



PROJECT UPDATE

November 14, 2023

LASS +CAP

LAND AVAILABILITY AND
SUITABILITY STUDY +
CODE ANALYSIS PROJECT





AGENDA

1. Project Purpose
2. Land Availability / Suitability Study Process Overview
3. Code Analysis Project Overview and Update
4. Next Steps

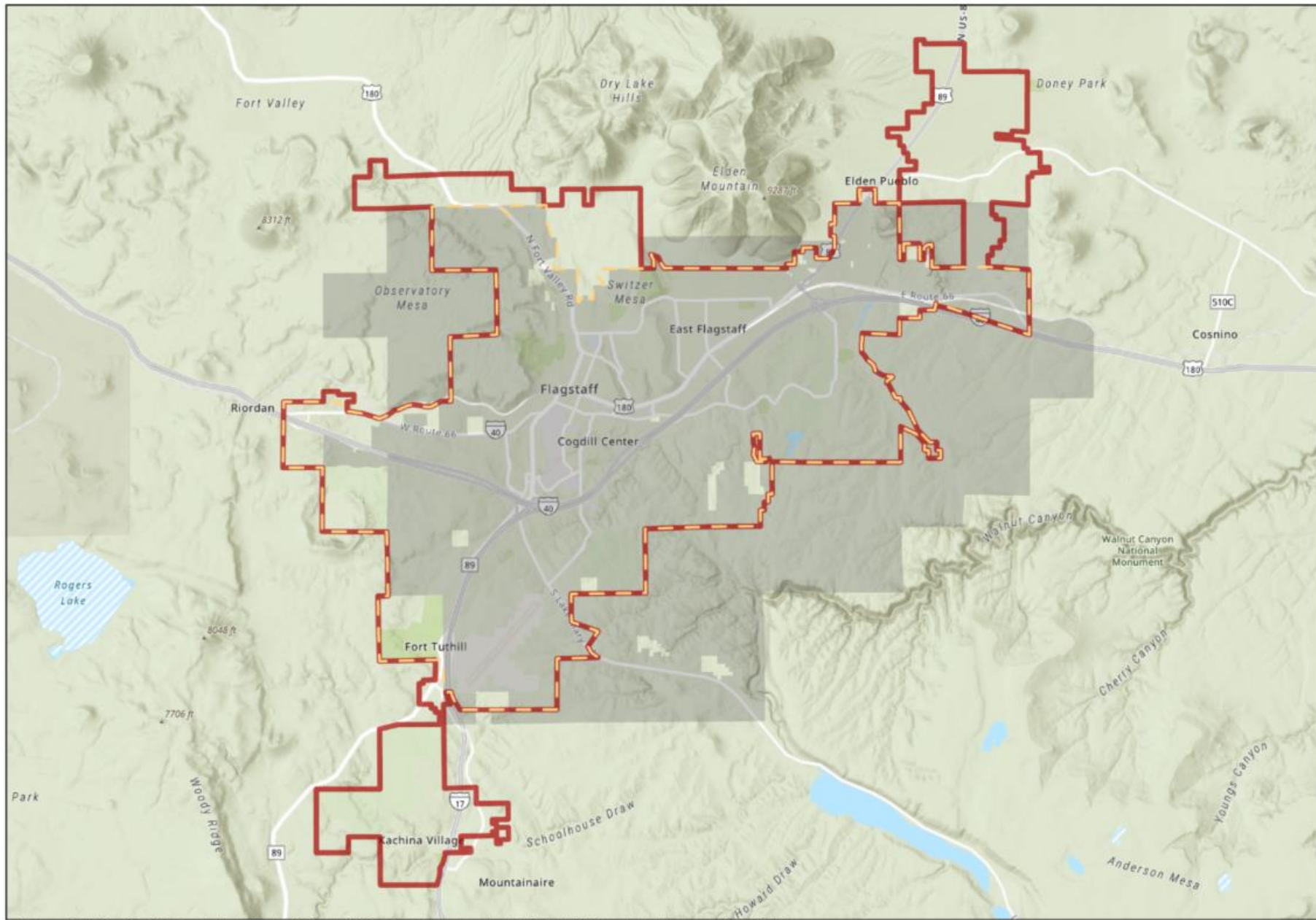


PROJECT PURPOSE

1. Determine what land is available in Flagstaff, the available land's development potential, and barriers to development
2. Conduct an in-depth analysis of development codes and processes through the lens of City Council commitments to address Housing and Climate Action
3. Analysis of what's working and what's not. Analysis will test theory against approved projects

LAND AVAILABILITY AND SUITABILITY STUDY OVERVIEW





- Legend**
- Project Boundary
 - Flagstaff City Boundary
 - Urban Growth Boundary



Basemap: Esri, NASA, NOAA, USGS, County of Yavapai, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Study Area
City of Flagstaff Buildable Lands Inventory

Flagstaff, AZ



HIGH-LEVEL PROCESS





LAND USE CATEGORIES



RESIDENTIAL

- All residential zones
- Transect zones



INDUSTRIAL*

- All industrial zones



COMMERCIAL*

- All commercial zones



PUBLIC

- Public Facility zone
- Publicly-owned properties, regardless of zoning
- Excludes Forest and Public Open Space, Schools, and select other uses & public owners based on COF input

**Considered due to mixed use capability.*



VACANT AND UNDERUTILIZED SITES



VACANT

- Improvement Full Cash Value (FCV) equals zero



UNDERUTILIZED

- In each category, parcels with lowest 10% of Improvement FCV to Parcel Area ratio are included in the inventory



SECONDARY SCREENING

- Removed parcels such as:
 - Narrow strips along ROWs
 - Obvious “mistakes,” like condo building parcels or private roads that didn’t get picked up

- Environmental screening
 - Applied constraints approved by COF team:
 - *NWI wetlands*
 - *20’ stream buffer*
 - *Slopes over 25%*
 - *100-year floodplain*
 - Calculated constrained acreage, unconstrained acreage, and unconstrained percentage for each parcel



CITY AND STAKEHOLDER INPUT

1. “Comment Map” Tool Distributed and Input Received October 11th – 27th
 - City Advisory Committee Input
 - Developer Stakeholder Input
2. Stakeholder Group Discussions on October 16th and 20th re: Code Challenges
3. Additional Stakeholder Outreach to Occur with Code Analysis Project



COMMENT MAP AND ADVISORY COMMITTEE INPUT

DOWL City of Flagstaff Buildable Lands Inventory

30007001D

30007001D

30007001D

Parcel	30007001D
Address	4495 HIDDEN HOLLOW RD
City	FLAGSTAFF
Zip Code	86001
Owner	STOAKS FAMILY TRUST DTD 04-16-2020
Subdivision	TINTAGEL
Subdivision Lot	1
Land FCV	549417
Improvement FCV	
Generalized Property Use	VACANT LAND
Generalized Zoning	Residential
Category	Vacant
Acres	8.72
Constrained Acres	3.52
Unconstrained Acres	5.20
Percent Unconstrained	60
Improvement FCV per Acre	0.00
Votes	

Comments No comments

Comments No comments



FINAL INVENTORY – STUDY AREA

Zoning Designation	Vacant Buildable Acreage	Partially Buildable Acreage	Total
Residential	5992	4548	10540
Commercial	266	175	441
Public	69	0	69
Mixed Zoning	408	60	468
Total	6735	4782	11,517



FINAL INVENTORY – CITY LIMITS ONLY

Zoning Designation	Vacant Buildable Acreage	Partially Buildable Acreage	Total
Residential	4802	1131	5933
Commercial	218	108	326
Public	69	0	69
Mixed Zoning	408	50	458
Total	5496	1289	6,785

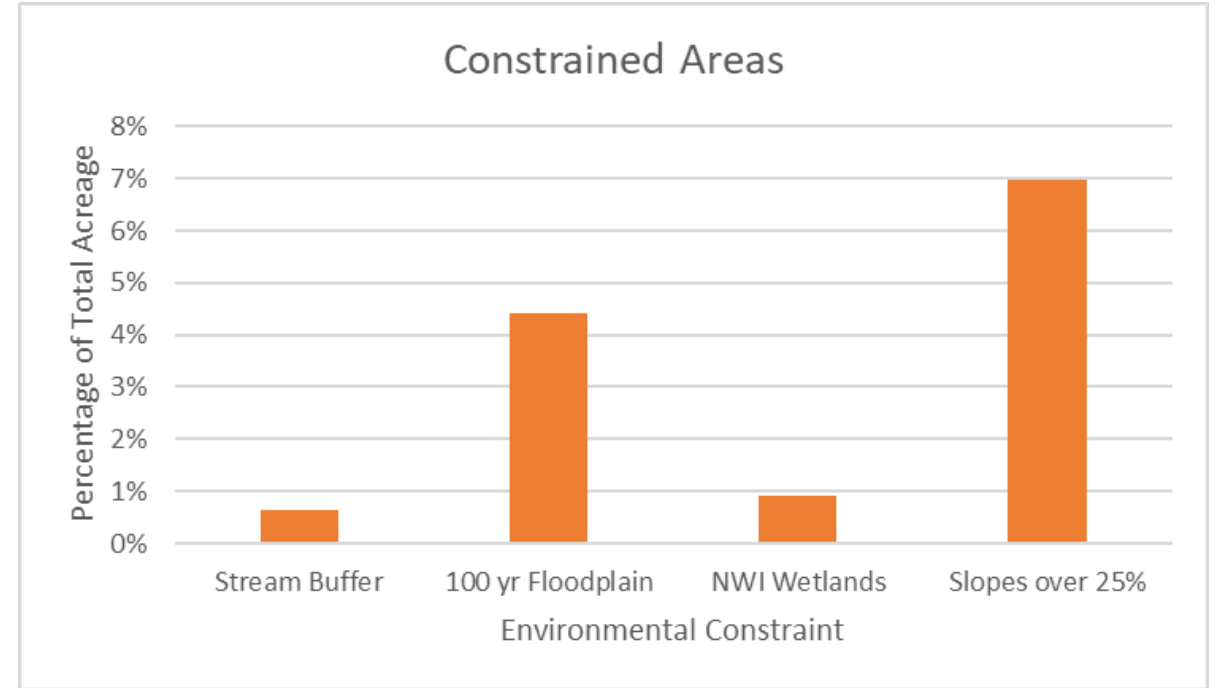
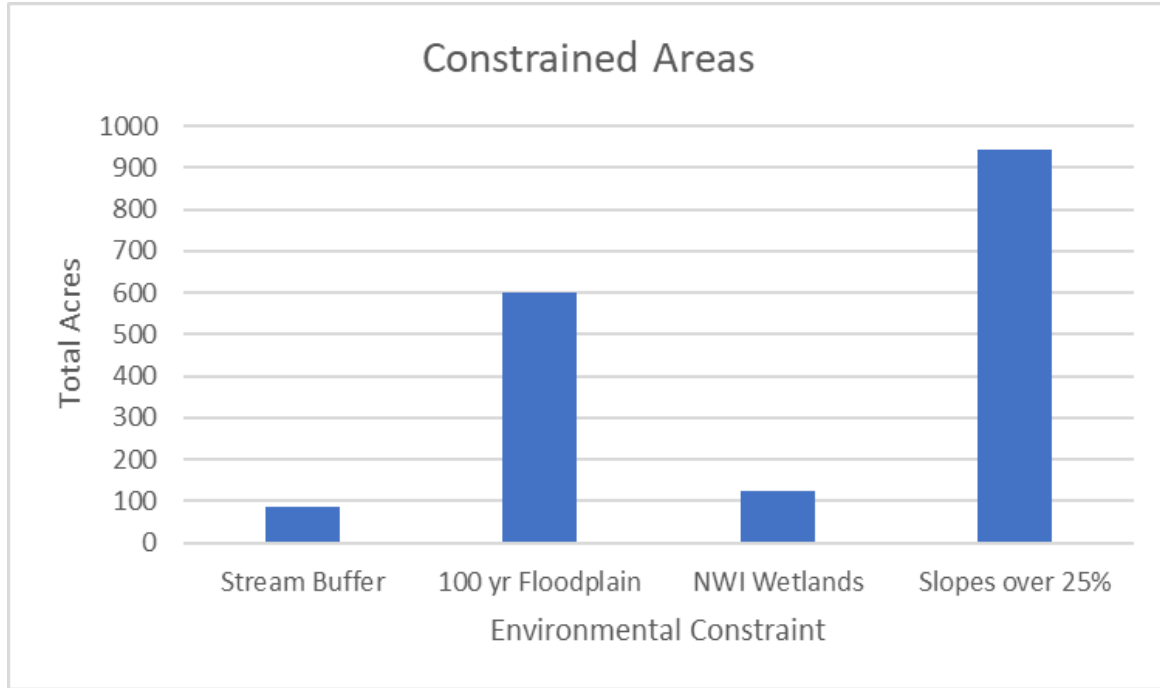


FINAL INVENTORY BY PARCEL SIZE

	Vacant Buildable Acreage				Partially Buildable Acreage			
Zoning Designation	<i>0 to 2 ac.</i>	<i>2 to 5 ac.</i>	<i>over 5 ac.</i>	<i>Total</i>	<i>0 to 2 ac.</i>	<i>2 to 5 ac.</i>	<i>over 5 ac.</i>	<i>Total</i>
Residential	413	590	4989	5992	213	2203	2131	4548
Commercial	70	75	121	266	54	50	70	175
Public	3	4	62	69	0	0	0	0
Mixed Zoning	4	2	403	408	0	0	60	60
Total	490	671	5575	6,735	267	2254	2262	4,782



UNBUILDABLE AREAS WITHIN STUDY AREA



Total Acreage

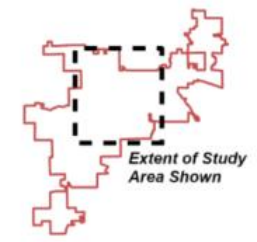
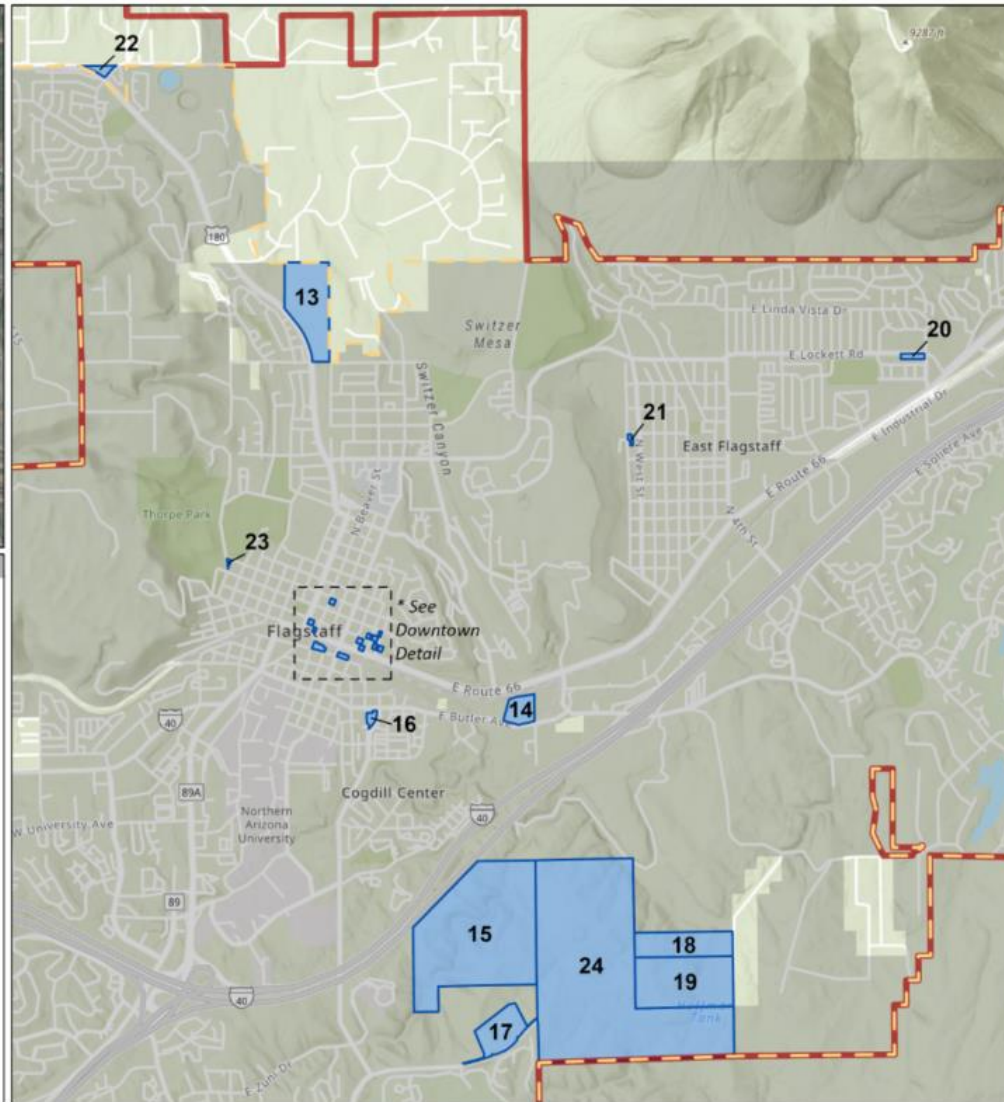
Percentage of Land Area



PRELIMINARY OPPORTUNITY SITE LIST



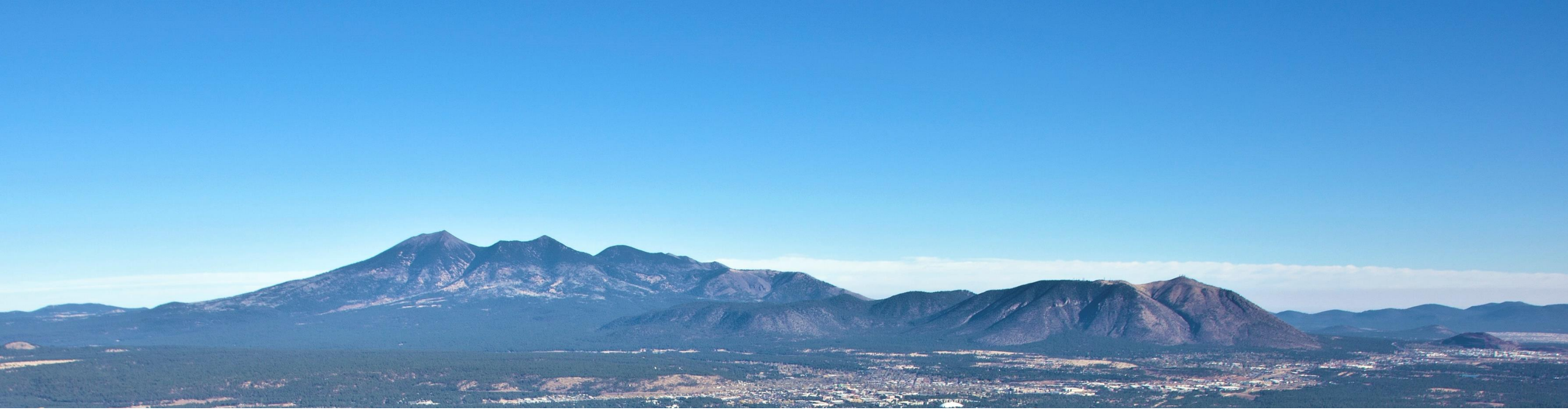
ID	Parcel	Owner	Total Acres	Buildable Acres
1	10021001B	FLAGSTAFF CITY OF	0.25	0
2	10021007B	FMH ENTERPRISES LLC	0.46	0
3	10044004D	FLAGSTAFF CITY OF	1.3	0
4	10118009	FLAGSTAFF CITY OF	0.48	0.45
5	10120002A	CHAN II LLC	0.46	0.46
6	10120005A	CUTIS LLC	0.25	0.25
7	10120006	HISTORIC ICE HOUSE LLC	0.31	0.31
8	10121002	CHAN II LLC	0.38	0.38
9	10121005A	CHAN II LLC	0.51	0.51
10	10122003A	CHAN II LLC	0.43	0.4
11	10122009	CHAN II LLC	0.34	0.34
12	10127002D	FLAGSTAFF CITY OF	0.82	0.82
13	10203001D	COCONINO COUNTY	56.81	51.76
14	10407001C	1600 E BUTLER AVE LLC	12.33	12.05
15	10414003C	JP 325 LLC	225.12	161.49
16	10419117A	FLAGSTAFF CITY OF	1.95	1.89
17	10510176	FLAGSTAFF CITY OF	27.03	26.47
18	10610001B	LITTLE AMERICA HOTELS & RESORTS INC	39.78	33.3
19	10610003	GIBSON KELLY J & CHRISTY	80.99	74.33
20	10805003B	FLAGSTAFF CITY OF	2.09	2.09
21	10911151D	FLAGSTAFF CITY OF	0.68	0.68
22	11102001C	FLAGSTAFF CITY OF	3.08	3.08
23	Not a Tax Parcel	City of Flagstaff	0.36	0.35
24	Not a Tax Parcel	State Trust	404.4	370.36





LASS NEXT STEPS

- **Refine final opportunity site list**
- **Conduct infrastructure gap assessment of opportunity sites**
- **Consider and incorporate constraint data into code recommendations**



CODE ANALYSIS PROJECT

AGENDA

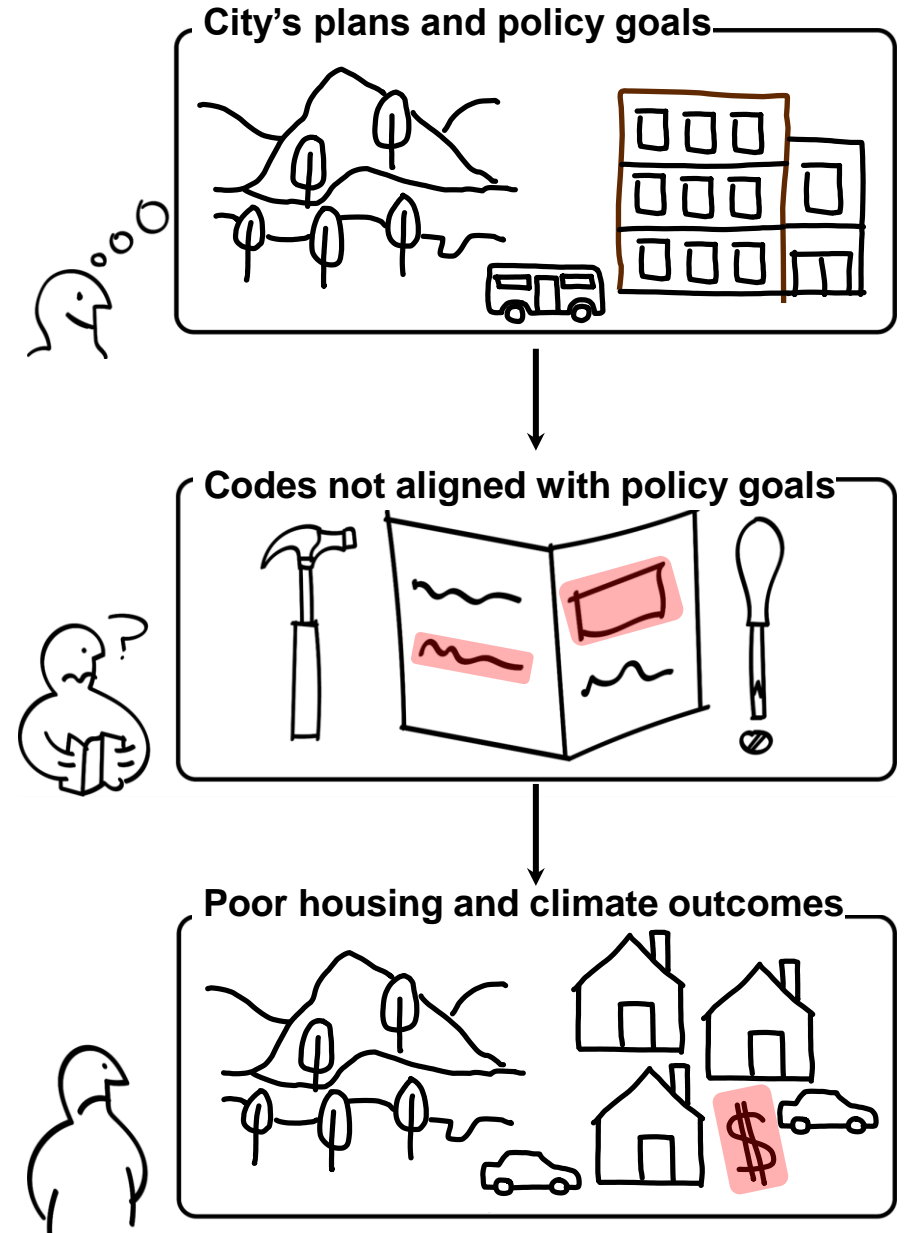
1. Project Purpose and Goals
2. Project Approach and Methodology
3. Developer Focus Groups: Key Takeaways
4. Discussion Questions

1. PROJECT PURPOSE AND GOALS

PURPOSE AND GOALS

Development codes are a key tool for achieving housing and climate goals.

- Plans and policies call for bold, urgent action.
- Codes are not functioning as an effective tool to implement plans and policies.
- Codes may prioritize other goals above housing and climate.
- Codes may have been written in a different context and are now out of sync with today's economic and climate realities.



PURPOSE AND GOALS

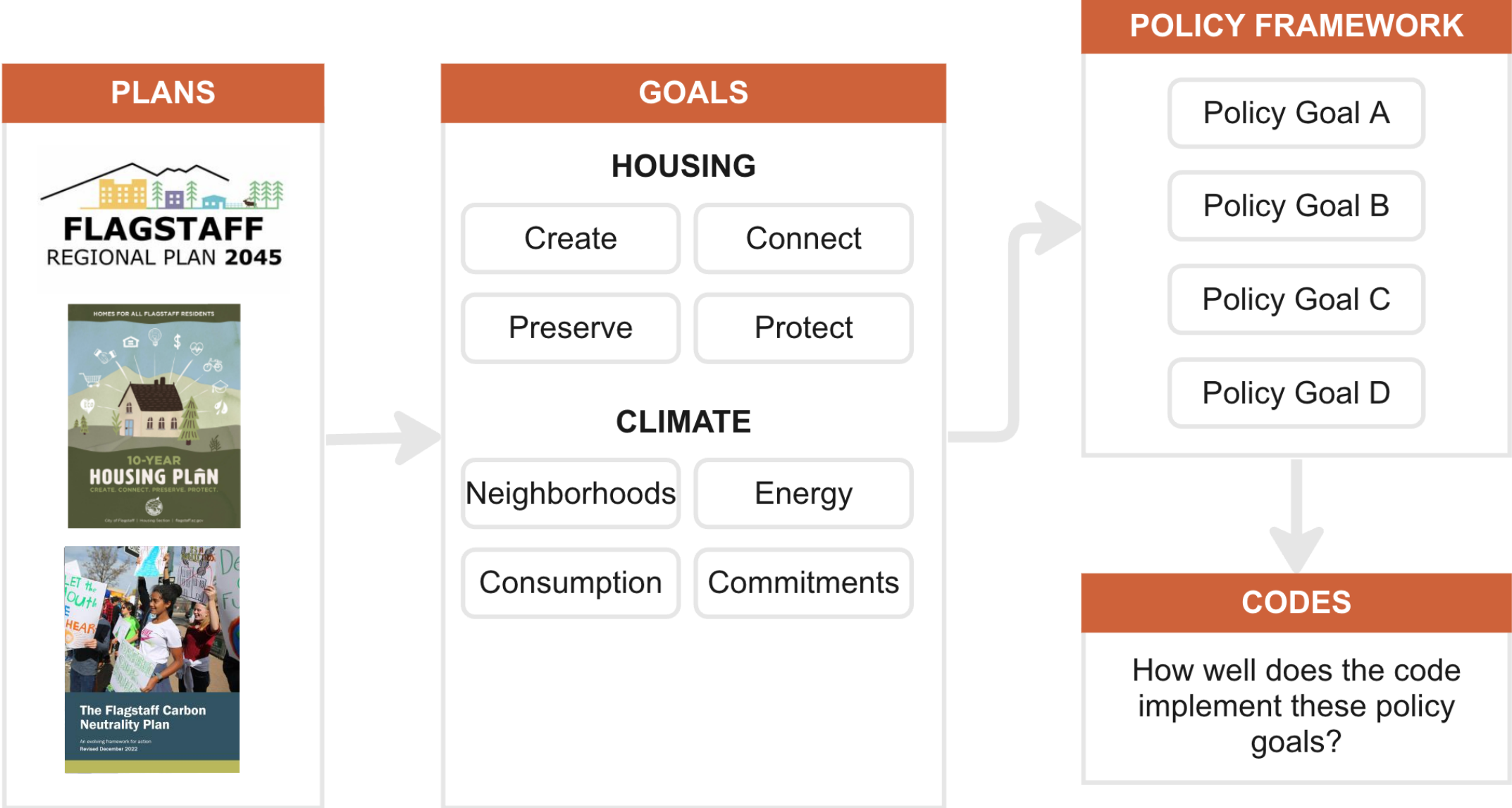
A holistic analysis is needed to diagnose the problems with the code as a tool.

- Codes are a patchwork of regulations spread across multiple titles and documents.
- Codes are applied by multiple departments, sometimes with competing needs and priorities.
- Different standards have been updated piecemeal at different times.
- Internal alignment between code components is critical to achieving policy goals.



2. APPROACH AND METHODOLOGY

DISTILLING PLANS INTO CLEAR POLICY FRAMEWORK



SCOPE OF THE CODE ANALYSIS

Municipal Code

- Title 4: Building Regulations
- Title 5: Fire Code
- Title 8: Public Ways and Property
- Title 10: Zoning Code
- Title 11: General Plans and Subdivisions
- Title 13: Engineering Design Standards
- Development Review Processes

Technical Manuals

- Transportation Impact Analysis Manual
- Incentive Policy for Affordable Housing
- Mountain Line Design Guidelines for Transit Facilities

THREE PHASES OF THE CODE ANALYSIS



Identify and evaluate barriers, opportunities, conflicts.

Deliverable:
Code Diagnostic Report

Timing:
February/March 2024

 Council Meeting

Develop concepts and approaches for code updates.

Deliverable:
Code Concepts Report

Timing:
Summer 2024

 Council Meeting

**RECOMMENDATIONS
AND TESTING**

Recommend specific code updates and test the impact of implementing the changes.

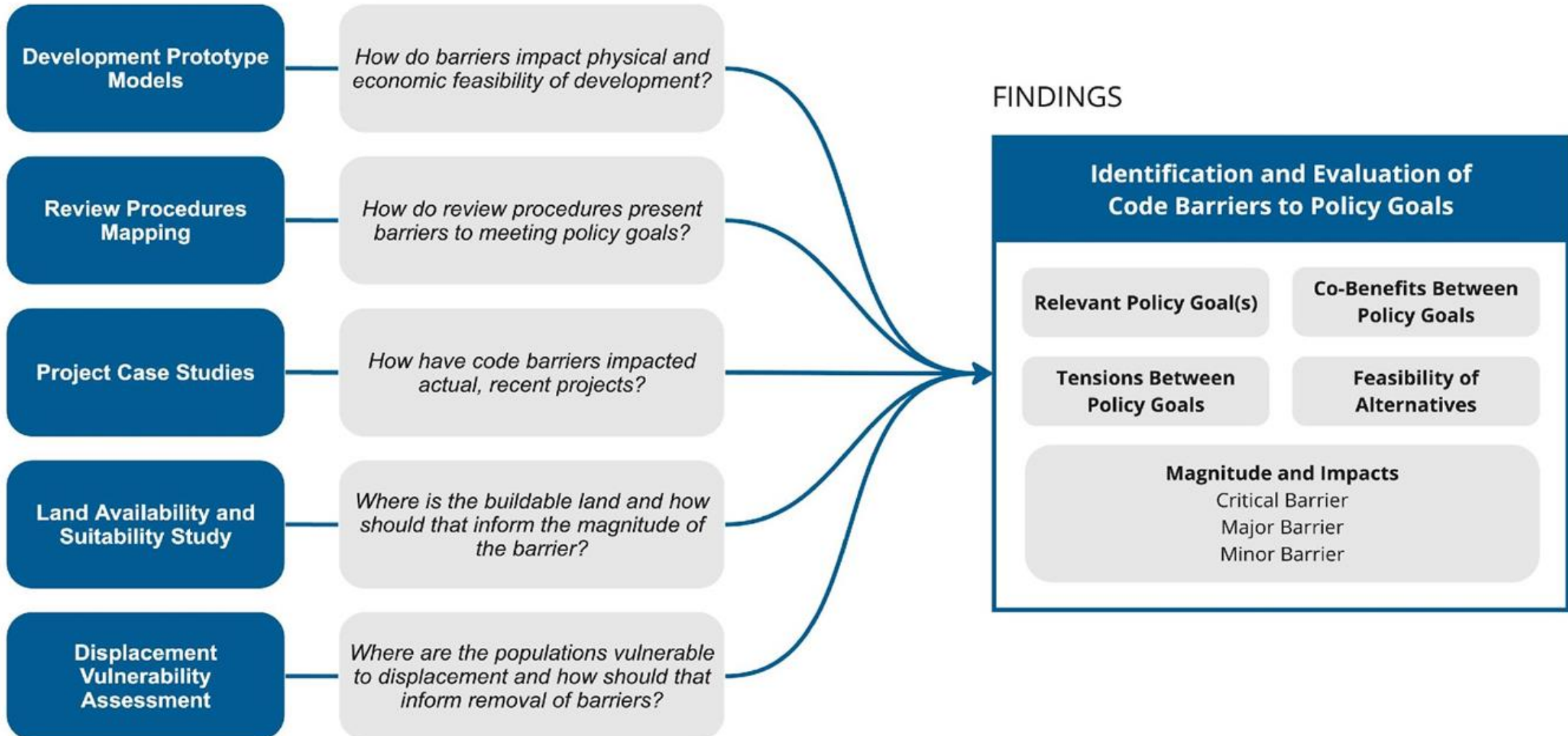
Deliverable:
Code Recommendations and Impacts Report

Timing:
Late Fall/Winter 2024

 Council Meeting(s)

APPROACH TO THE CODE DIAGNOSTIC

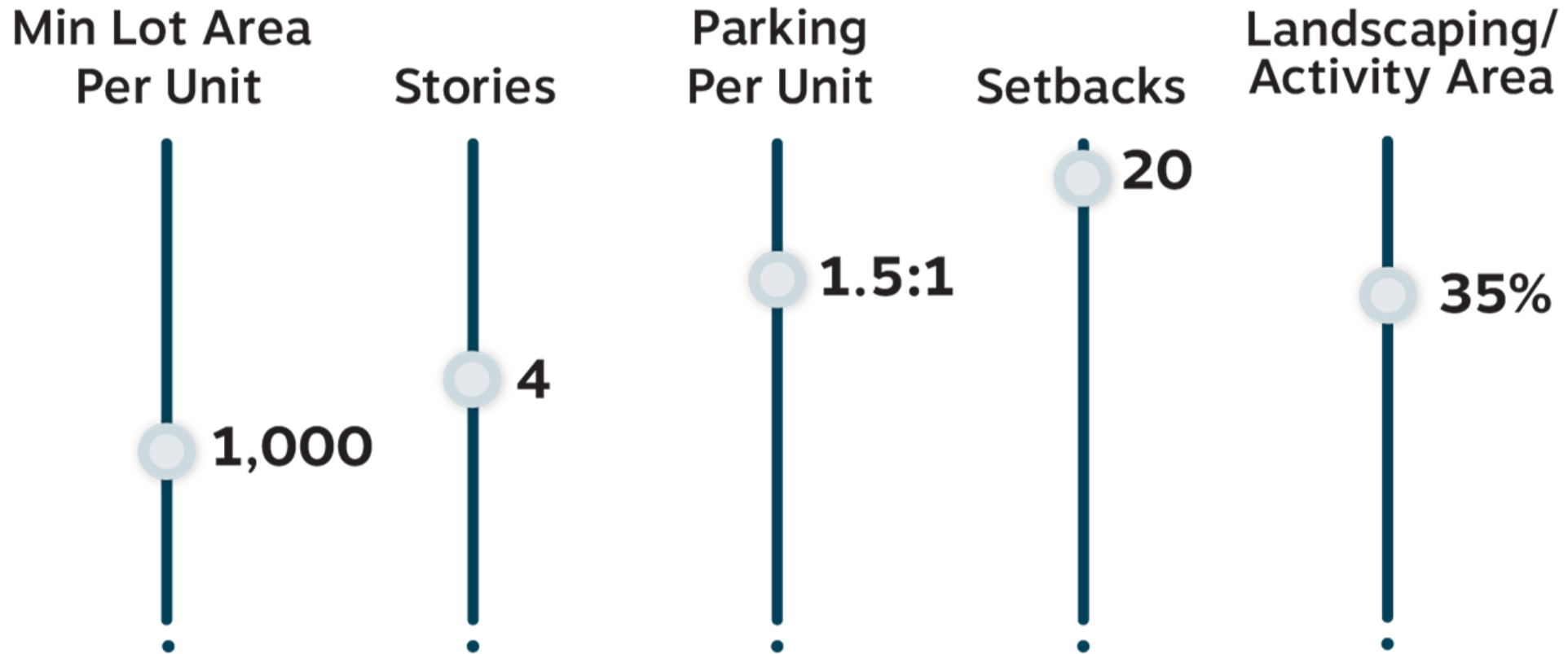
METHODS



WHAT IS A PROTOTYPE MODEL?

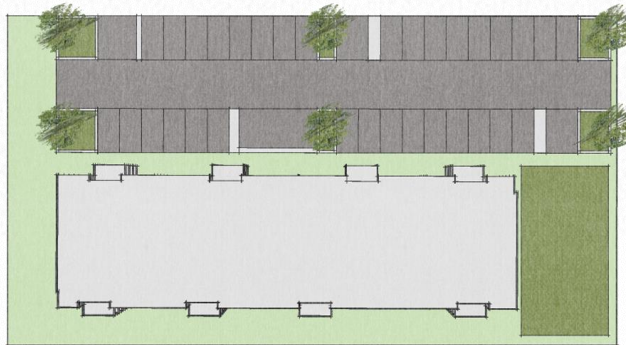
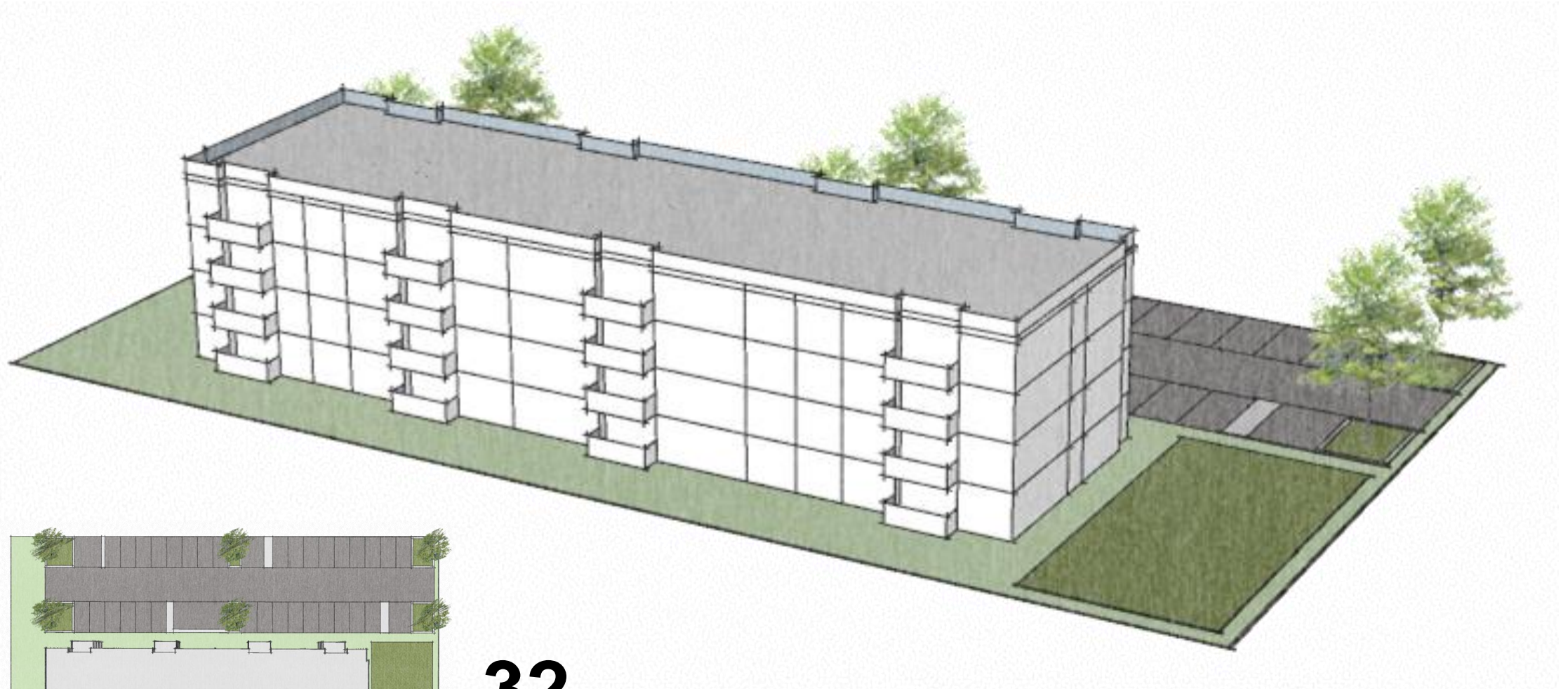
Example: Missoula, MT

Key Code Levers



WHAT IS A PROTOTYPE MODEL?

Example: Missoula, MT

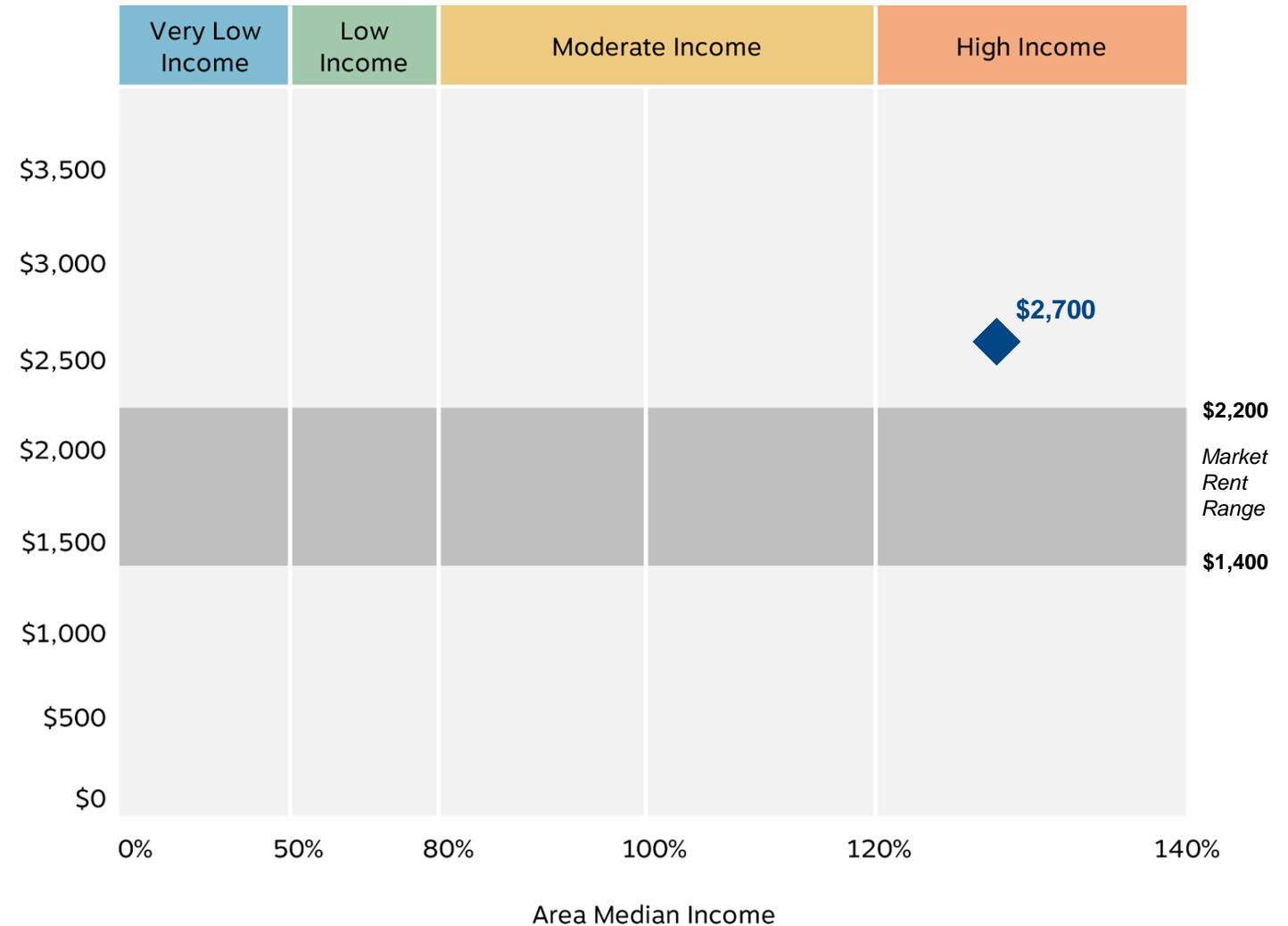
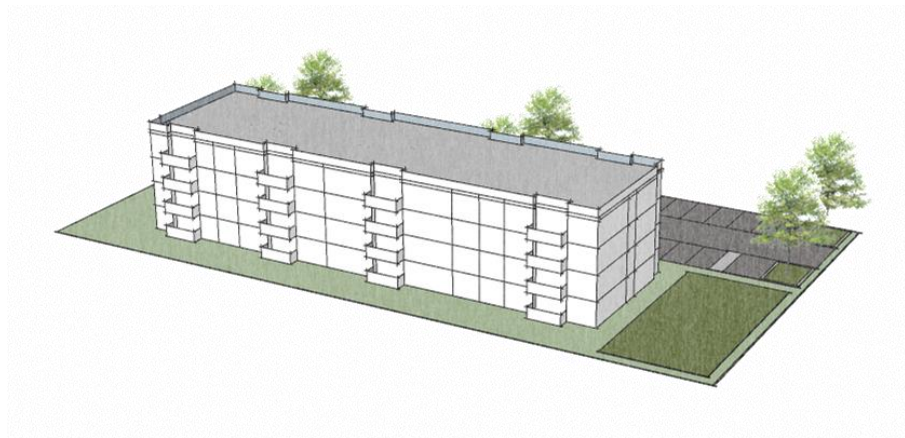
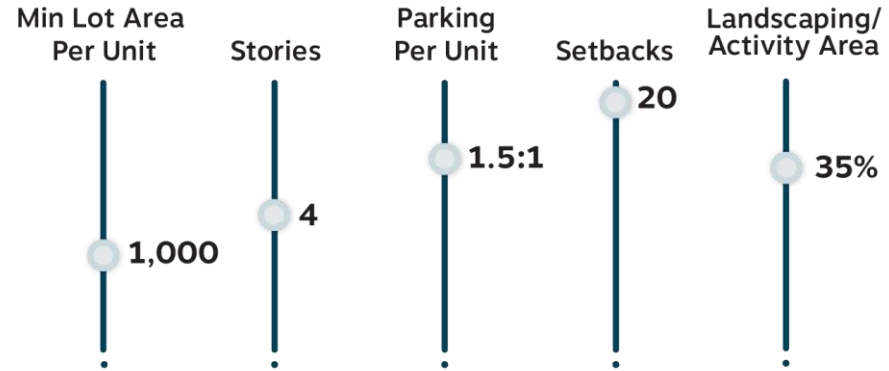


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UNITS

WHAT IS A PROTOTYPE MODEL?

Example: Missoula, MT

Existing Code Standards



WHAT IS A PROTOTYPE MODEL?

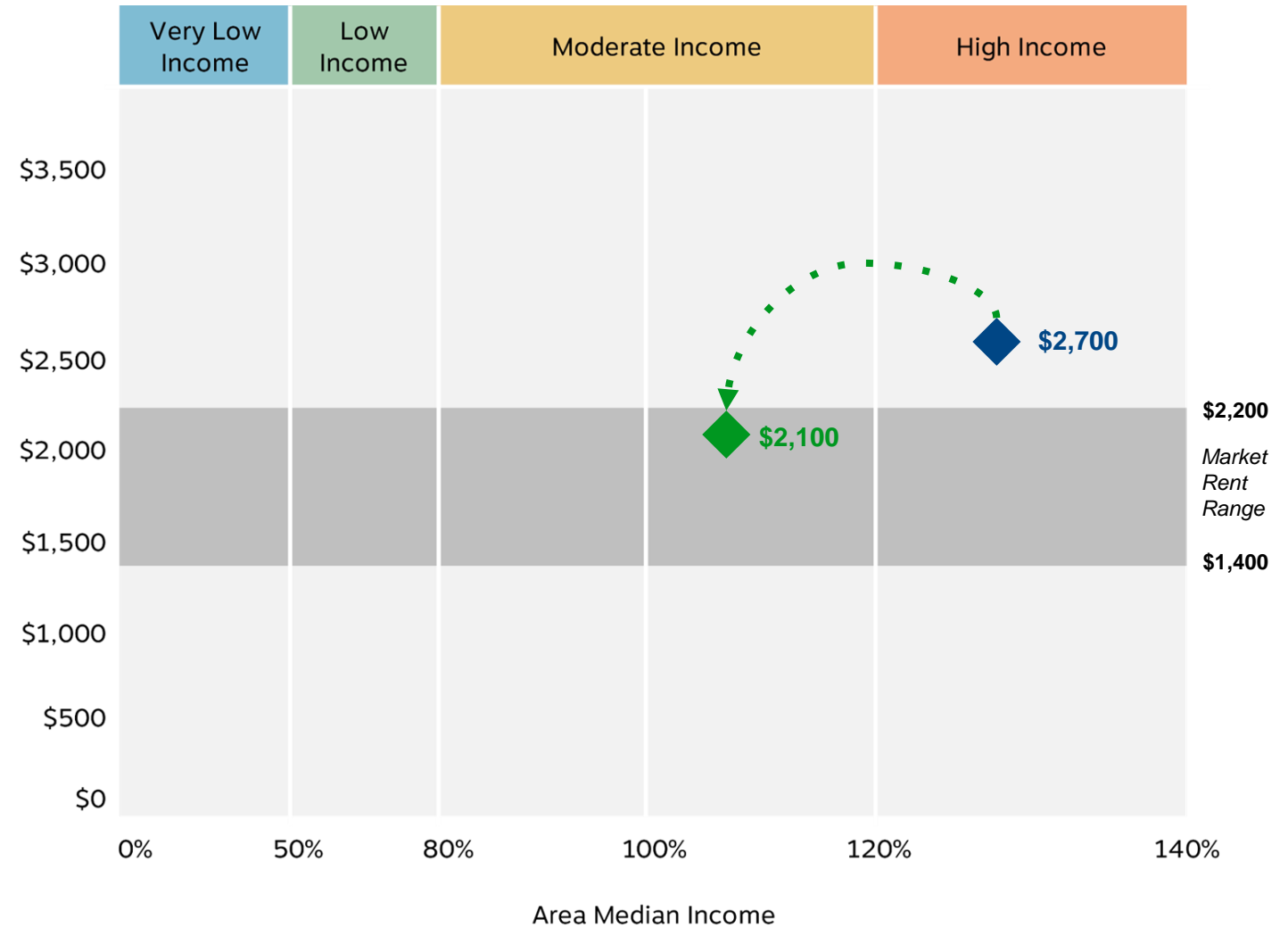
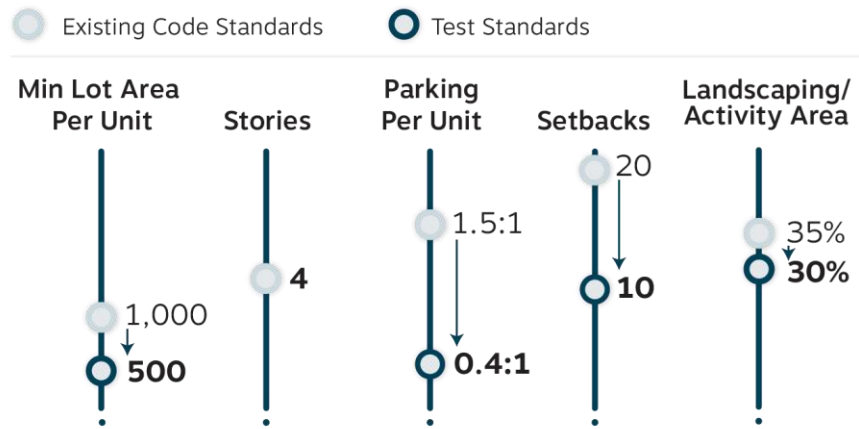
Example: Missoula, MT



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WHAT IS A PROTOTYPE MODEL?

Example: Missoula, MT



PROJECT CASE STUDIES

How have code barriers and review procedures impacted built projects?

Multi-Family



Affordable Housing



Infill Projects



Mixed-Use



Transect Zoned



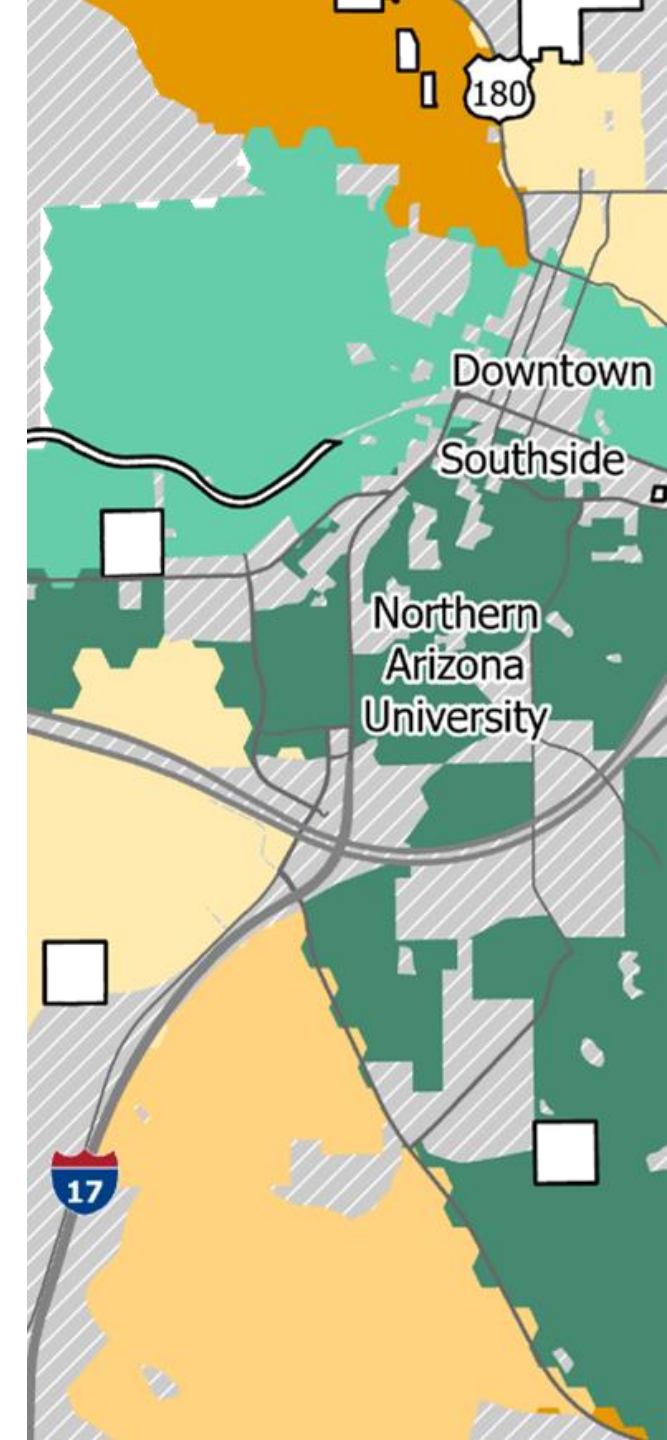
Subdivisions



DISPLACEMENT VULNERABILITY MAPPING

Removing barriers to development can accelerate trends that cause residential displacement

- Displacement can be physical or economic. Economic displacement is most common.
- Gentrification occurs when displacement is associated with broader demographic changes across a neighborhood.
- We use data-driven methods to identify where displacement and gentrification may be occurring and where it is most likely to occur in the future.
- Code changes that spur new development can both mitigate and accelerate displacement. Data on vulnerability is important to designing equitable reforms.



DEVELOPER FOCUS GROUPS: KEY TAKEAWAYS

- **Discretionary approval** (by City Council or Planning Commission) is required for some types of projects or applications that could potentially be reviewed administratively.
- **Concept Plan and Site Plan** review are duplicative, time consuming and inefficient. This translates into higher project costs that are passed on to consumers.
- **Affordable Housing Incentives** are generally economic infeasible for private for-profit developers to use.
- **Sustainability Incentives** do not offer a sufficient economic benefit to outweigh the additional cost of providing sustainable features.

DEVELOPER FOCUS GROUPS: KEY TAKEAWAYS

- **Resource protection standards** (slopes, tree preservation) may unnecessarily constrain developable area. Alternative approaches could better balance resource protection and density.
- **Engineering design standards require overly wide streets**, limiting developable area and resulting in significant impervious area.
- **Access requirements associated with fire safety** appear arbitrary. In some cases, they have a large impact on achievable density.
- **High Occupancy Housing** provisions are a significant barrier to higher density housing on small, infill sites.
- **Minimum parking requirements** result in "overparked" developments and are a barrier to high density housing on infill sites.

3. DISCUSSION

QUESTIONS FOR COUNCIL

- What goals or issues do you want to make sure we keep in focus as we evaluate the code?
- What information or data do you need to **make decisions** about the code in the future?
- What aspects of the code or the development process have been unclear to you that we can **clarify or provide deeper insight** into?