



City Owned Property

Council Item of Special Interest – Workshop September 28, 2021





Explanation of the Property Atlas

Glendale
ARIZONA

City Owned Property Atlas

September 2021

City of Glendale Engineer

Cholla District Overview

# Parcels	USE	Area (acres)
23	Facility	160.058
21	Parks	1171.147
17	Drainage	27.073
21	Skunk Creek	23.276
7	New River Channel	22.712
18	Landscape	0.648
1	Road	0.483
108¹	Total	1405.397

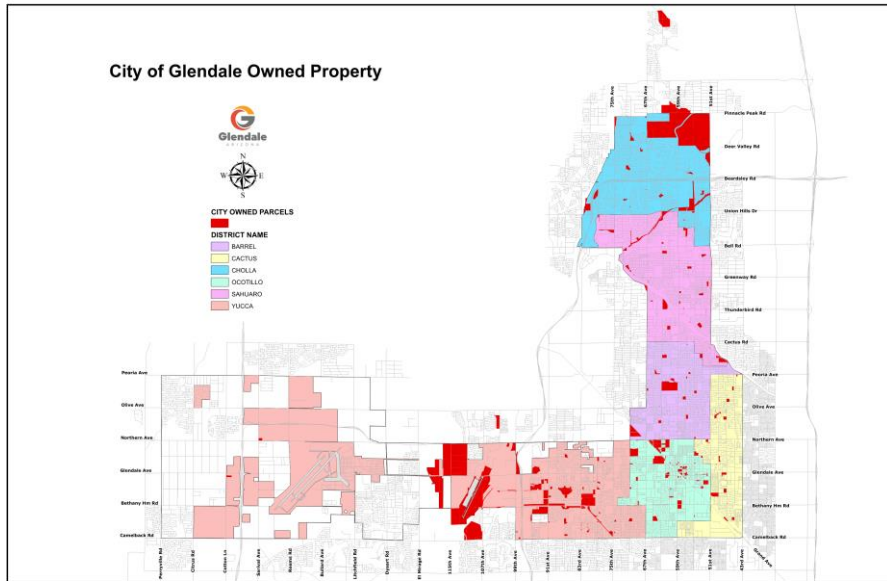
¹Includes 3 parcels in unincorporated Maricopa County, 11 parcels in City of Phoenix, and 1 parcel in City of Peoria

Map #	APN	Area (acres)	Use	Zoning
1	231-04-085W	2.200	Future WellSite (F)	PAD
2	231-04-085J	6.985	Park	PAD
3	200-43-006L	4.015	Park	PAD
4	200-44-501B	0.065	Drainage	SR-17
5	200-44-731	0.064	Access	SR-12
6	200-44-735	1.276	Drainage	SR-12
7	200-44-732	6.743	Drainage	PAD
8	200-44-729	0.257	Drainage	SR-12
9	200-44-001U	1.369	Skunk Creek	PAD
10	200-44-003Y	0.874	Skunk Creek	PAD
11	200-44-733	6.454	Skunk Creek	PAD
12	200-44-730	3.000	Park	SR-12

F - Facility



What do we own?



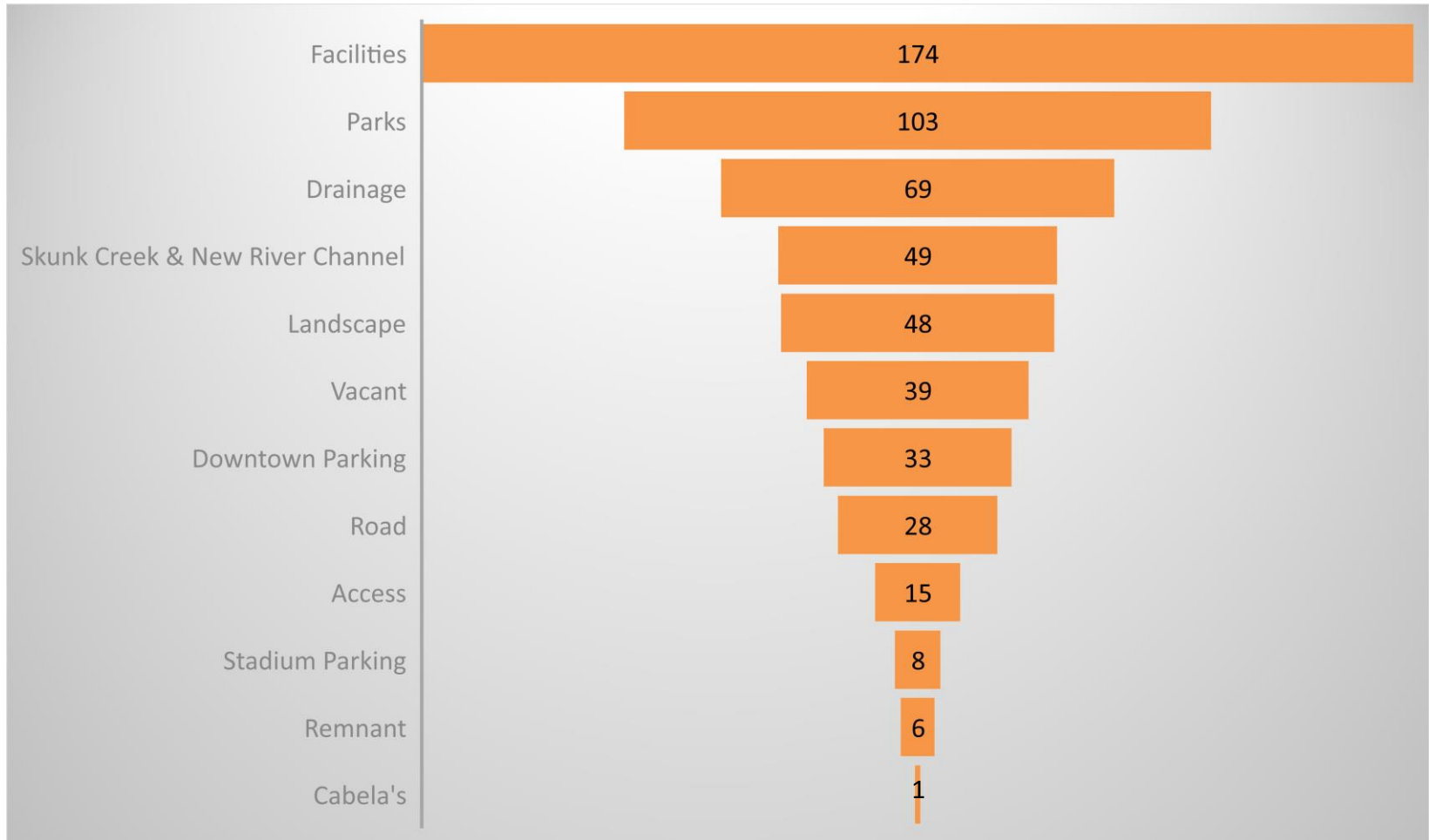
■ Areas in red = City owned parcels

# Parcels	USE	Area (acre)
174	Facility	1,791.204
103	Parks	1,618.542
69	Drainage	179.295
49	Skunk Creek & New River Channel	167.957
48	Landscape	4.119
39	Vacant	173.467
33	Downtown Parking	4.742
28	Road	15.364
15	Access	5.506
8	Stadium Parking	112.267
6	Remnant	0.352
1	Cabela's	26.446
573¹	TOTAL	4,099.261

¹Includes 5 parcels in unincorporated Maricopa County, 23 parcels in City of Phoenix, and 5 parcels in City of Peoria (33 total parcels located outside City limits)

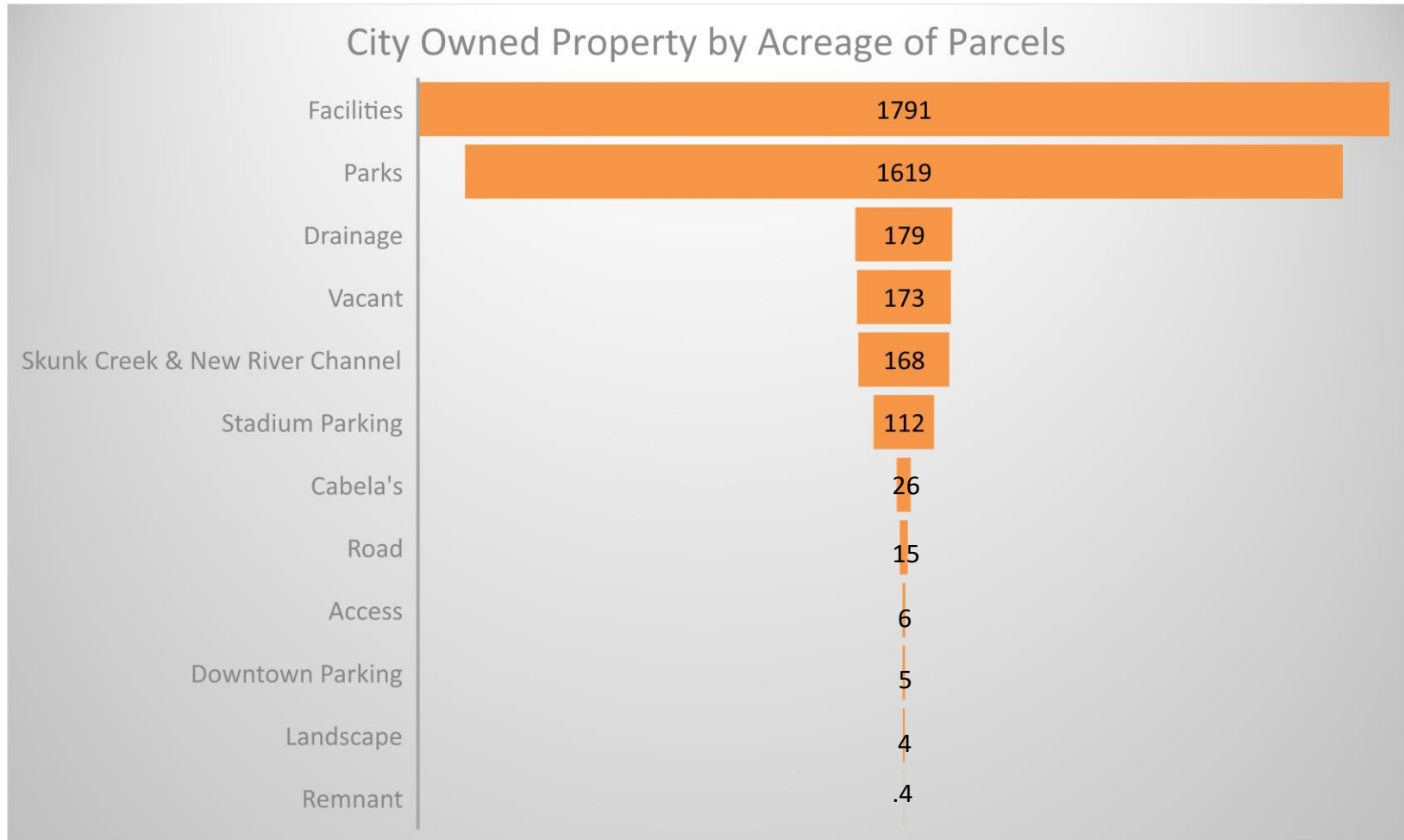


City Owned Property by Number of Parcels





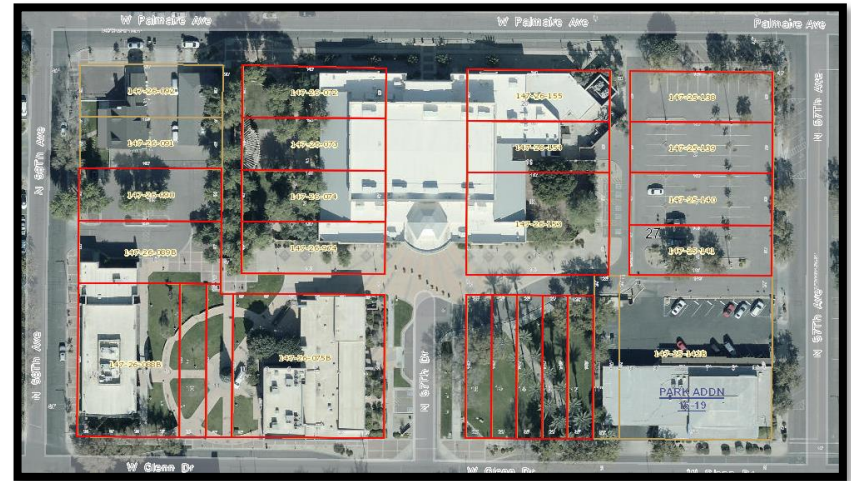
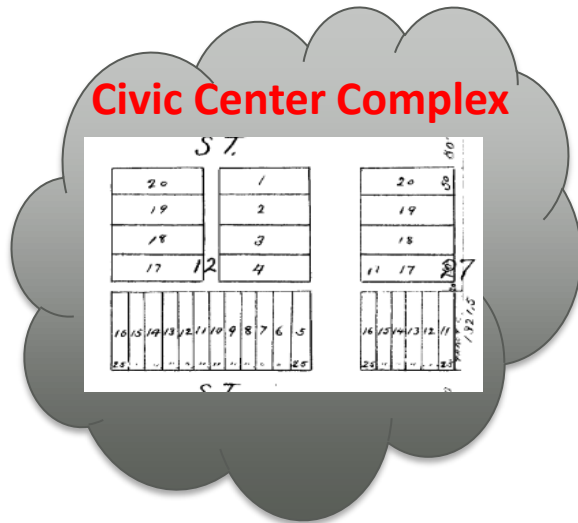
City Owned Property by Acreage





Why so many parcels?

Original Downtown Plat



Civic Center Complex -22 parcels



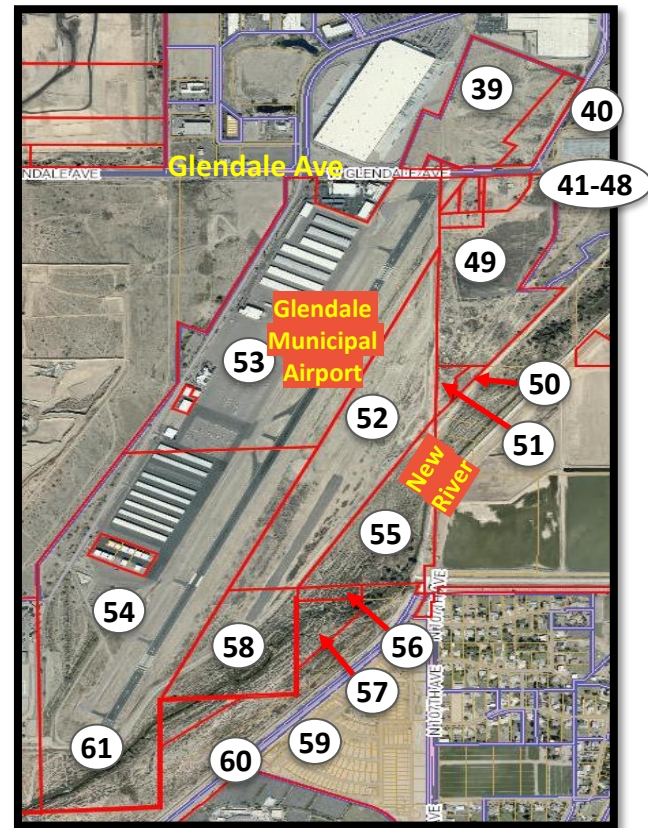
Why so many parcels?

Skunk Creek and New River Channel



Skunk Creek-35 parcels

49 total = 9% of parcels



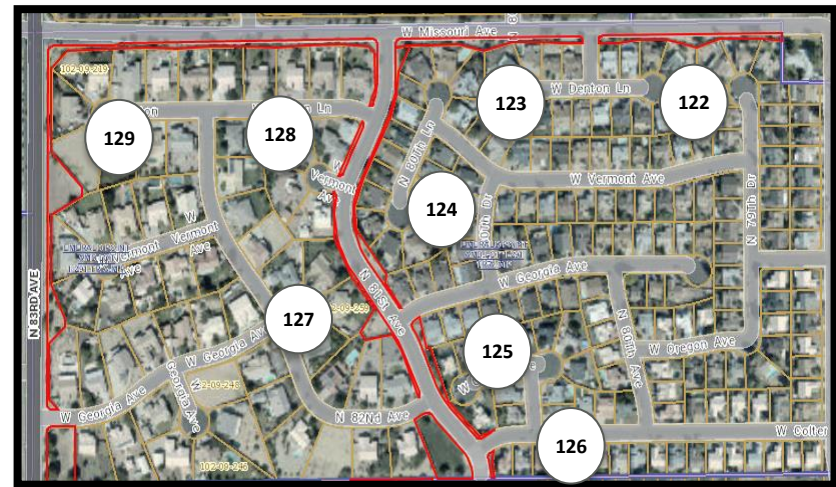
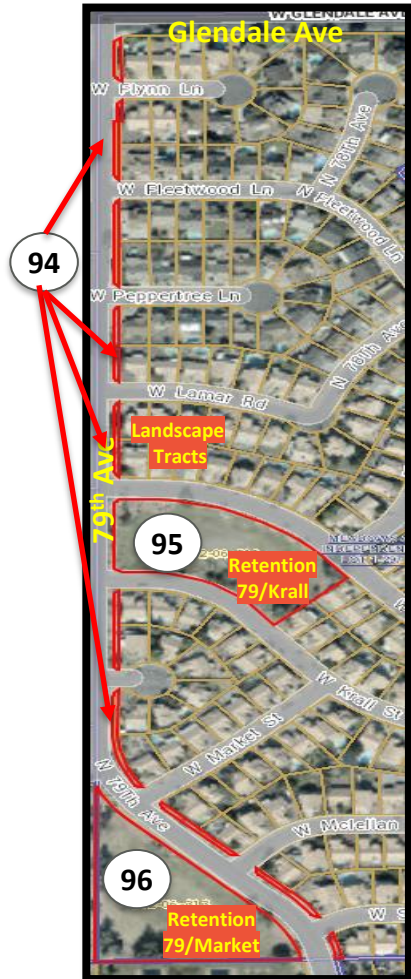
New River – 14 parcels



Why so many parcels?

Residential Drainage and Landscape Tracts

Meadows at Independence Subdivision –
Platted 1987 (13 drainage and landscape tracts)



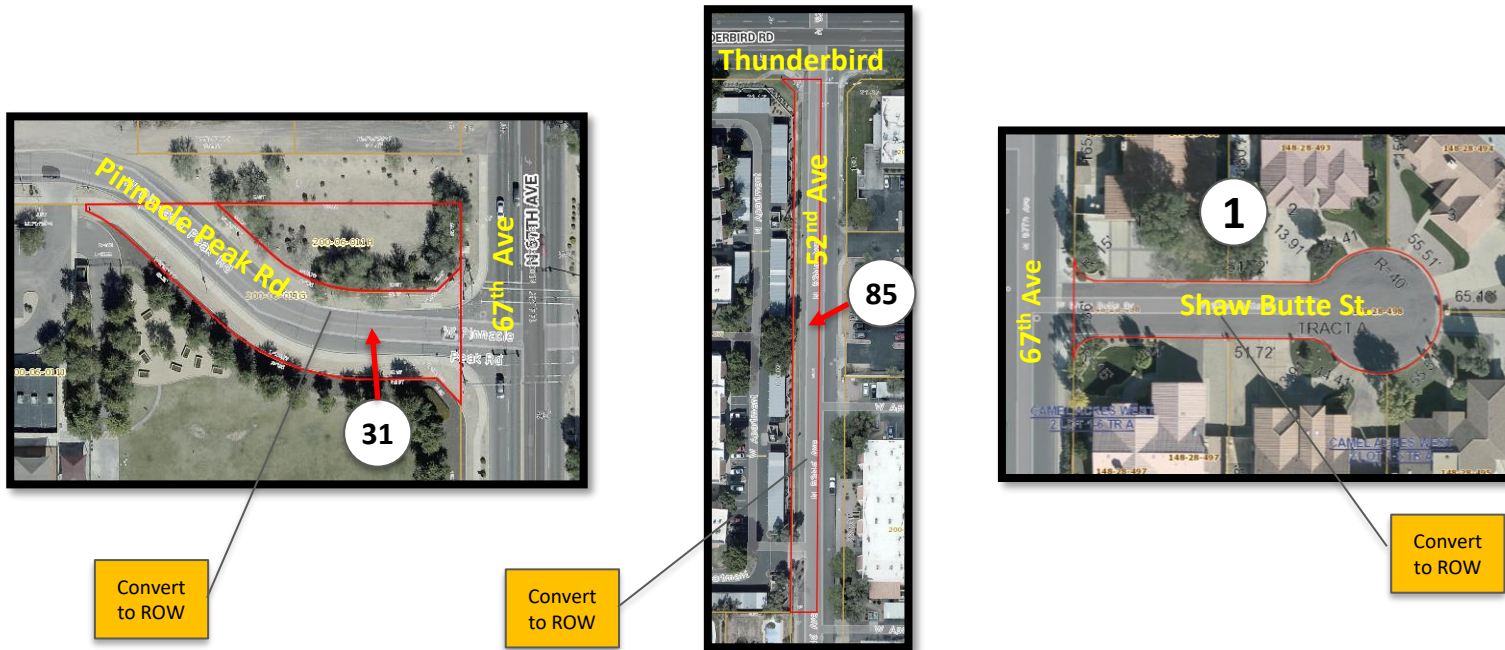
Emerald Point Subdivision – Platted 1986
(8 drainage and landscape tracts)

75 tracts = 13% of parcels



Why so many parcels?

Roadways in Parcels instead of Right-of-Way



29 locations = 5% of parcels



Potential Excess? Marketable Parcels?

Dispositions over the last 3 years:

- SRP Wellsite Land
- St. Vincent de Paul Building
- Top Golf Site
- Holiday Inn Site
- BMW Site
- Brown Lot (Bungalows at Westgate)
- Tohono O'Odham Lot on Northern Avenue
- Bank of America Building
- Emerald Point Retention Basin
- Glen Lakes Golf Course (Trevino Subdivision)

SOLD!



Potential Excess? Marketable Parcels?

Active Inquiry/Dispositions in process:



- 43rd Avenue & Peoria Avenue (SRP) (0.4 ac)
- SWC 47th Avenue & Glendale Avenue (TWG) (4.2 ac)
- 60th Avenue & Palmaire Avenue (Solid Rock Church) (0.2 ac)
- Beet Sugar Lots (Various owners) (2.1 ac)
- 95th Avenue Excess (Crystal Lagoons Island Resort) (4.2 ac)



Potential Excess? Marketable Parcels?

Parcels to Consider/Research for Disposition:

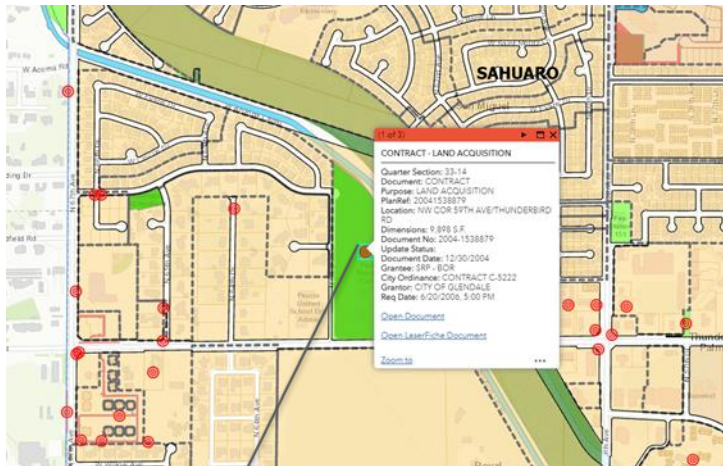


- 55th Avenue & Union Hills Drive (+/- 1.8 ac)
- 71st Avenue & Zoe Ellen Way (0.2 ac)
- Glen Lakes Remnant (1.5 ac)
- SWC 47th Avenue & Glendale Avenue – East side (+/- 2.8 ac)
- SWC 99th Avenue & Northern Avenue (+/- 12.0 ac)
- Excess WAWRF Recharge Area (+/- 52.0 ac)

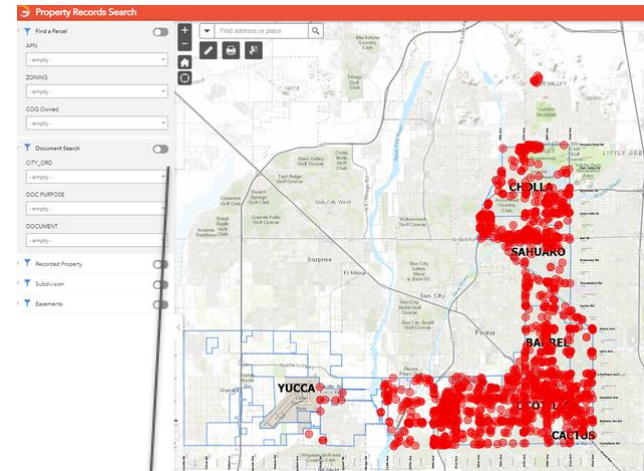


Workplan

- Continue housekeeping measures to perfect parcels
- Continue supporting economic and operational strategy
- Develop an interactive GIS database



Goal is to have all documents associated with the property linked to parcel.



Adding the ability to search using filters for specific items related to properties.



Link to Database

<https://gismaps.glendaleaz.com/gisportal/apps/webappviewer/index.html?id=0bbaf3fc1db1406b811b29d80ee4c5a4>