



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



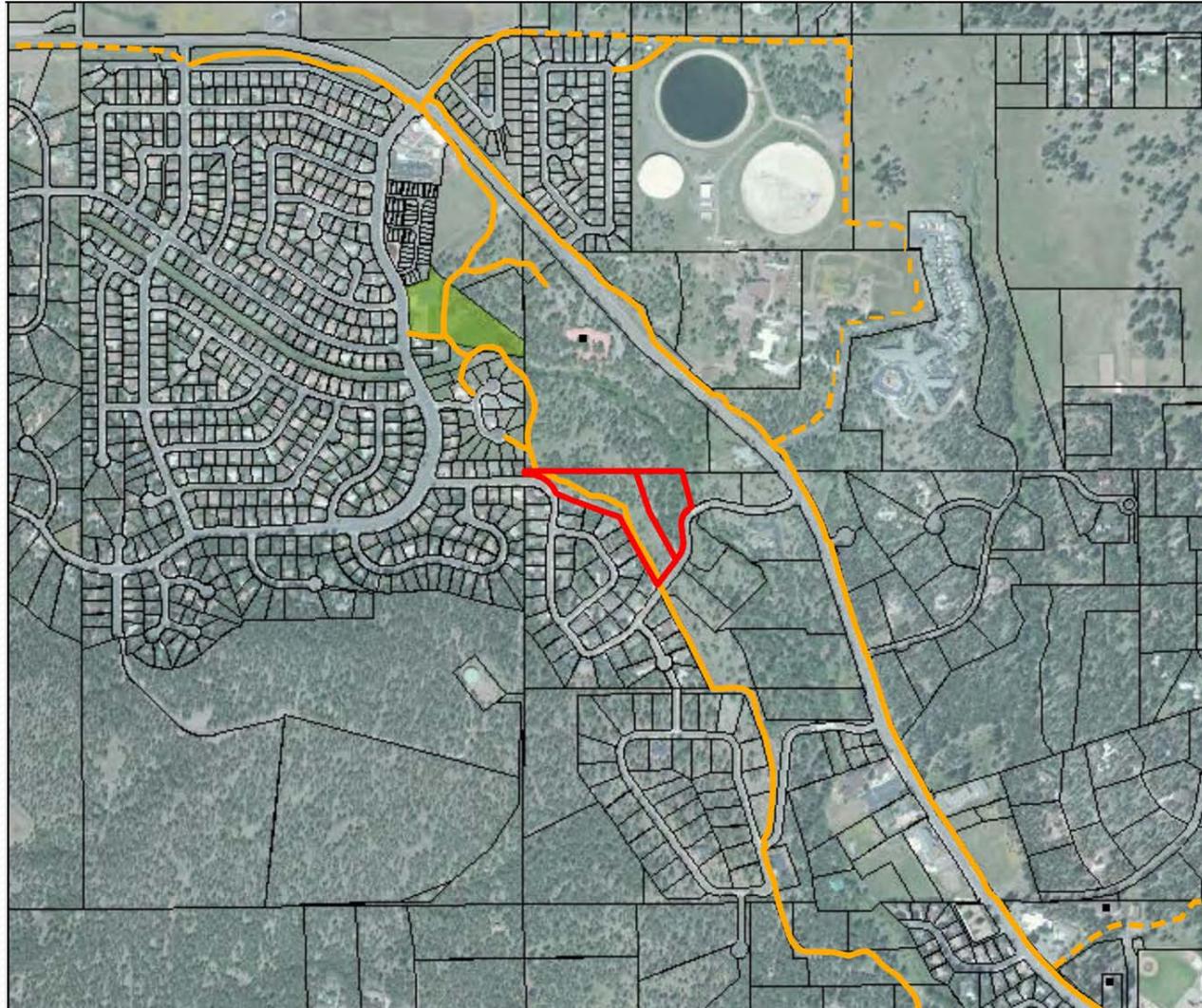
Additional Information

- 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

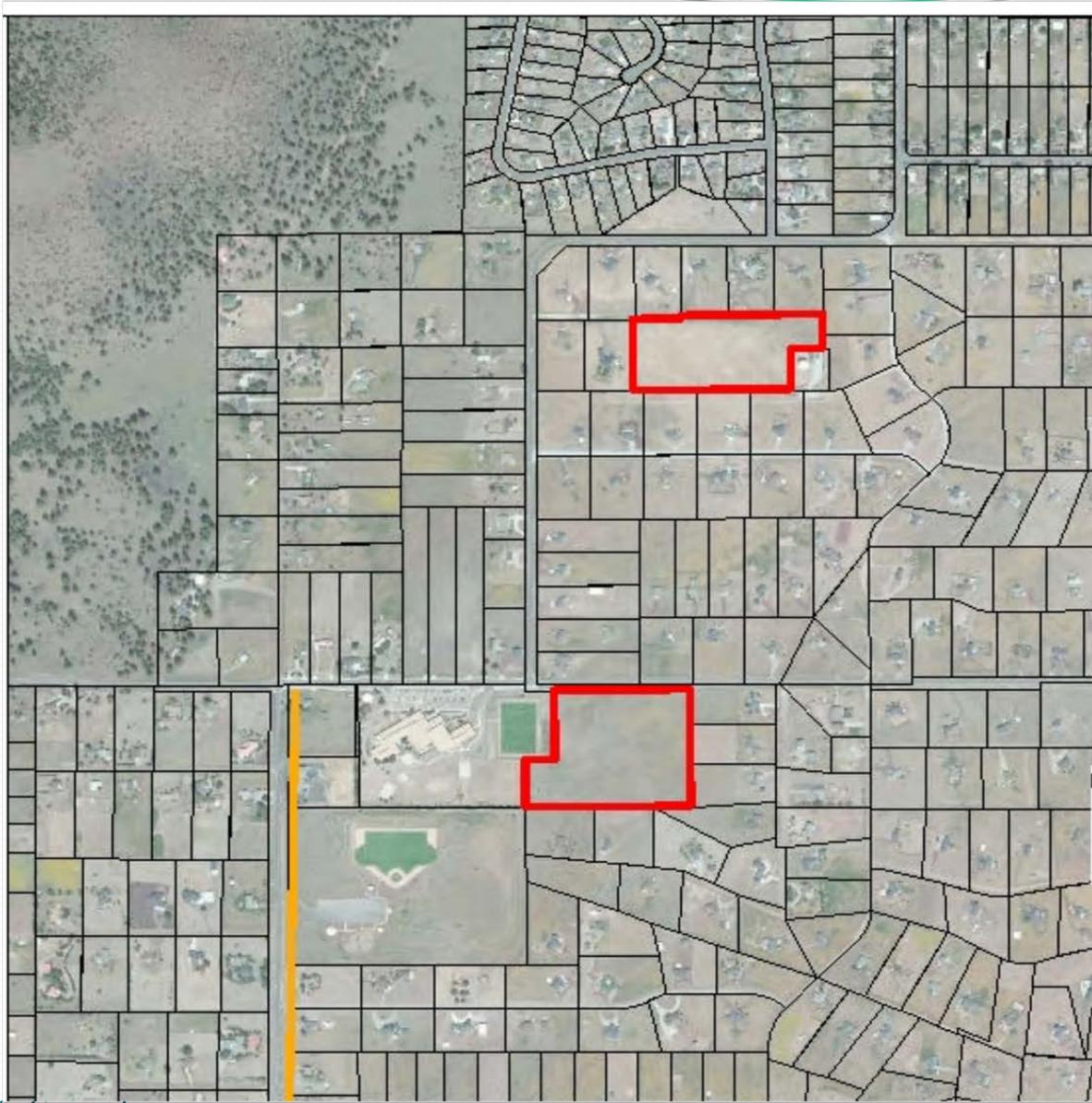
- **Recommendation**
- Staff recommendation is to maintain the parcels as open space.

- **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

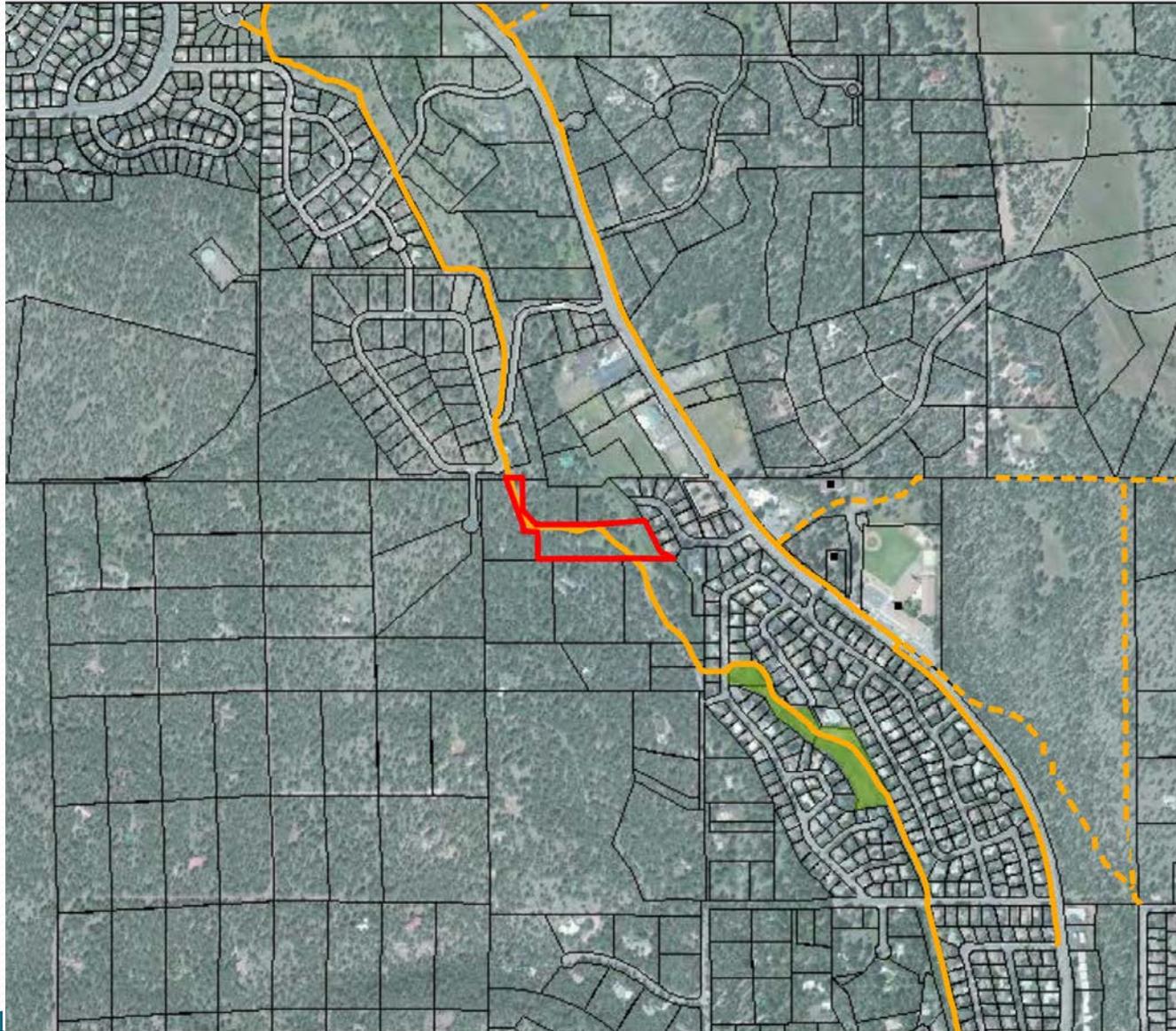
- **Recommendation**
- Sell the parcels at a future time in order to recapture the 1.1 million dollar investment for the Self Insurance Trust.

- **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

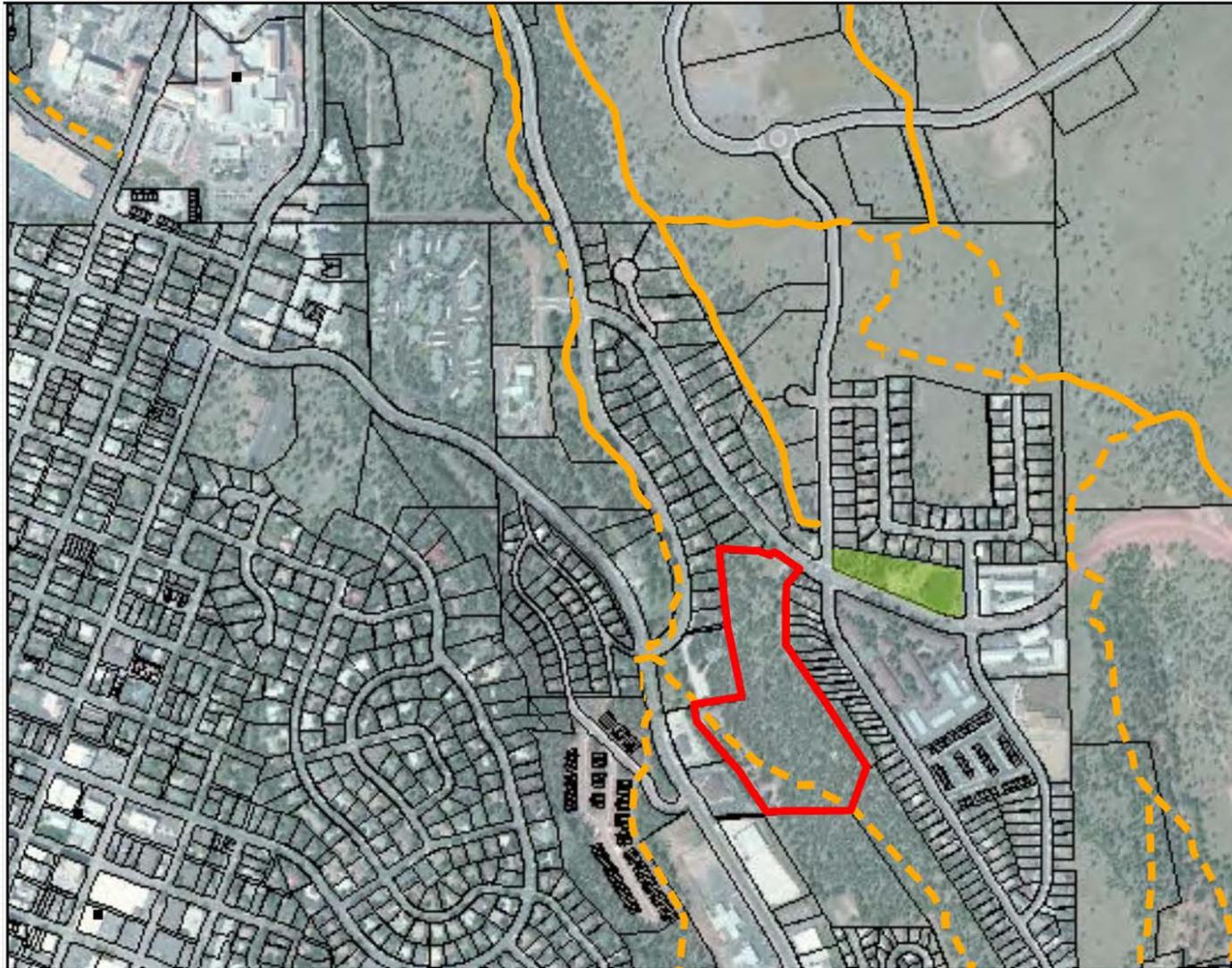
- **Recommendation**
- Leave as is or possible sale of a portion or the entirety of the parcel with an easement protecting the FUTS trail and drainage.

- **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

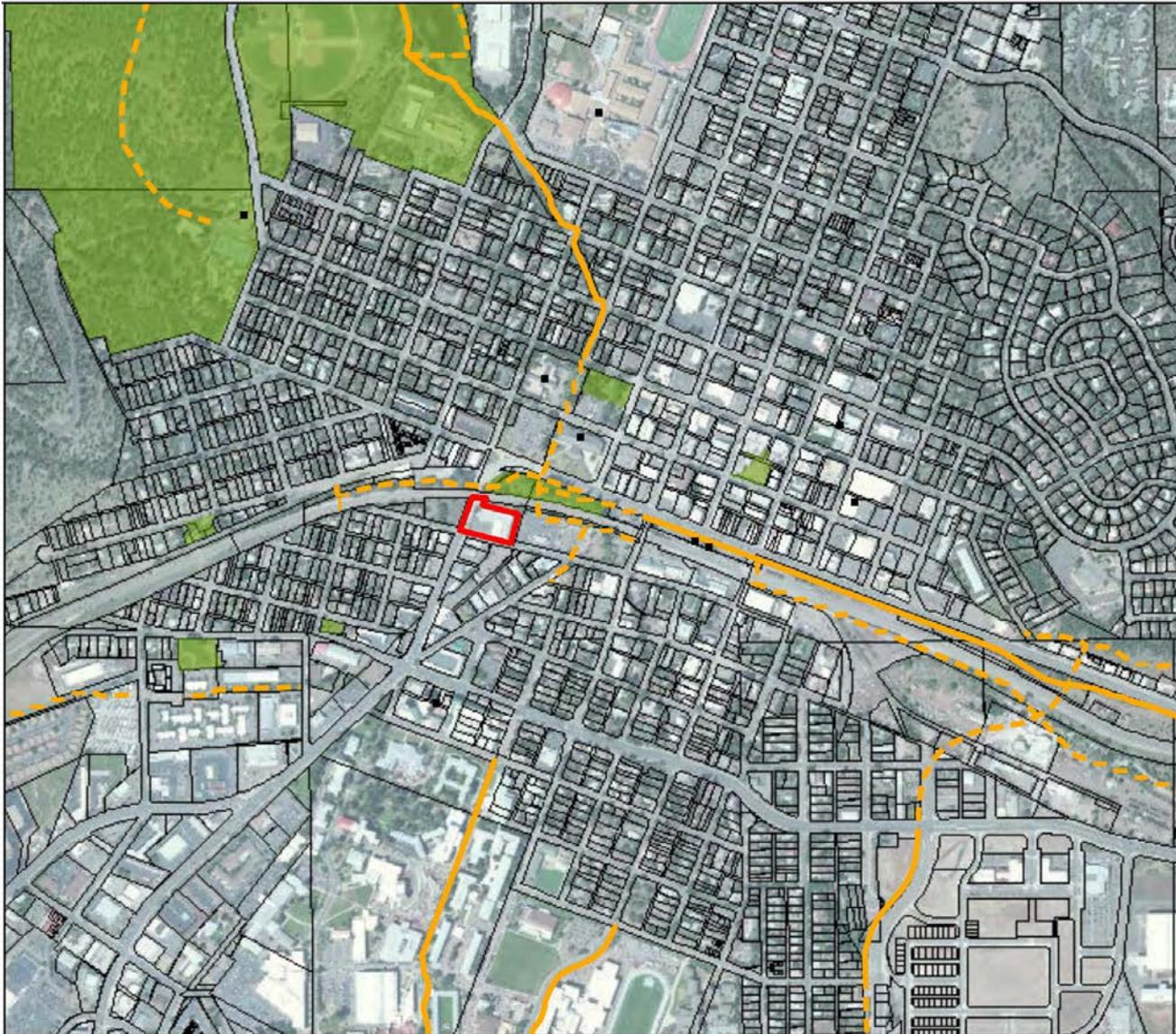
- **Recommendation**
- Preserve as Open Space with possible FUTS trail

- **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

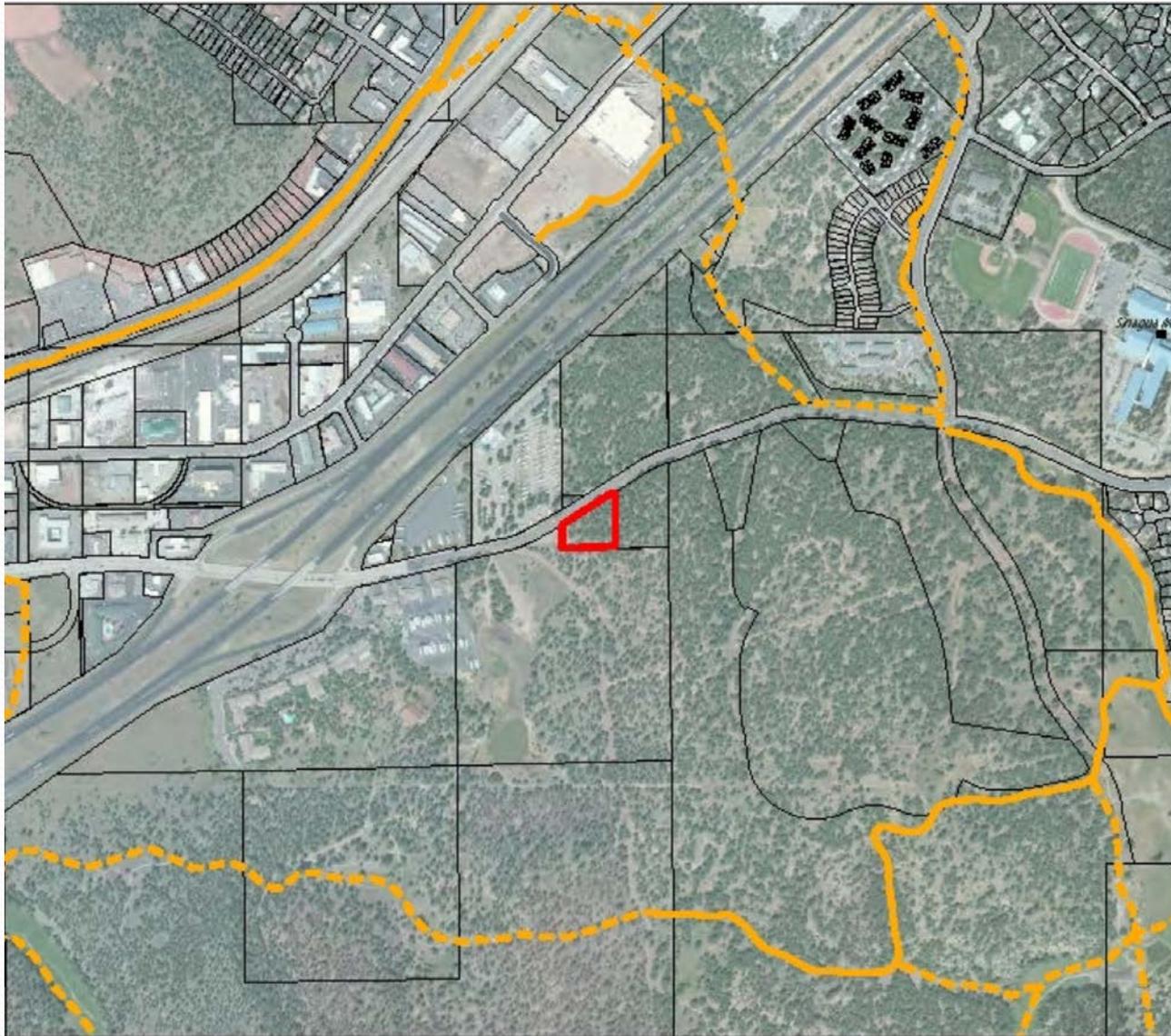
- **Recommendation**
- Public facility and economic vitality – parcels to be considered as a part of the additional adjacent city land holdings

- **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

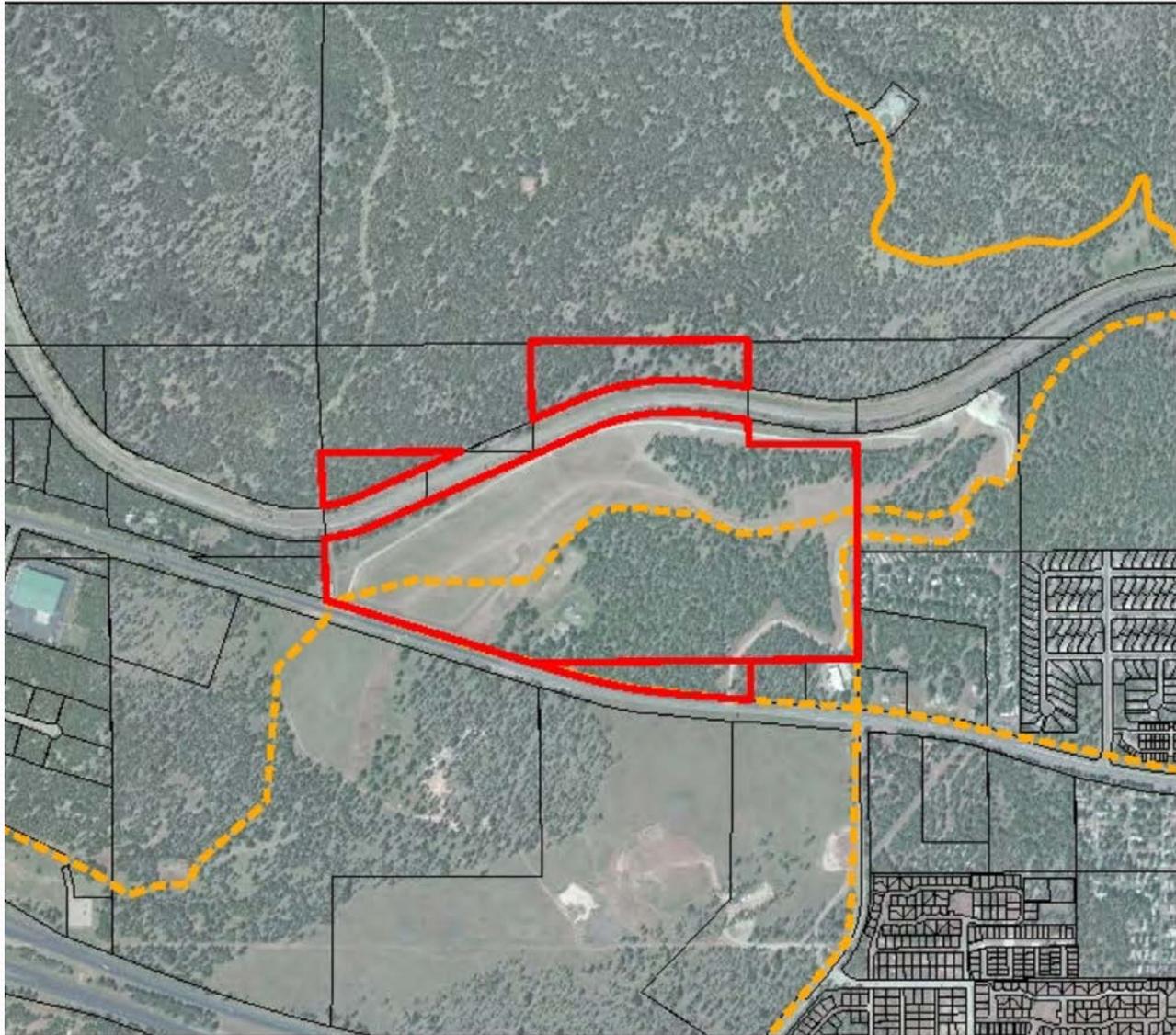
- **Recommendation**
- Use for Right of Way to allow future traffic expansion.
- Use the balance of the land for Economic Vitality.

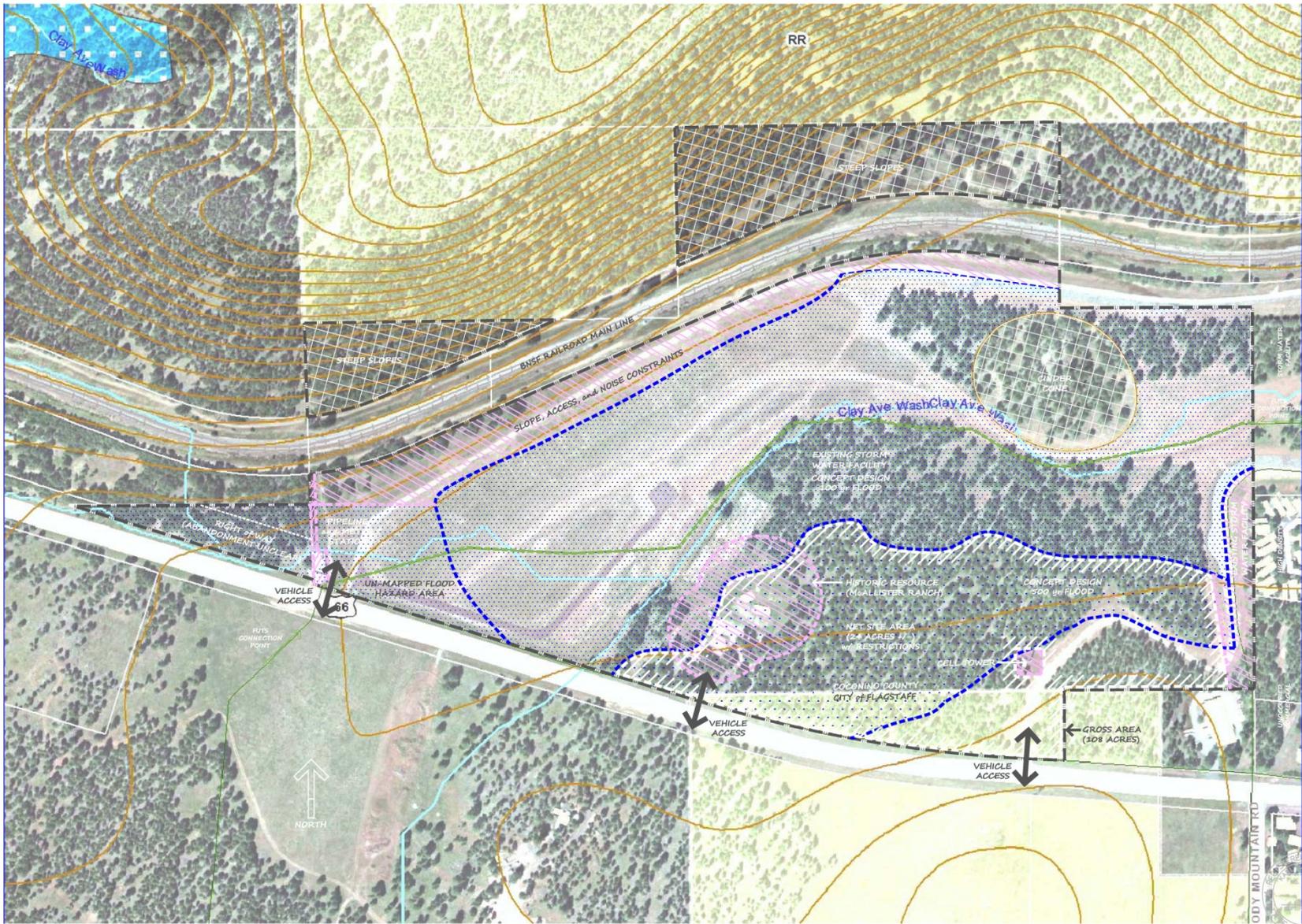
- **Reasoning**
- The large amount of potential development coming forward in that area will require changes to Butler and controlling the parcel will assist in those changes. Economic use for the remaining land would seem best along the corridor Butler corridor.



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.





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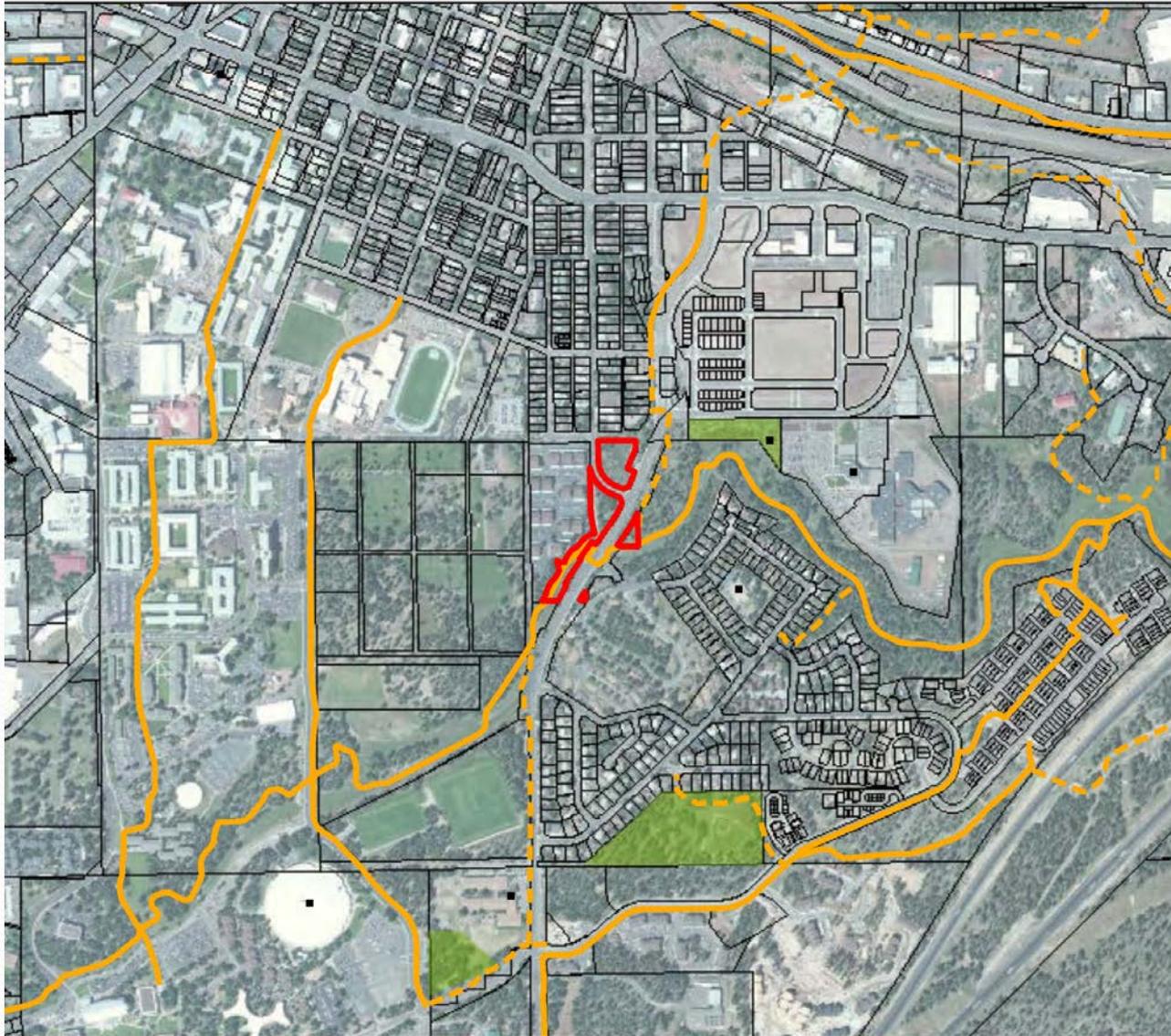
SITE ANALYSIS
 McALLISTER RANCH
 FLAGSTAFF ARIZONA

SITE ANALYSIS
 AUG 2013
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O'Leary and Lonetree

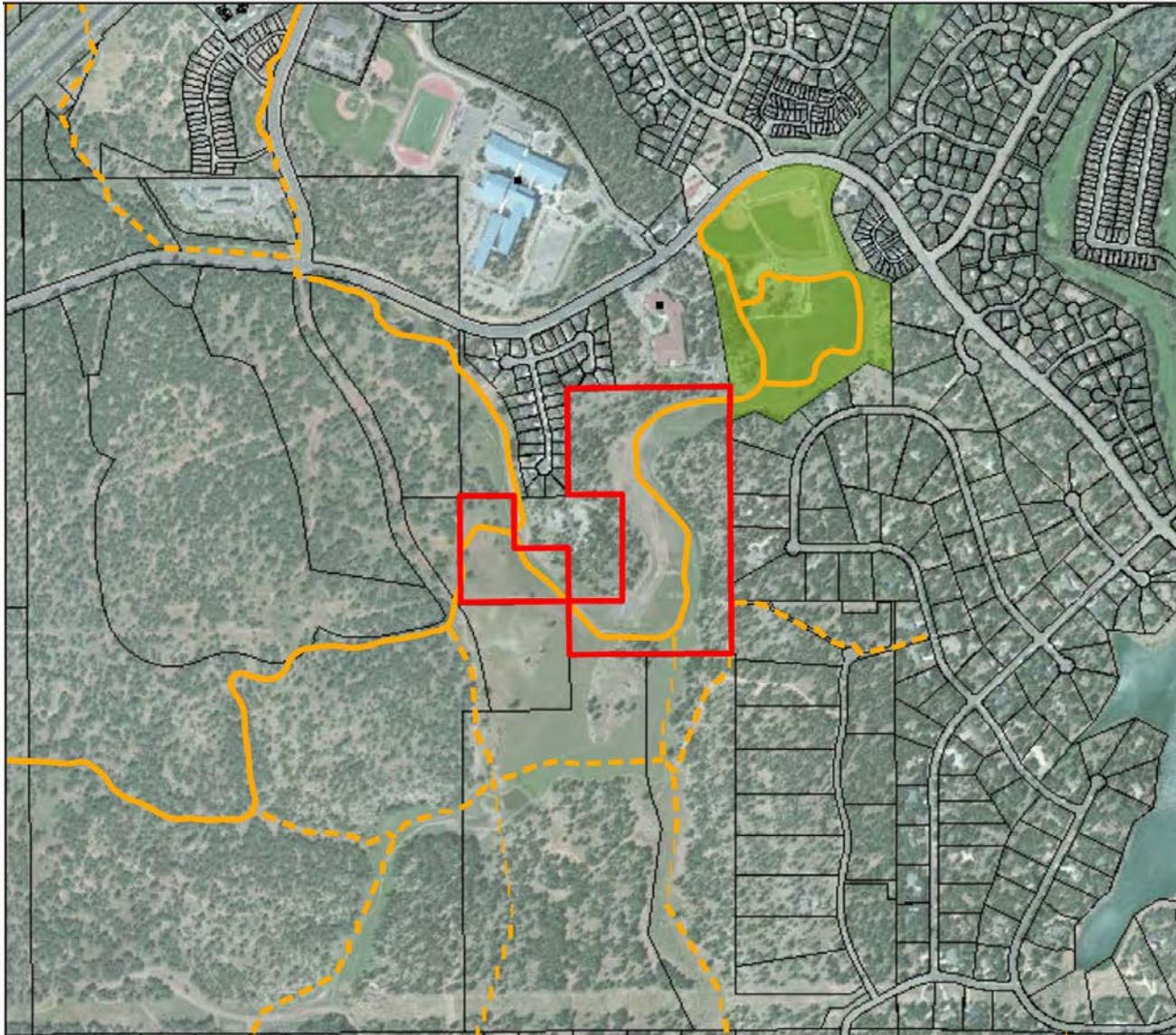
- 901 S O'Leary St – APN 104-09-002D
- Significant drainage and easements limit use, but there is functional land. Parcel is split by O'Leary.
- Sustainability, Housing, FUTS and Stormwater worked on a shared use design with the City Architect.





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.



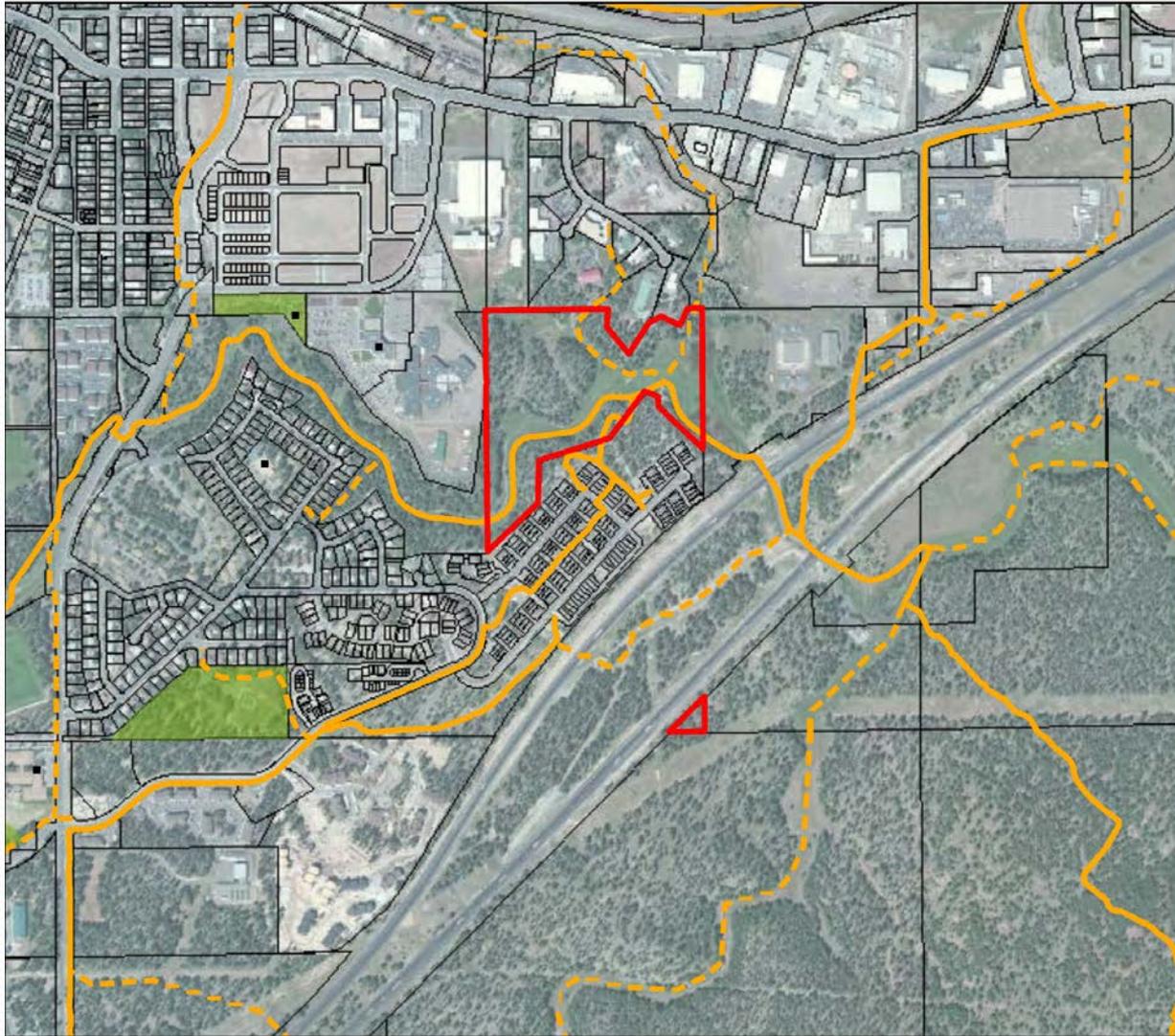
By Foxglenn Park

- **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.



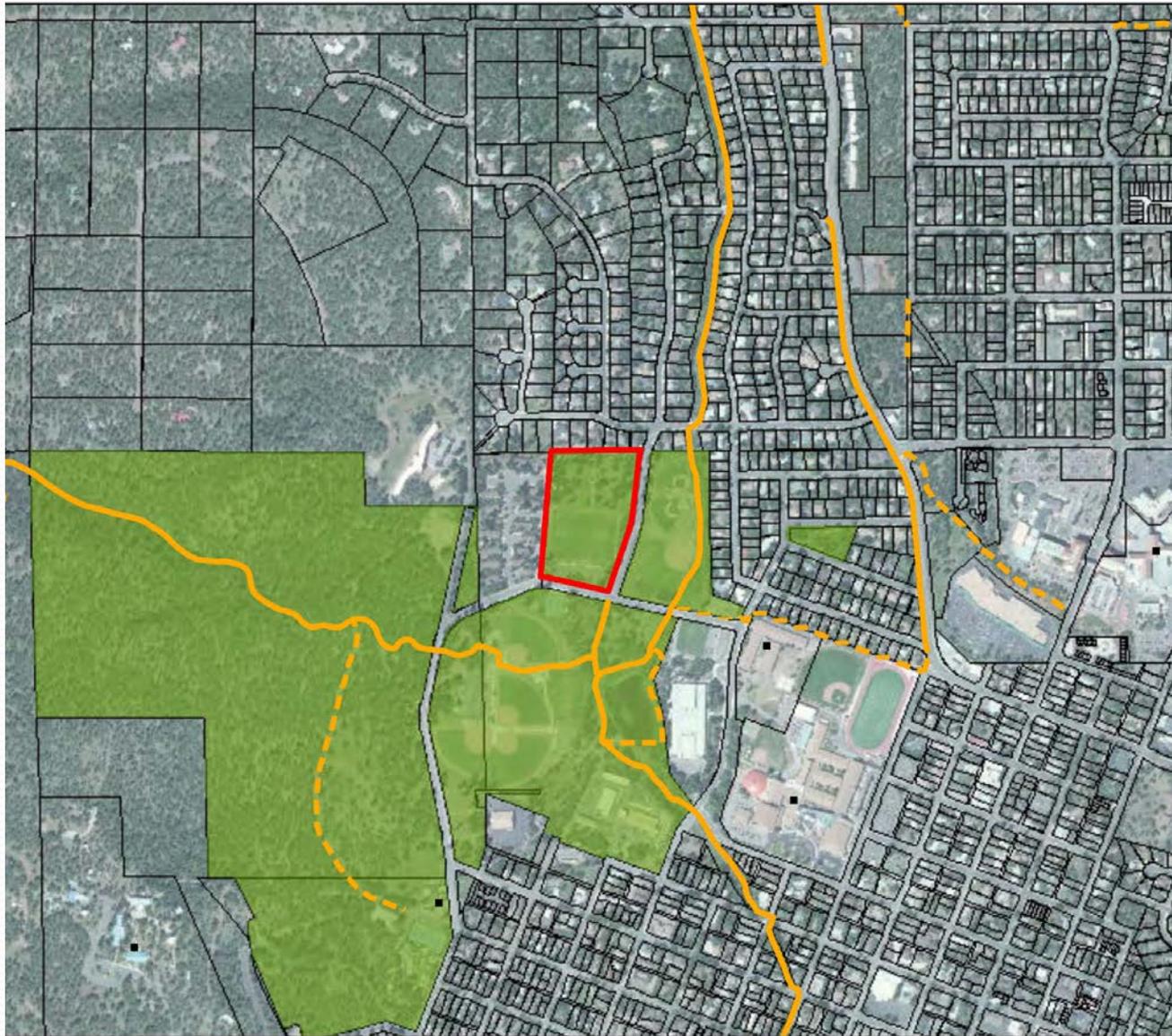
Rio Behind Sawmill

- **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

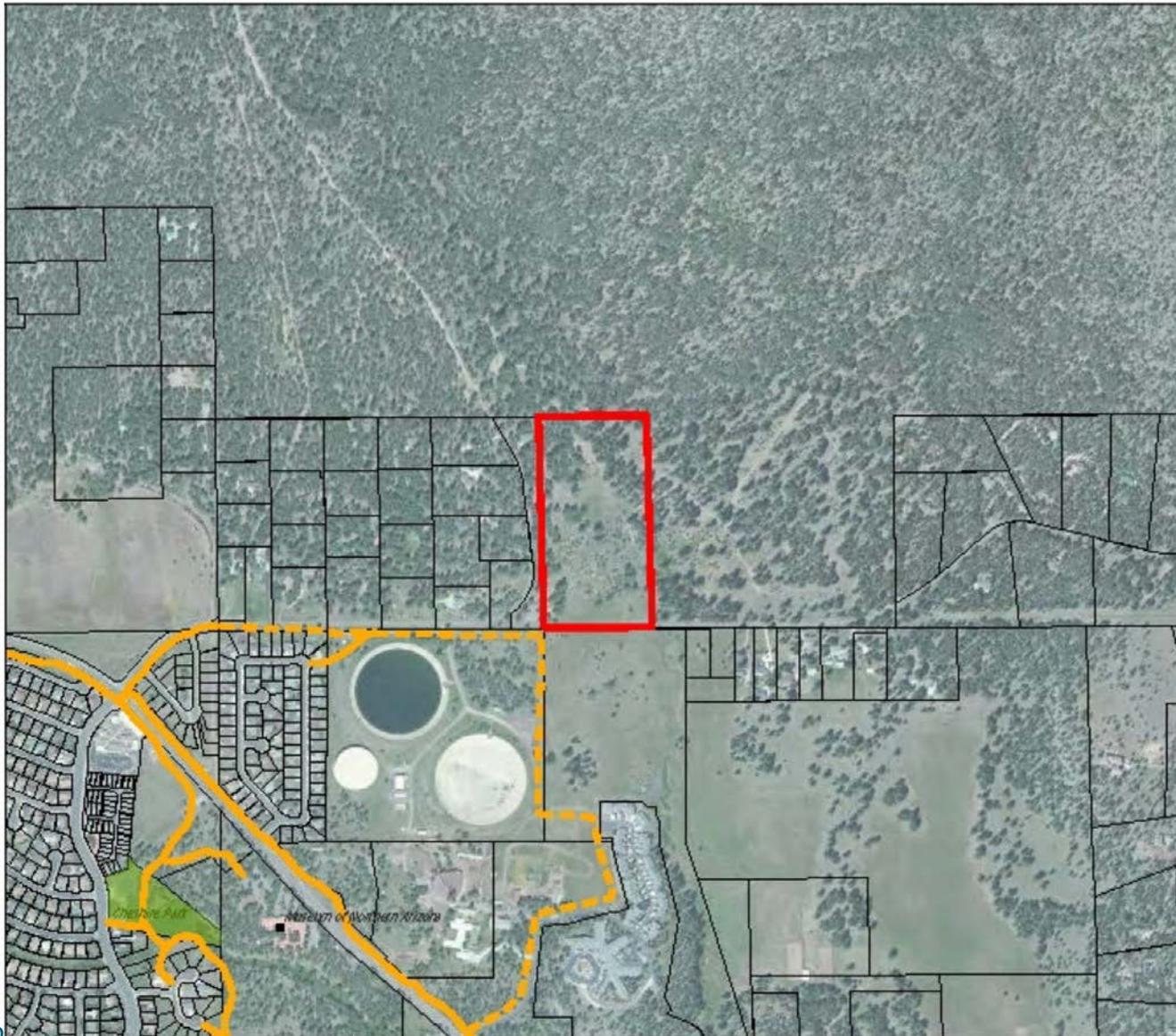
- **Recommendation**
- Portion currently in use as a multi-use field to remain as is; vacant portion to be provided to the Flagstaff Housing Authority (FHA) for housing purposes.

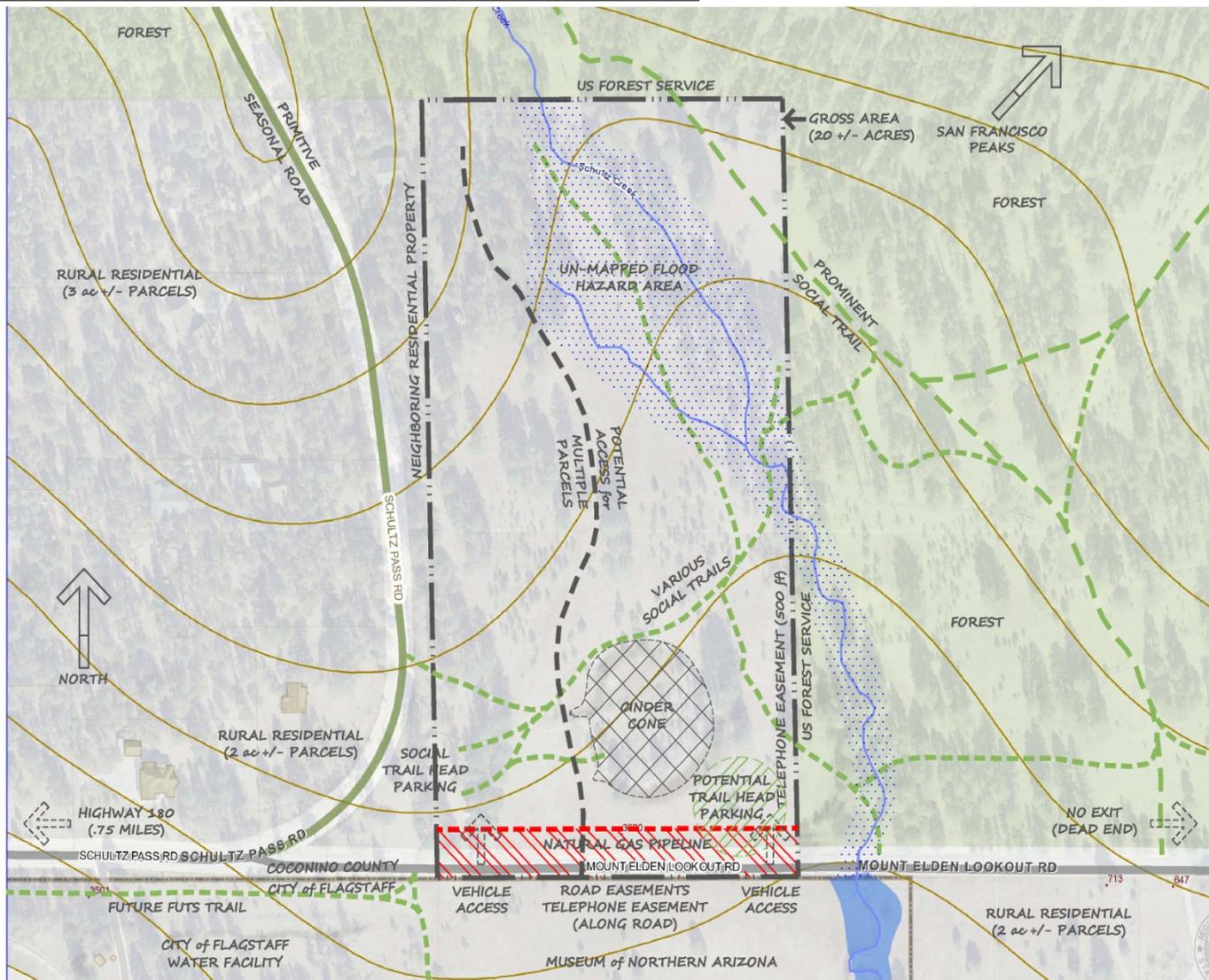
- **Reasoning**
- Existing field is used and is an amenity to neighborhood, vacant land has previously been used by FHA as a potential site for specialized housing and has infrastructure and infill benefit.



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





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SITE ANALYSIS
SCHULTZ PASS
FLAGSTAFF ARIZONA

SITE ANALYSIS
AUG 2013

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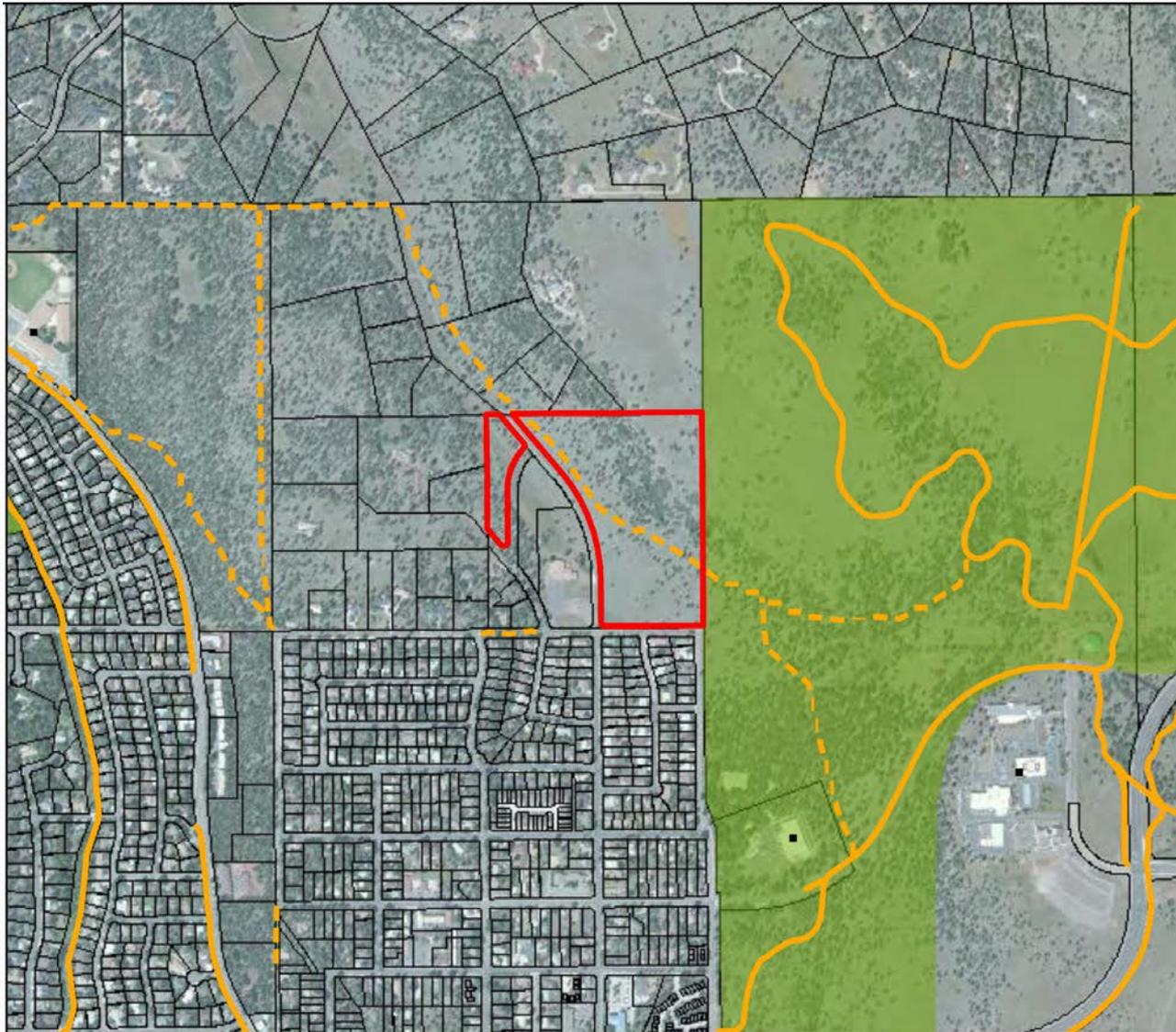
Schultz Trailhead

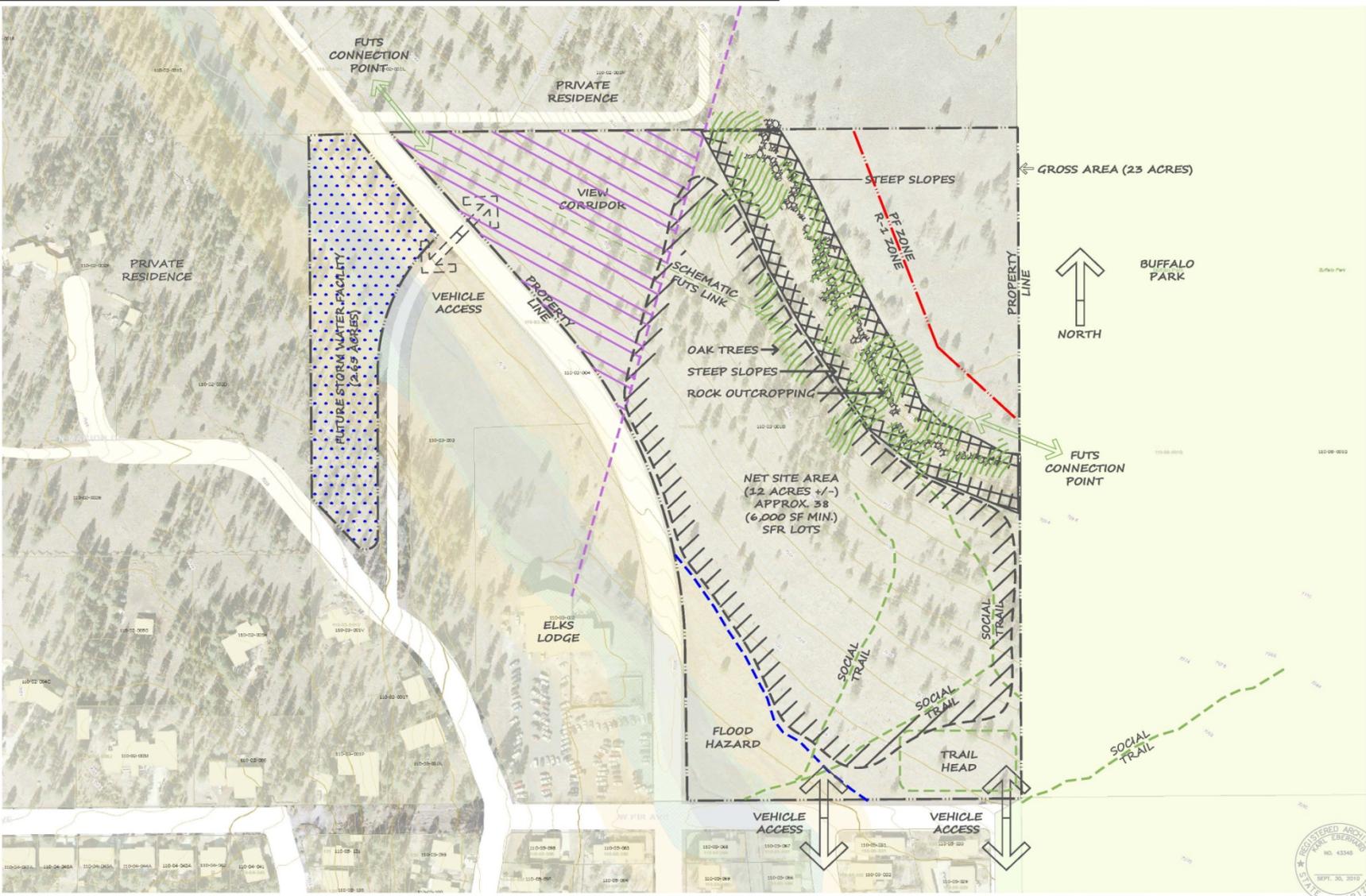
- **Commission and Group Recommendation**
- The Open Spaces Commission recommends the parcel be preserved as designated Open Space.
- All other public comment received from the presentations is in general agreement with city staff recommendations.



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.





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<p>KARL GERTNER Karl Gertner ARCHITECT</p>
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<p>SITE ANALYSIS AUG 2013</p>
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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.



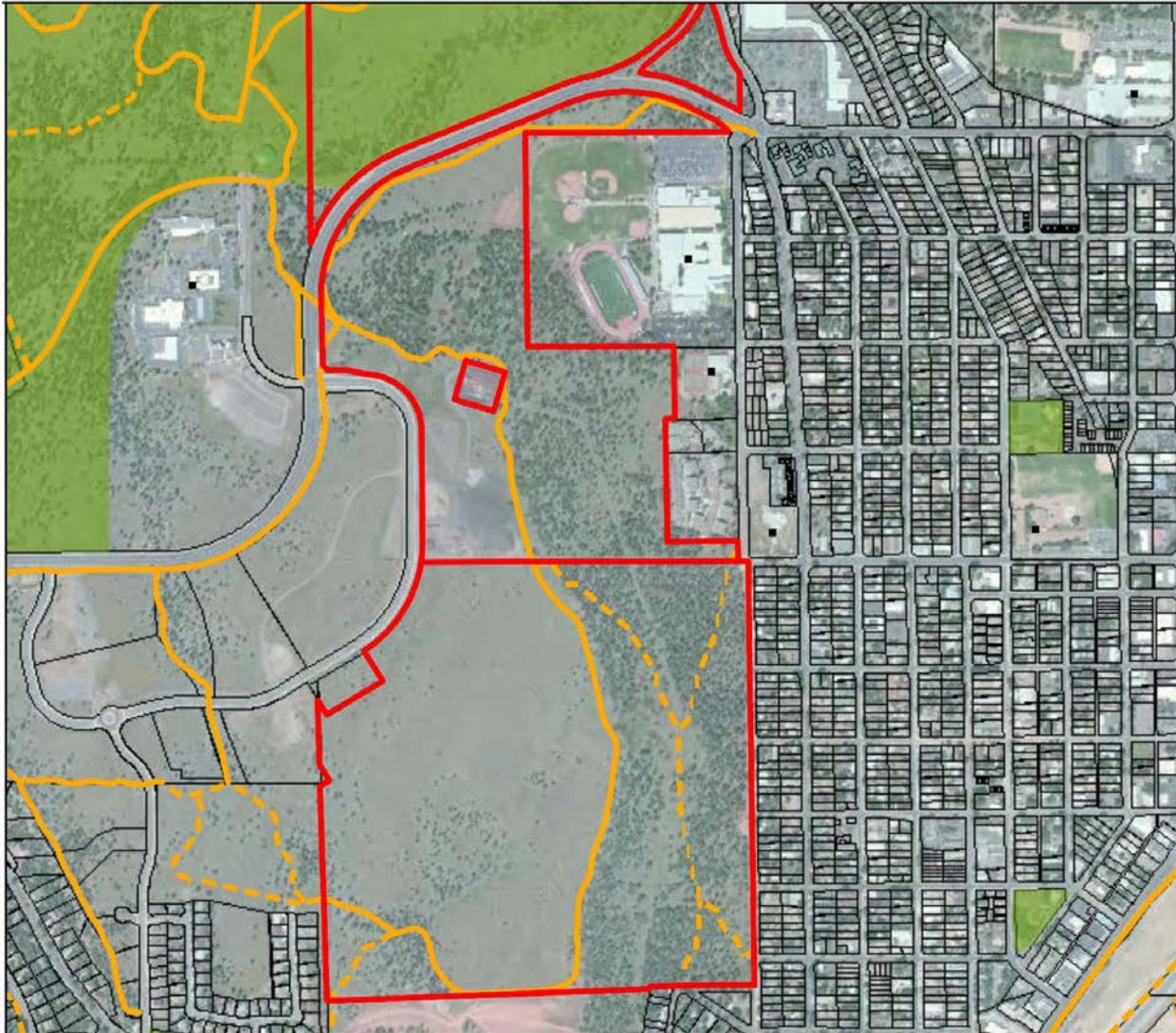
On McMillan Mesa

- 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.





Thank You

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