

# City Council Workshop

• March 4, 2014

## Council Item of Special Interest

## Use of City-Owned Land and Improved Vacant Lots



# 2 Types of City-Owned Land

- Improved: Asphalt surface with parking spaces delineated
  - The “Brown Lot” south of Kellis High School on 91<sup>st</sup> Avenue.
  - 2-Parking Lots on NE and SW corners of 59<sup>th</sup> and Myrtle Avenues.
  - Foothills Recreation and Aquatics Center Parking Lot.
  - Municipal Airport Parking Lot.
  - Adult Center Parking Lot.
  - Field Operations Center Parking Lot.
- Unimproved: Vacant land with dirt surface
  - Remnant property north of Park & Ride Lot at 99<sup>th</sup> and Glendale Ave.
  - .33 acre lot north of Fire Station 152 at 69<sup>th</sup> Ave and Bethany Home Rd.
  - 16 acre lot on NE corner 99<sup>th</sup> Ave and Bethany Home Rd.

# Criteria for License Agreement

- Rates reflect fair market value
- Zoning compatible with proposed land use
- Evaluate impact to nearby property owners
- Review by city departments
- Insurance requirements for lease
- Terms & Conditions define risk and legal requirements
- Council approval on long-term lease (6 months or longer )
- All property condition is “as is” and City would make no other improvements
- Prior agreements would take priority

# Market Value Evaluation

- Similar paved lots in the area charge a base fee ranging from \$30/hour to \$60/hour (with a four hour minimum) typically capping \$300-\$600 for a full day
- Market value would be reviewed annually based on comparable lots
- Does the City wish to provide a discount to non-profit or community groups?