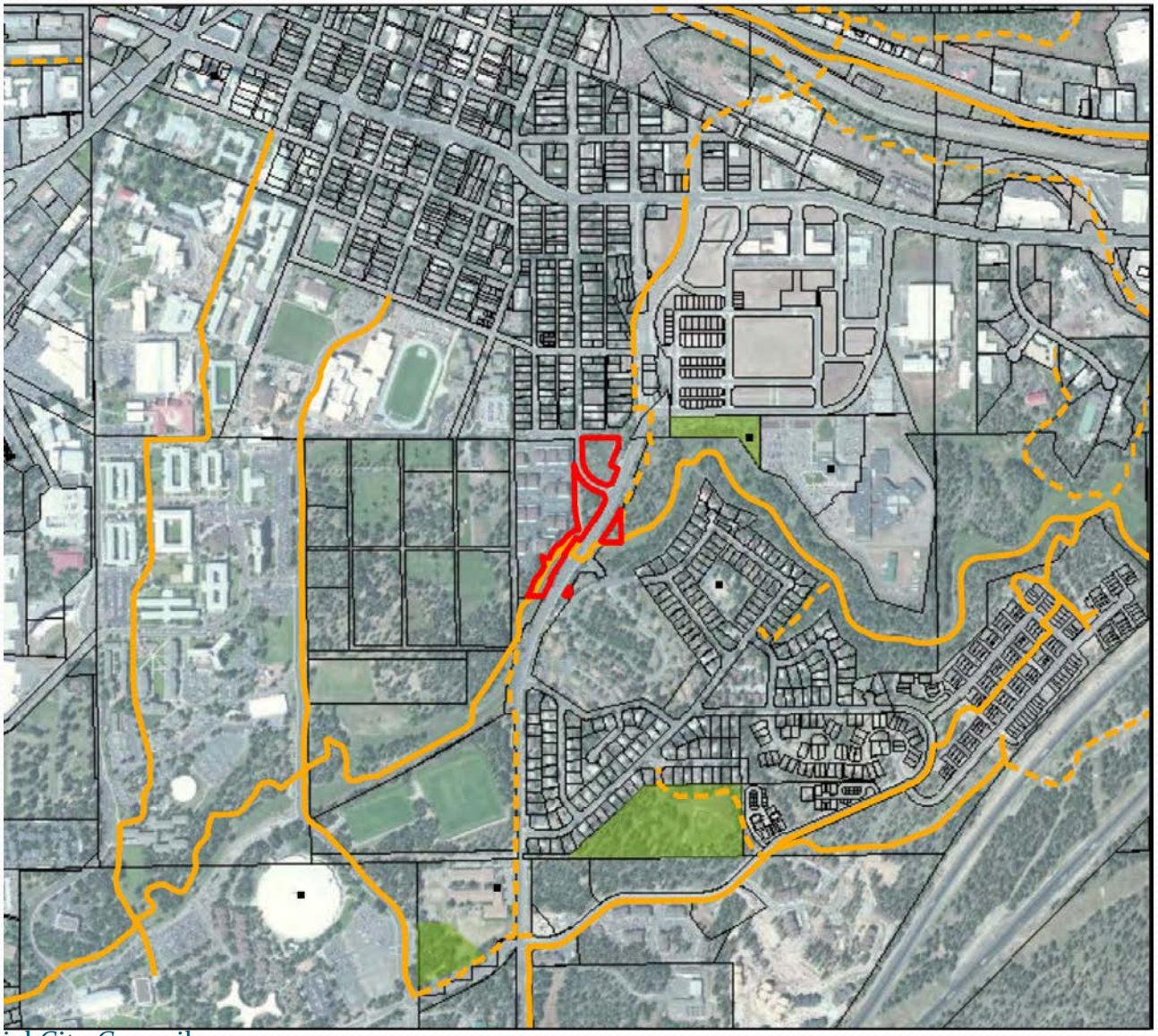


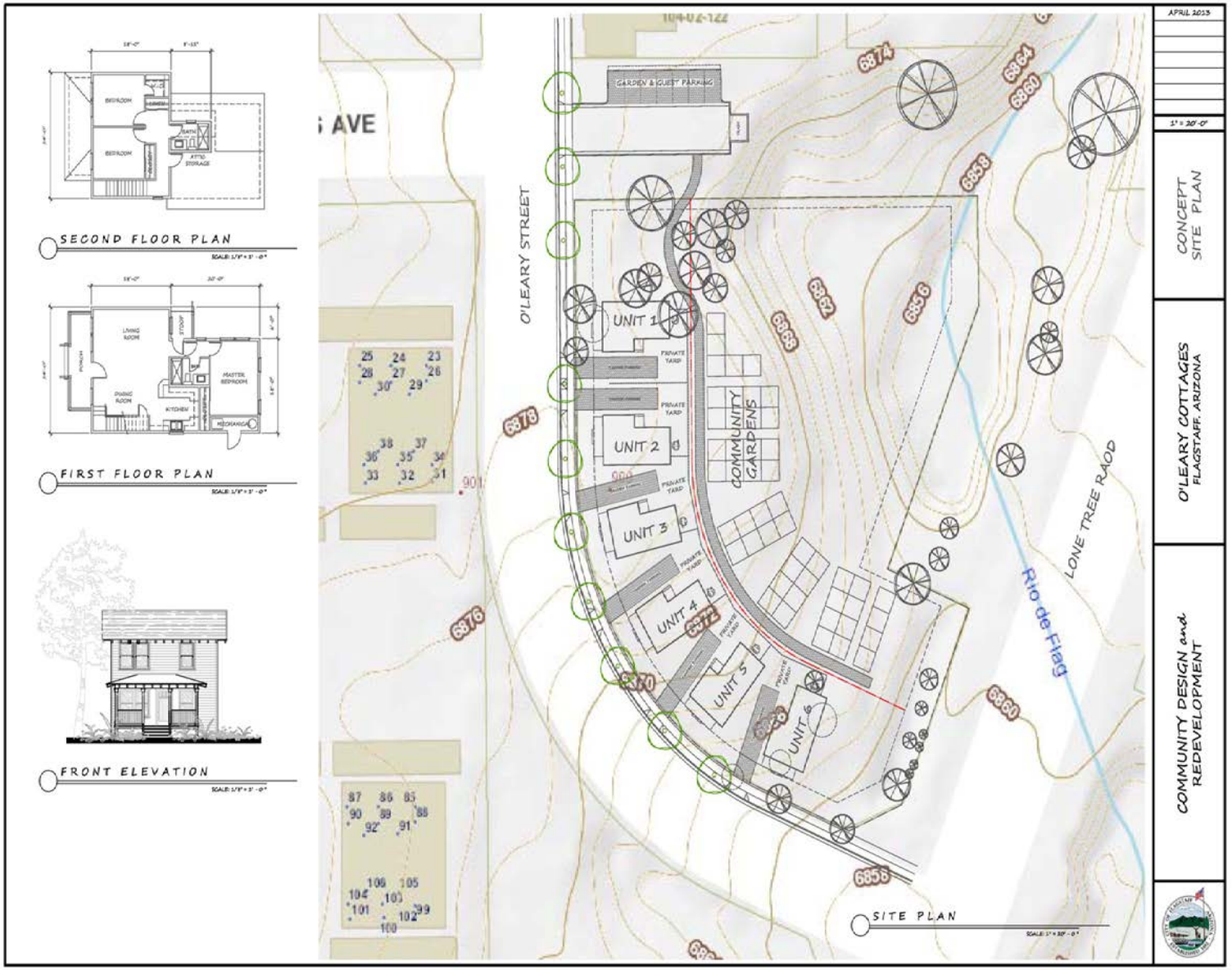


Clay Ave Wash
RR
STEEP SLOPES
STEEP SLOPES
BNSF RAILROAD MAIN LINE
SLOPE, ACCESS, and NOISE CONSTRAINTS
CINDER CONE
Clay Ave Wash
Clay Ave Wash
EXISTING STORM WATER FACILITY
CONCEPT DESIGN
100 yr FLOOD
RIGHT of WAY (ABANDONMENT UNCLEAR)
PIPELINE
VEHICLE ACCESS
66
UN-MAPPED FLOOD HAZARD AREA
FUTS CONNECTION POINT
HISTORIC RESOURCE (McALLISTER RANCH)
CONCEPT DESIGN
500 yr FLOOD
NET SITE AREA
(24 ACRES +/-)
w/ RESTRICTIONS
CELL TOWER
COCONINO COUNTY
CITY of FLAGSTAFF
VEHICLE ACCESS
GROSS AREA
(108 ACRES)
VEHICLE ACCESS
NORTH
ODY MOUNTAIN RD
KARL GUNTHER
Eberhard
ARCHITECT
SITE ANALYSIS
McALLISTER RANCH
FLAGSTAFF ARIZONA
SITE ANALYSIS
AUG 2013
A-1

O'Leary and Lonetree

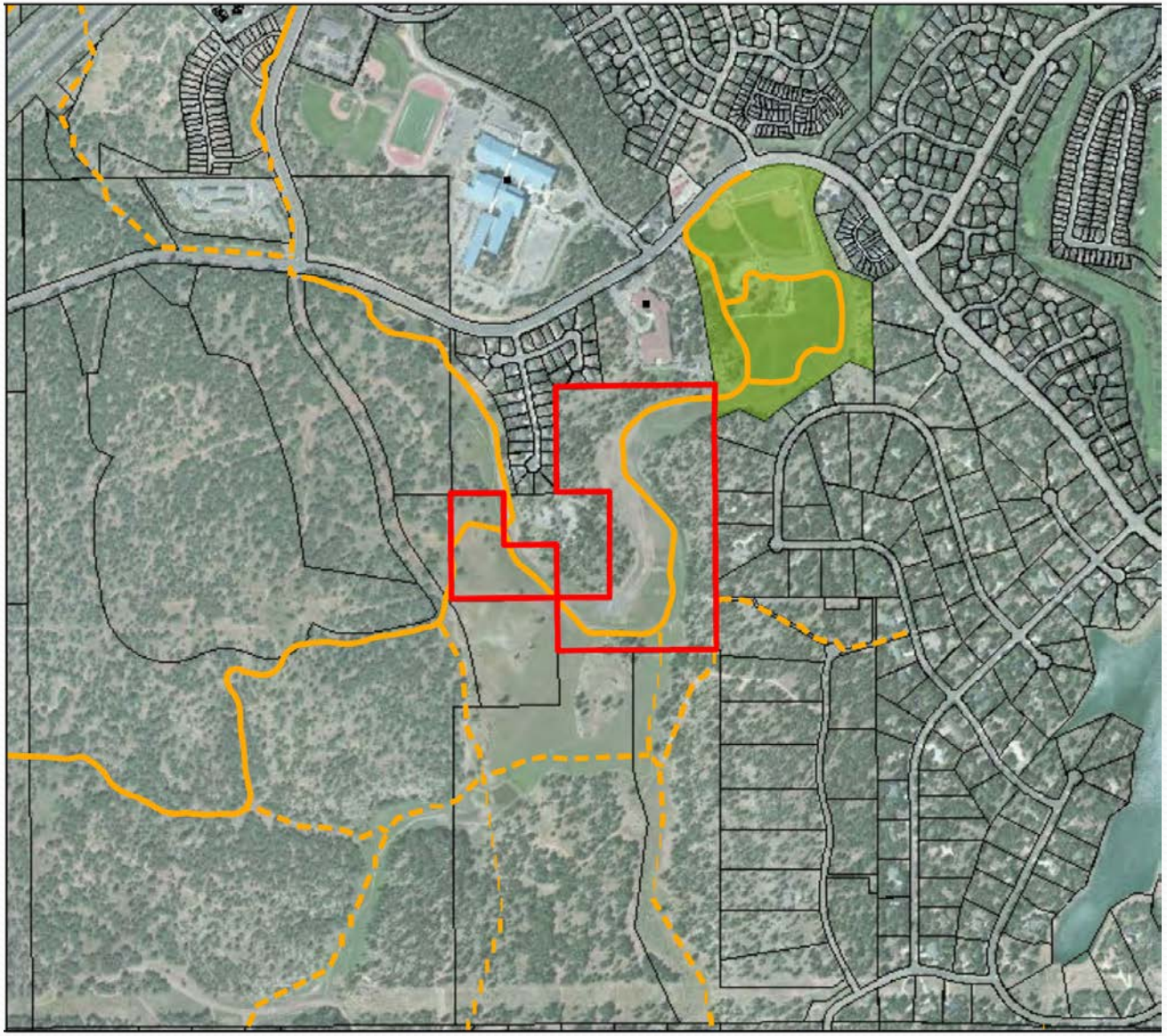
- 901 S O'Leary St – APN 104-09-002D
- Significant drainage and easements limit use, but there is functional land. Parcel is split by O'Leary.
- Sustainability, Housing, FUTS and Stormwater worked on a shared use design with the City Architect.




SECOND FLOOR PLAN
FIRST FLOOR PLAN
FRONT ELEVATION
O'LEARY STREET
GARDEN & GUEST PARKING
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
COMMUNITY GARDENS
LONE TREE ROAD
Rio de Flag
SITE PLAN
APRIL 2013
CONCEPT SITE PLAN
O'LEARY COTTAGES
FLAGSTAFF, ARIZONA
COMMUNITY DESIGN and REDEVELOPMENT

By Foxglenn Park

- 500 N Fourth St – APN 106-08-001C
- Vast majority is encumbered by drainage or within the flood hazard area.
- Limited remaining area could be used; however there are access and slope issues and it appears a FUTS trail goes through part of the non-drainage area.



By Foxglenn Park

- **Recommendation**
- The channel and the canyon are to be protected for drainage and the FUTS corridor. A portion of the parcel above the slope near Fourth Street will be site planned for long term possible development

- **Reasoning**
- Protects the views and FUTS trails while maintaining potentially viable land as Fourth Street further develops.

By Foxglenn Park

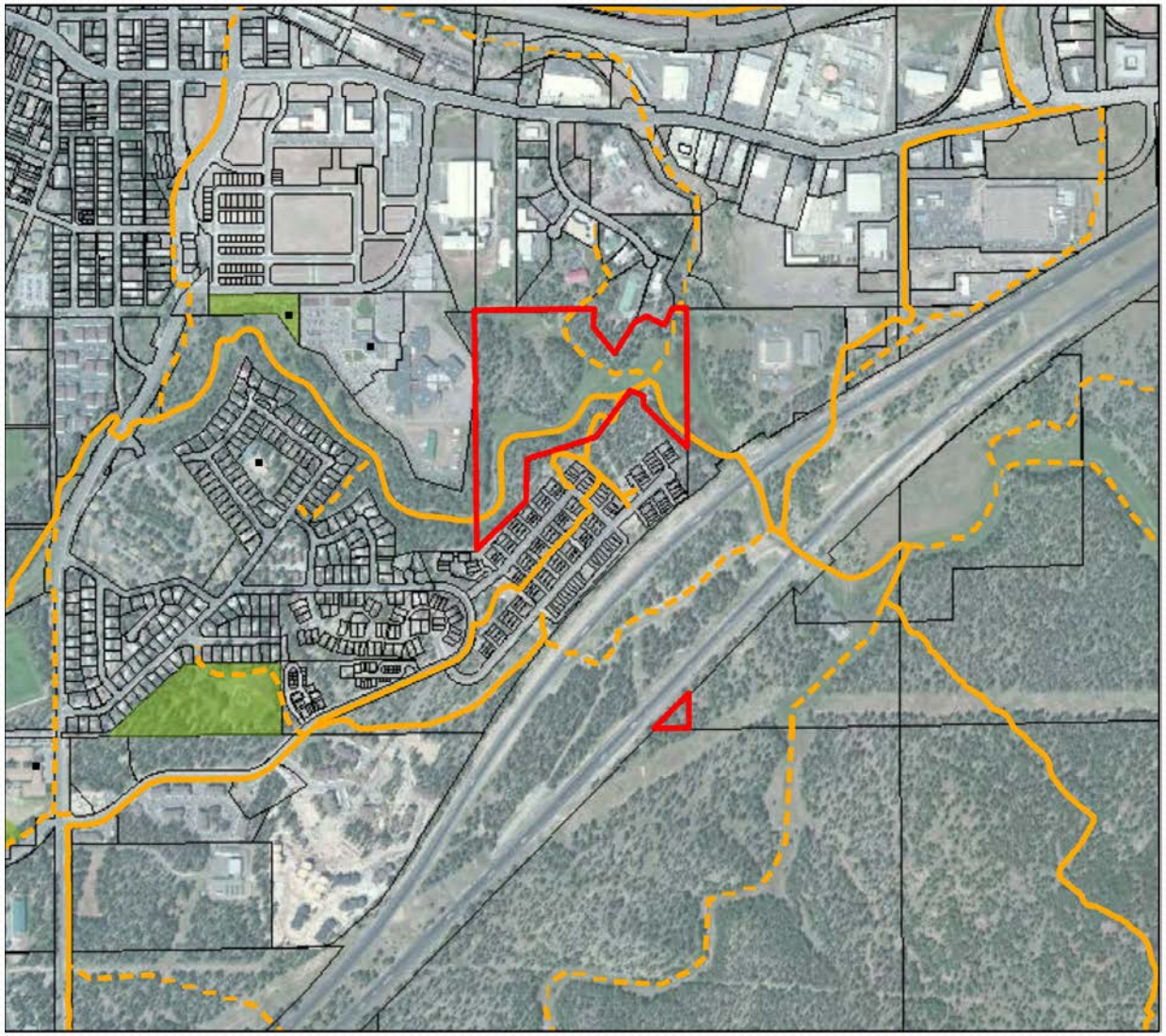
- **Commission and Group Recommendation**

- The Open Spaces Commission recommends the parcel be preserved as designated Open Space.

- All other public comment received from the presentations is in general agreement with city staff recommendations.

Rio behind Sawmill

- 1381 E Mackenzie Dr – APN – 104-12-003C
- Southern portion mainly drainage or flood hazard area.
- Expensive to develop, but usable.



Rio Behind Sawmill

- **Recommendation**
- The canyon and slopes to be preserved as drainage and open space. The area above the slope and towards existing development to be used for the courthouse/expansion of the Sawmill complex or sold.

- **Reasoning**
- The canyon and slope provide a scenic and significant viewshed and feeling of space. Developing the top portion would provide options for use that do not interfere with the open space experience.

Rio Behind Sawmill

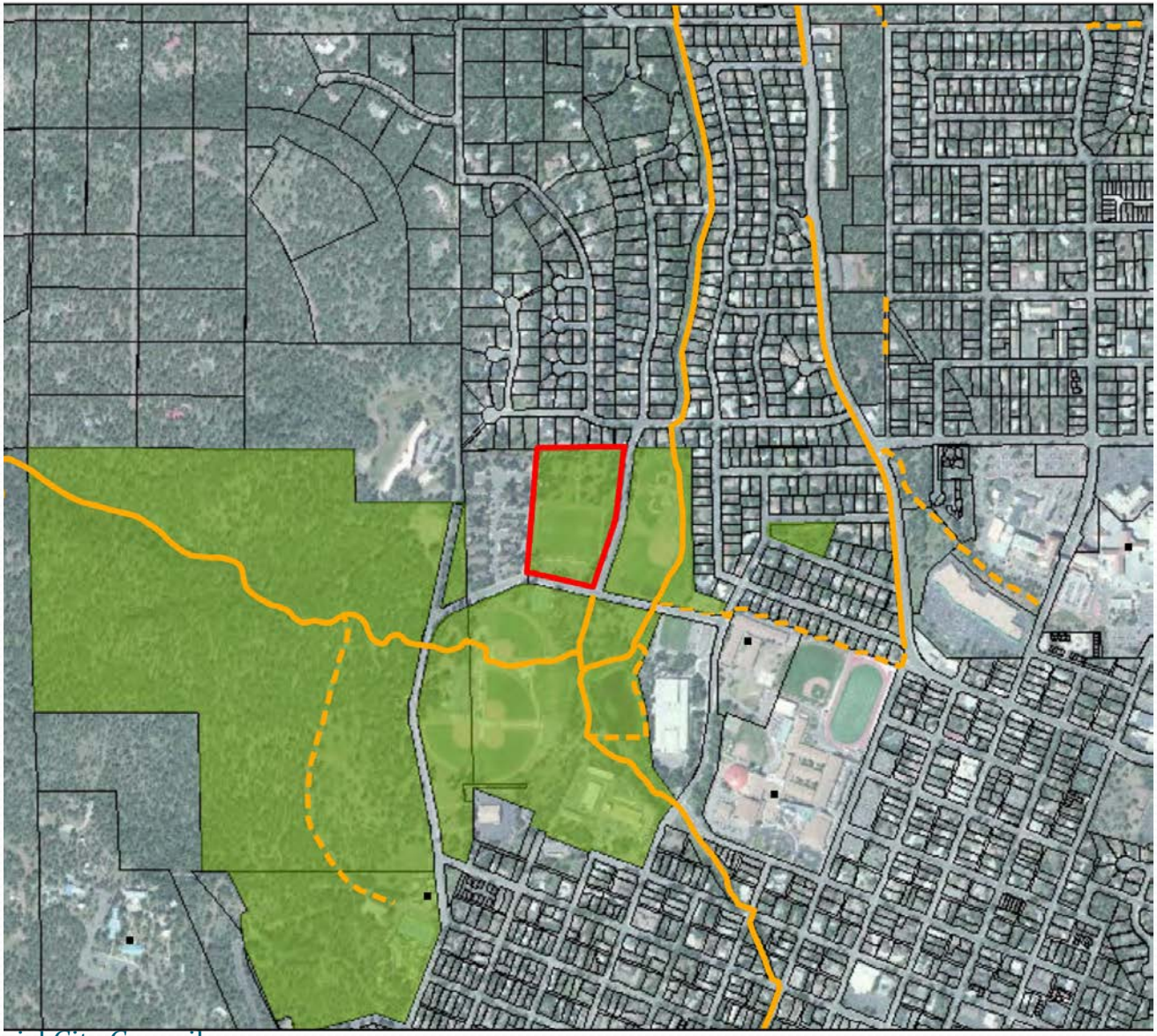
- **Commission and Group Recommendation**

- The Open Spaces Commission and the Planning and Zoning Commission recommend the parcel be preserved as designated Open Space.

- All other public comment received from the presentations is in general agreement with city staff recommendations.

Thorpe near Multi-use field

- 990 N Thorpe Rd – APN 100-01-001G
- A portion of the parcel is a multi-use field. Parks says the additional portion of the parcel is not desirable for an expanded park.
- Conflicting uses. Incorporated into Thorpe Park by approved resolution. Later leased through IGA to the Housing Authority for NACOG to use.
- Currently desired by FHA for specialized housing.



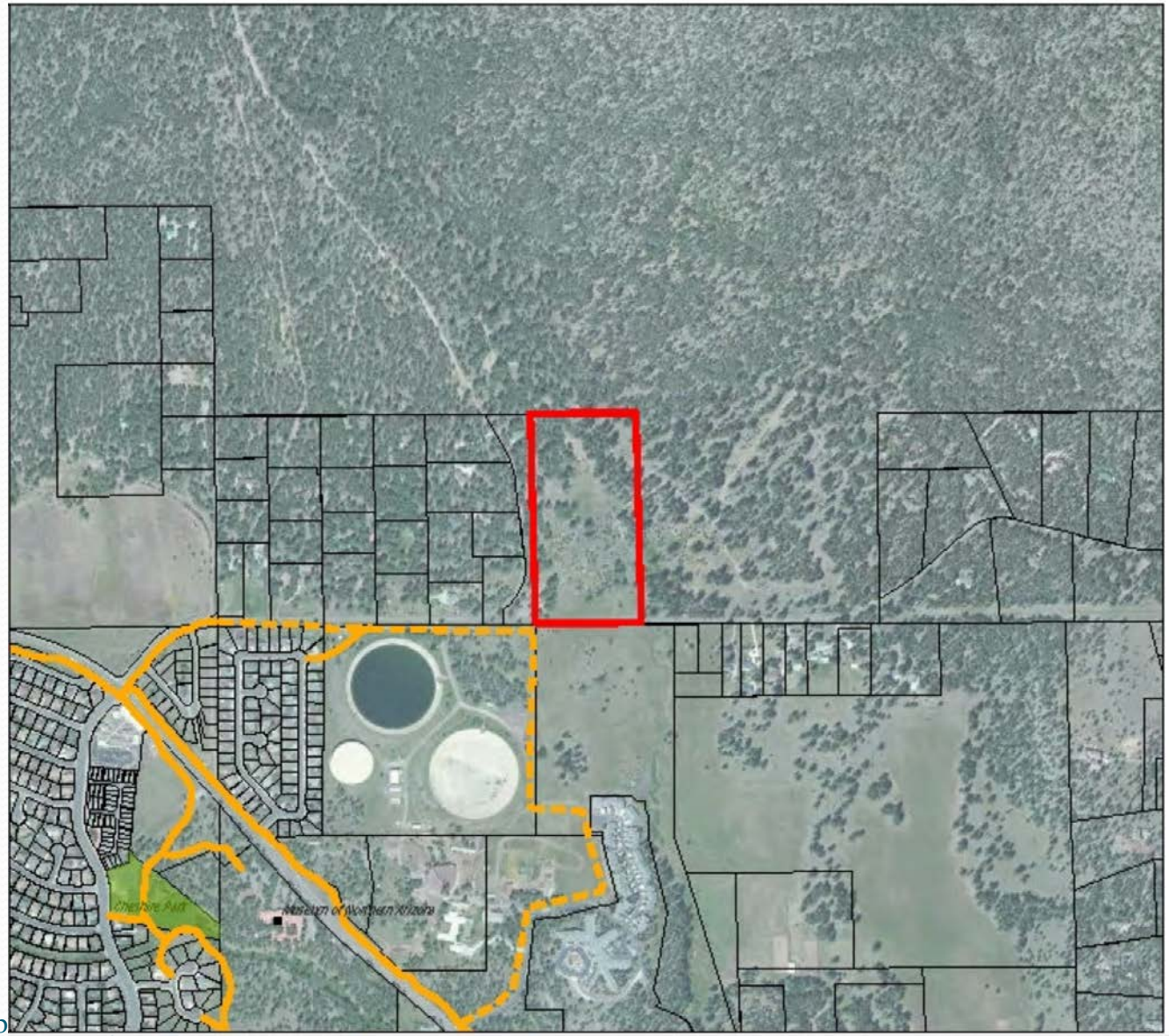
Thorpe near Multi-use field

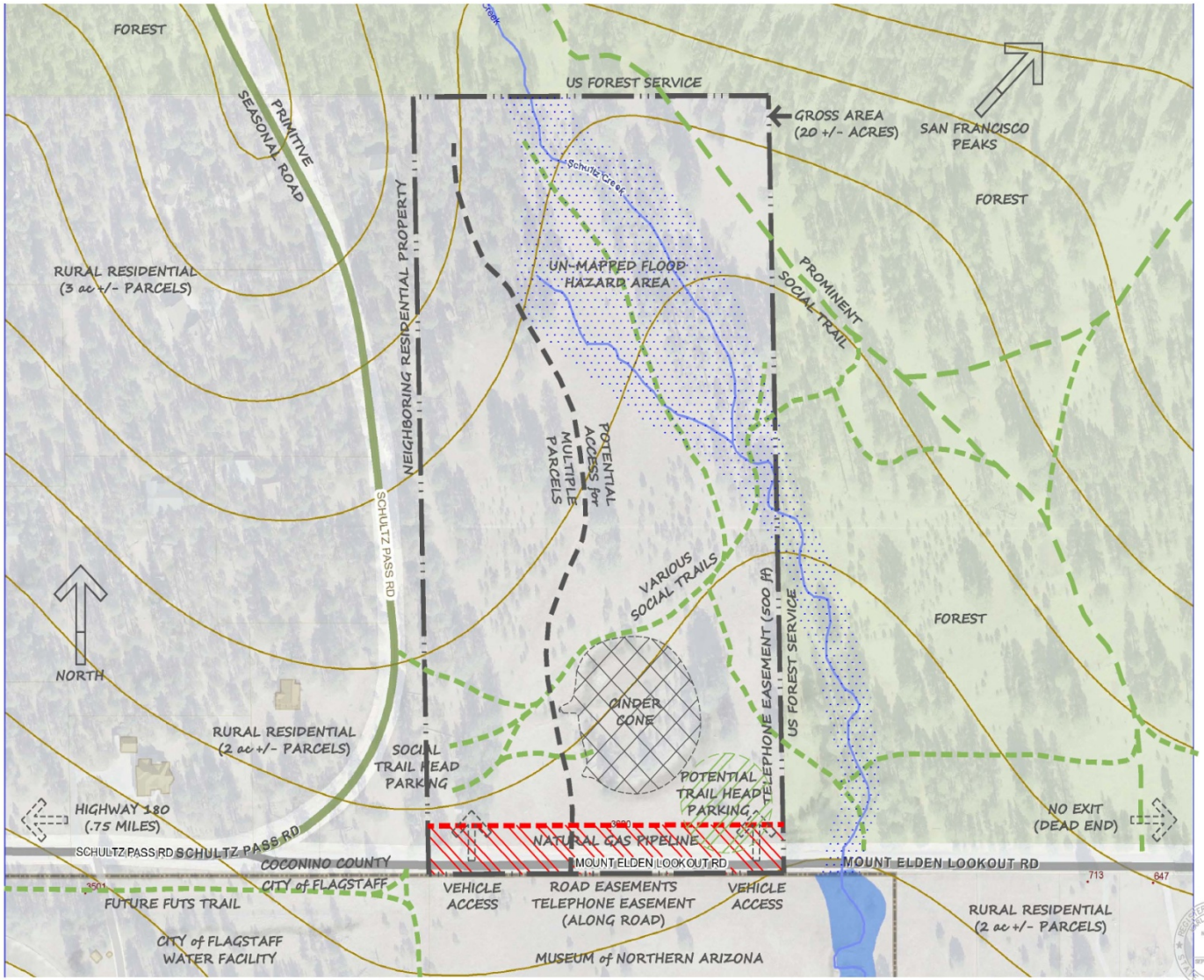
- **Recommendation**
- Portion currently in use as a multi-use field to remain as is; vacant portion to be provided to the Flagstaff Housing Authority (FHA) for housing purposes.

- **Reasoning**
- Existing field is used and is an amenity to neighborhood, vacant land has previously been used by FHA as a potential site for specialized housing and has infrastructure and infill benefit.

Schultz Trailhead

- 3620 N Schultz Pass Rd – APN – 300-47-004
- Appears to have potential for a number of uses
- Almost 20 acres
- Not restricted to a funding source
- Significant community interest in trail access and parking


Museum of Northern Arizona



SITE ANALYSIS
SCHULTZ PASS
FLAGSTAFF ARIZONA

SITE ANALYSIS
AUG 2013
A-1

Schultz Trailhead

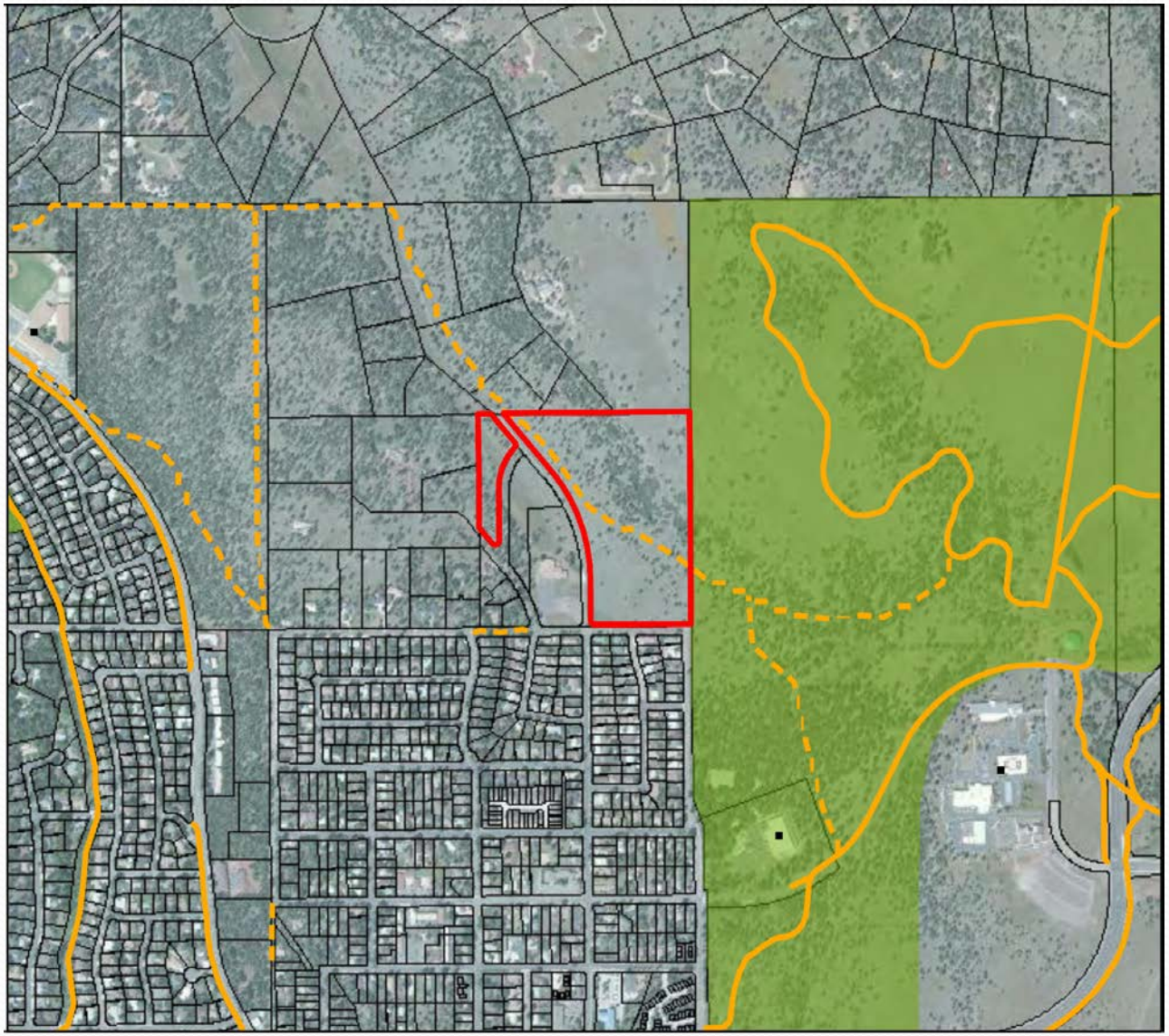
- **Commission and Group Recommendation**

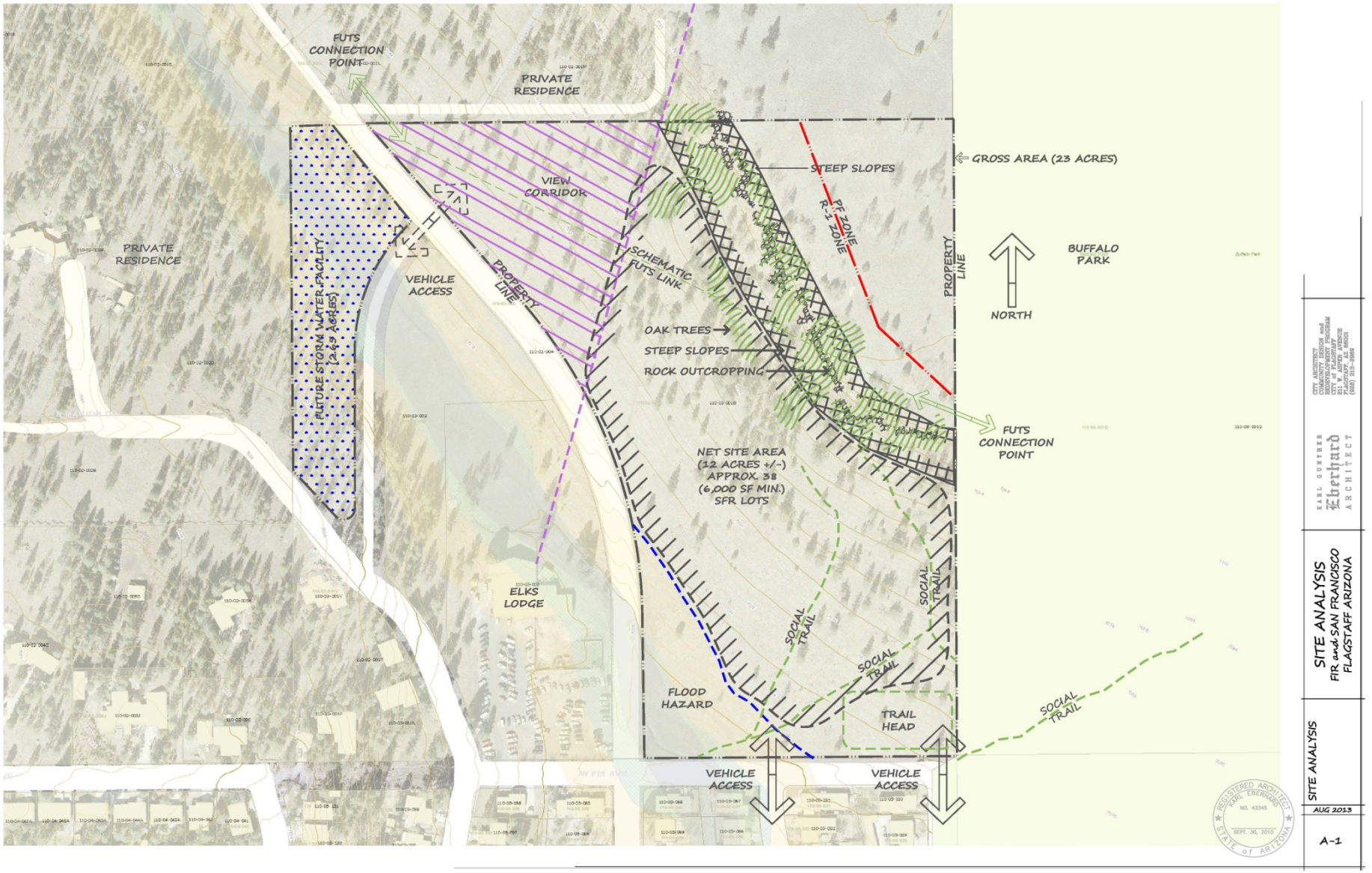
- The Open Spaces Commission recommends the parcel be preserved as designated Open Space.

- All other public comment received from the presentations is in general agreement with city staff recommendations.

N San Francisco – Near Elks Lodge

- 151 W Fir Ave – APN 110-03-001B
- Probably acquired under threat of condemnation with HURF funds so reimbursement may be required. May still be beneficial to General Fund.
- Portions in flood hazard area.
- Significant community interest.




FUTS CONNECTION POINT
PRIVATE RESIDENCE
VIEW CORRIDOR
GROSS AREA (23 ACRES)
STEEP SLOPES
PF ZONE
R-1 ZONE
PROPERTY LINE
BUFFALO PARK
NORTH
PRIVATE RESIDENCE
VEHICLE ACCESS
PROPERTY LINE
SCHEMATIC FUTS LINK
FUTURE STORM WATER FACILITY (2.49 ACRES)
OAK TREES
STEEP SLOPES
ROCK OUTCROPPING
FUTS CONNECTION POINT
NET SITE AREA (12 ACRES +/-) APPROX. 38 (6,000 SF MIN.) SFR LOTS
ELKS LODGE
SOCIAL TRAIL
SOCIAL TRAIL
SOCIAL TRAIL
SOCIAL TRAIL
FLOOD HAZARD
TRAIL HEAD
VEHICLE ACCESS
VEHICLE ACCESS
SITE ANALYSIS
FIR and SAN FRANCISCO
FLAGSTAFF ARIZONA
KARL GUNTHER Eberhard ARCHITECT
SITE ANALYSIS
AUG 2013
A-1

N San Francisco

- **Commission and Group Recommendation**
- Open Space Commission and Bicycle Advisory Commission recommend the parcel be preserved as Open Space or left vacant.

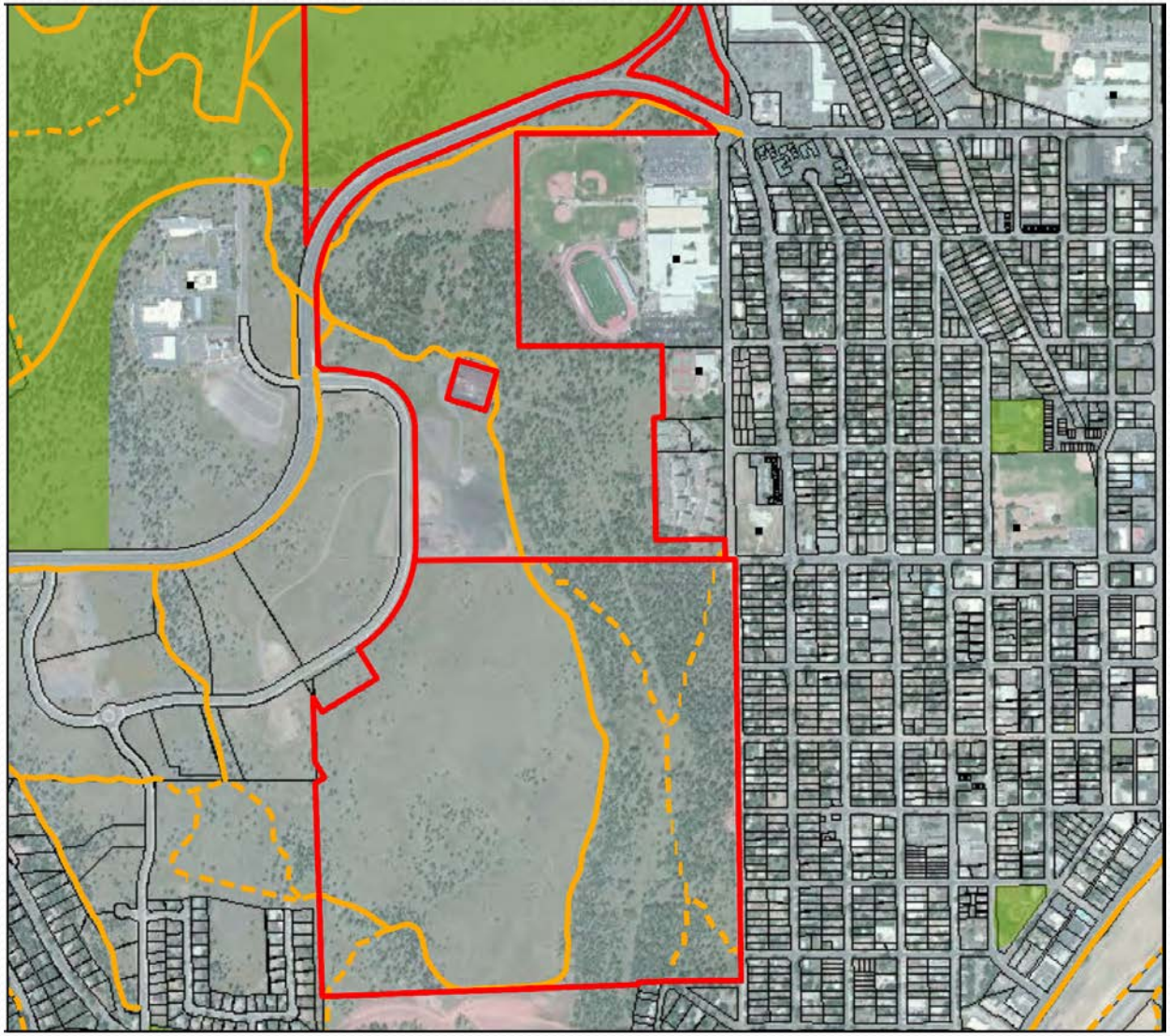
- **Significant public interest** – comment received has included the desire to have it maintained as open space and approval of the staff recommendation. The majority of the correspondence has favored the parcel as open space.

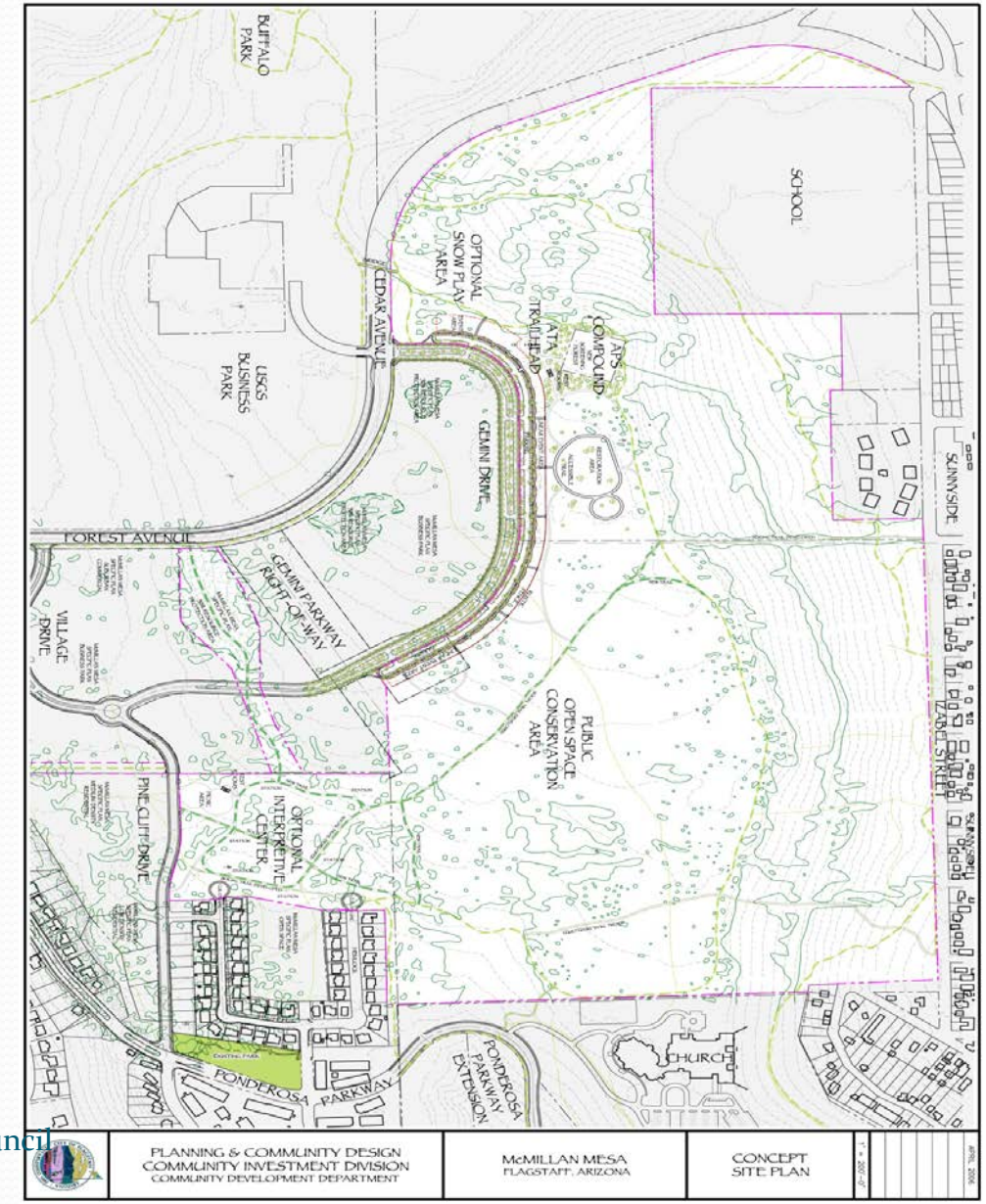
On McMillan Mesa

- 2100 N Gemini – APN 109-02-001N
- Large parcel split by Cedar Avenue.
- Numerous restrictions and easements but potentially usable land.

On McMillan Mesa

- 1900 N Gemini Dr – APN 107-01-001B
- Slope and urban trail along the East and South.
- Developable land.




BUFFALO PARK
USGS BUSINESS PARK
CEDAR AVENUE
OPTIONAL SNOW PLAY AREA
TRAILHEAD
APS COMPOUND
SCHOOL
SUNNYSIDE
GEMINI DRIVE
FOREST AVENUE
GEMINI PARKWAY RIGHT-OF-WAY
VILLAGE DRIVE
PUBLIC OPEN SPACE CONSERVATION AREA
PINE CLIFF DRIVE
OPTIONAL INTERPRETIVE CENTER
FONDEROSA PARKWAY
PONDEROSA PARKWAY EXTENSION
CHURCH
PLANNING & COMMUNITY DESIGN
COMMUNITY INVESTMENT DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
McMILLAN MESA
FLAGSTAFF, ARIZONA
CONCEPT SITE PLAN

Thank You

David McIntire
Assistant to the City Manager – Real Estate
(928) 213-2072
dmcintire@flagstaffaz.gov

City Owned Properties Matrix								
Identifier	**Address**	**Acres**	**Current Zoning**	**General Plan *(Regional Plan)***	**Regional Plan (2030)**	**Current Use**	**Staff recommendation**	**Commission Input**
South of Cheshire near Crescent and Venus	2314 W BLUE WILLOW RD	4.5	Single-Family Residential	Urban Open Space	Suburban - Existing	Vacant	Open Space/FUTS	Agreement
South of Cheshire near Crescent and Venus	2268 W BLUE WILLOW RD	2.3	Single-Family Residential	Urban Open Space	Suburban - Existing	Vacant	Open Space/FUTS	Agreement
Koch Field - County near Silver Saddle Rd	No Address	12.5	County/Commercial Service	Very Low Density Residential	Rural - Existing (County)	Vacant	Sell	Agreement
Koch Field - County near Silver Saddle Rd	7462 Open Sky	9.2	County/Residential	Very Low Density Residential	Rural - Existing (County)	Vacant	Sell	Agreement
Venus FUTS	1902 N VENUS DR	4.2	County / residential	Urban Open Space/ Very Low Density Residential	Suburban - Existing	Vacant/Roads	Leave as is or sell with easment	Agreement
Between Switzer Canyon Rd and Ponderosa Parkway	955 E PONDEROSA PKWY	12.5	Single-Family Residential	Urban Open Space	Suburban - Existing	Vacant	Open Space/FUTS	Agreement
Phoenix Building	216 W PHOENIX AVE	1 - when combined over 4	Commercial Service	Commercial:Regional /Community	Urban - Existing	Building	Combine with adjacent lots and public facility or economic vitality	Agreement
East of the Y at Schultz Pass Rd and Mt elden Lookout Rd	3620 N SCHULTZ PASS RD	19.9	Rural Residential	Rural Open Space	Suburban - Existing/Rural Residential	Vacant	Site analysis - shared use	Open Space Commission recommends preservation as designated Open space.
Near Herold Ranch	2989 E BUTLER AVE	1.8	Highway Commercial	Highway Commercial	Suburban - Existing/ Urban - Future	Vacant	ROW and Economic Vitality	Agreement

Identifier	Address	Acres	Current Zoning	General Plan *(Regional Plan)*	Regional Plan (2030)	Current Use	Staff recommendation	Commission Input
McAllister Ranch - Near Woody Mt Rd and Rt 66	3425 W ROUTE 66	94.3	County/Rural Residential	Parks/Urban Open Space	"As Is" Existing Entitlements	Vacant/Some Buildings	Site analysis - shared use	Agreement
Corner of O'Leary - Lonetree	901 S O'LEARY ST	1.8	Public Facility	Urban Open Space	Urban - Existing	Vacant	Site analysis - shared use	Agreement
Just SW of Foxglenn Park	500 N FOURTH ST	40.0	Public Facility	Urban open Space	"As Is" Existing Entitlements Suburban - Existing/Future	Vacant	Majority Open Space/ FUTS - small portion avaible for future analysis	Open Space Commission recommends preservation as designated Open space
Canyon behind Sawmill complex	1381 E MACKENZIE DR	29.9	Public Facility	Urban Open Space	Existing Employment L.I./ Suburban - Existing/ "As Is"	Vacant	Majority Open Space/ FUTS - small portion avaible for future Public facility or other use	Open Space and Planning & Zoning recommend preserved as Open Space
Multi-use field and vacant land by Clark Homes	990 N THORPE RD APT 51	9.6	Public Facility	Open Space:Parks	Park/Open Space	Vacant and a multi-use field	Mutli-use field and Affordable Housing	Agreement
N San Fran - East of Elks Lodge	151 W FIR AVE	26.0	Public Facility/Sing-Family Residential	Parks/Urban Open Space	"As Is" Existing Entitlements Suburban - Existing	Vacant	Site analysis - shared use	Open Space & Bicycle Advisory recommend preserved as Open Space. Planning & Zoning recommend the City take no action and leave as is.
On McMillan Mesa	2100 N Gemini Dr	191.8	Open Space/Public Facility	Parks/Institutional	"As Is" Existing Entitlements Suburban - Existing	Vacant/Some Buildings	Open Space and Recreational Use	Agreement
On McMillan Mesa	1900 N GEMINI DR	152.5	Rural Residential	Urban Open Space	"As Is" Existing Entitlements Suburban - Existing	Vacant	Open Space and Recreational Use	Agreement

Informal Reference	Closest Address	Acres	Protects Cultural Resources	Protects Scenic Values	Protects Ecological Values (Rio/Major Tributaries /Wildlife Corridors)	Provides Agriculture (Community Gardens /Grazing)	Provides Accessibility /Connectivity for Non-motorized Transit	Provides Recreation	Protect for Open Space	Commission Comments
On McMillan Mesa	1900 N GEMINI DR	85.6		X	X		X	X	Yes	Provides valuable open space for Sunnyside neighborhood. Important wildlife habitat and corridor. AZ trail, Arrowhead Trail, Sego Lily Trail are located on/near these parcels. Located centrally and are accessible for everyone. Provides a 360-degree view of the surrounding landscape.
Koch Field	7000 N RAIN VALLEY RD	12.5							No	Could potentially be traded with the County for County-owned property within City limits.
Koch Field	7000 N RAIN VALLEY RD	9.2							No	Could potentially be traded with the County for County-owned property within City limits.
Venus	1902 N VENUS DR	4.1		X	X		X	X	Yes	Steep slope descending to the Rio. Buffer for FUTS.
O'Leary and Lonetree	901 S O'LEARY ST	1.8		X	X	X	X	X	Yes	Affordable housing in northwest corner could be a compatible use.
Phoenix Building	216 W PHOENIX AVE	1.4							No	
Near Multi-use field	990 N THORPE RD	3.6							No	
On McMillan Mesa	2100 GEMINI DR	27.3		X	X		X	X	Yes	Provides valuable open space for Sunnyside neighborhood. Important wildlife habitat and corridor. AZ trail, Arrowhead Trail, Sego Lily Trail are located on/near these parcels. Located centrally and are accessible for everyone. Provides a 360-degree view of the surrounding landscape.
McAllister Ranch	3425 W ROUTE 66	98.5	X		X		X	X	In part	Preserve the section of the parcel north of the railway, the retention basin, FUTS trail alignment, and historic buildings as open space.
Rio behind Sawmill	1381 E MACKENZIE DR	25.7		X	X		X	X	Yes	Buffers the Rio and riparian area. Promotes trail connectivity. Contains steep slopes, view sheds. If development occurs above the canyon rim, it should stay out of the viewshed of the trail and Rio below.
Schultz Trailhead	3620 N SCHULTZ PASS RD	19.9	X	X	X		X	X	Yes	Promotes connectivity for trails. Protects Schultz trailhead. Ruts from the Beale Road exist here. Original retention basin for the Peaks' spring water.
By Foxglenn Park	500 N FOURTH ST	40.0		X	X		X	X	Yes	
N San Francisco - Near Elks Lodge	151 W FIR AVE	23.5		X	X		X	X	Yes	Receives great recreational use. Protects viewshed. Provides stormwater remediation for neighborhood. Provides important trail linkage, keeping runners/cyclists off of main roads.
Cheshire	2314 W BLUE WILLOW RD	4.5		X	X		X	X	Yes	Promotes connectivity for trails. Buffer the Rio and riparian area. Beautiful view of Mt Elden at sunset. Steep slopes. Deeded to the City for the development of Lockett Park.
Cheshire	2268 W BLUE WILLOW RD	2.3		X	X		X	X	Yes	Promotes connectivity for trails. Buffer the Rio and riparian area. Beautiful view of Mt Elden at sunset. Steep slopes. Deeded to the City for the development of Lockett Park.
Between Switzer and Ponderosa	955 E PONDEROSA PKWY	11.9		X	X		X	X	Yes	Heavily forested, buffers the Rio and riparian area, contains one of the last remaining escarpments on McMillan Mesa. Could provide connectivity for trails.
Near Herold Ranch Rd	2989 E BUTLER AVE	1.8							No	

Represents an opposing recommendation to what was presented by City staff.

Dedicated Open Space, Economic Vitality and Affordable Housing

Preliminary
Inventory
Not Complete

Affordable Housing
33.3 Acres

Economic Vitality
231.4 Acres

COF Open Space
786.1 Acres

City Limits

1
Miles

Map and data provided by COF GIS Section 10/2013
The data is intended only to depict approximate locations, and used only for representation.
It should not be relied upon without proper field verification.

Open Space per Regional Plan Definition

- COF Open Space
  786.1 Acres
- Steep Slopes within City Limits
  2250.5 Acres
- City Parks
  729.6 Acres
- FUTS Trails
  148 Miles
- City Limits
- Rural Floodplain (Per Ordinance 1675)
  608.0 Acres

1 Miles

Mt Elden
Observatory Mesa
Buffalo Park
Sunnyside
Downtown
NAU
Picture Canyon
Walnut Canyon Nat'l Monument
Walnut Canyon

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