

LASS +CAP

LAND AVAILABILITY AND
SUITABILITY STUDY +
CODE ANALYSIS PROJECT



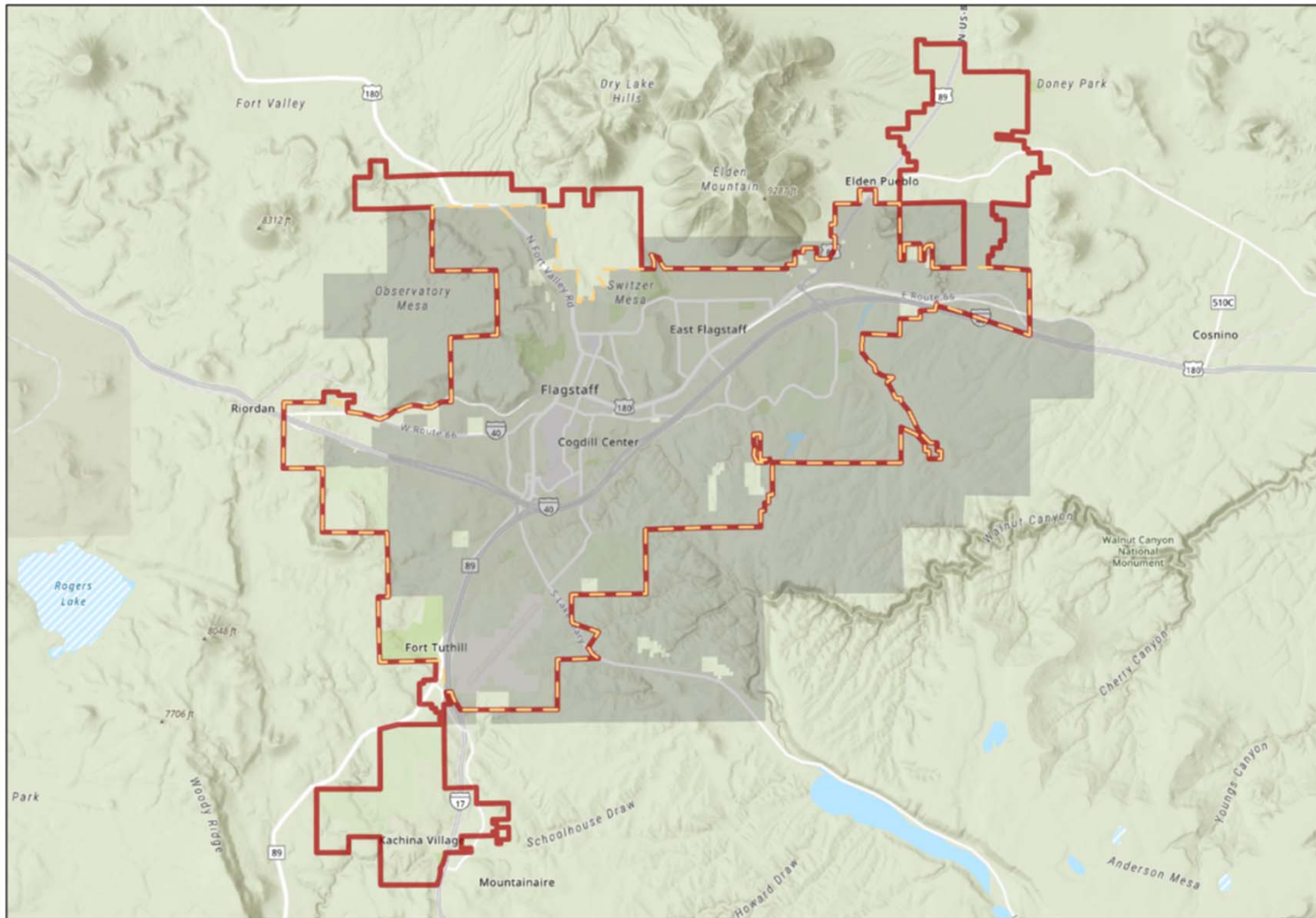
PROJECT UPDATE

November 14, 2023



LAND AVAILABILITY AND SUITABILITY STUDY OVERVIEW





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



Basemap: Esri, NASA, NGA, 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





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

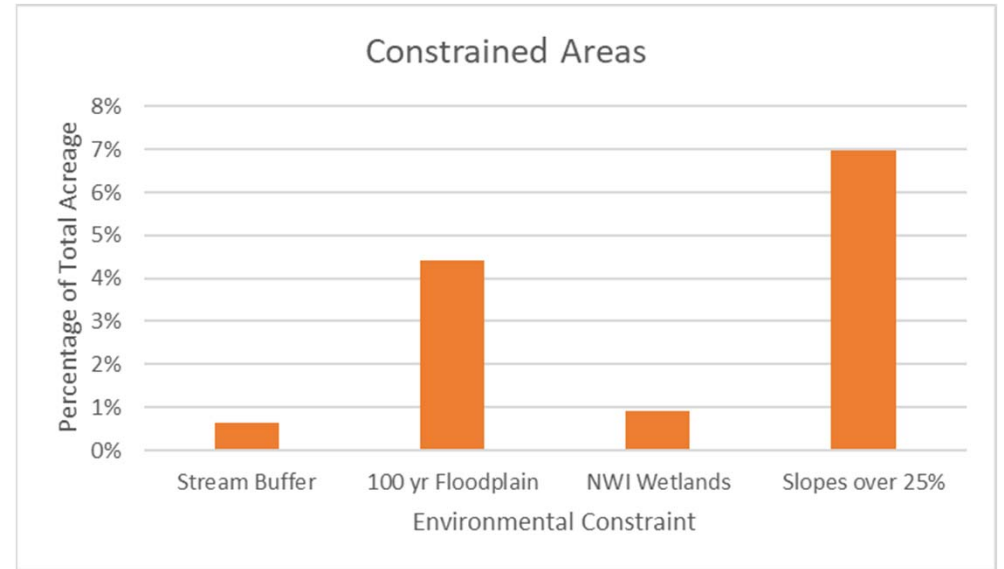
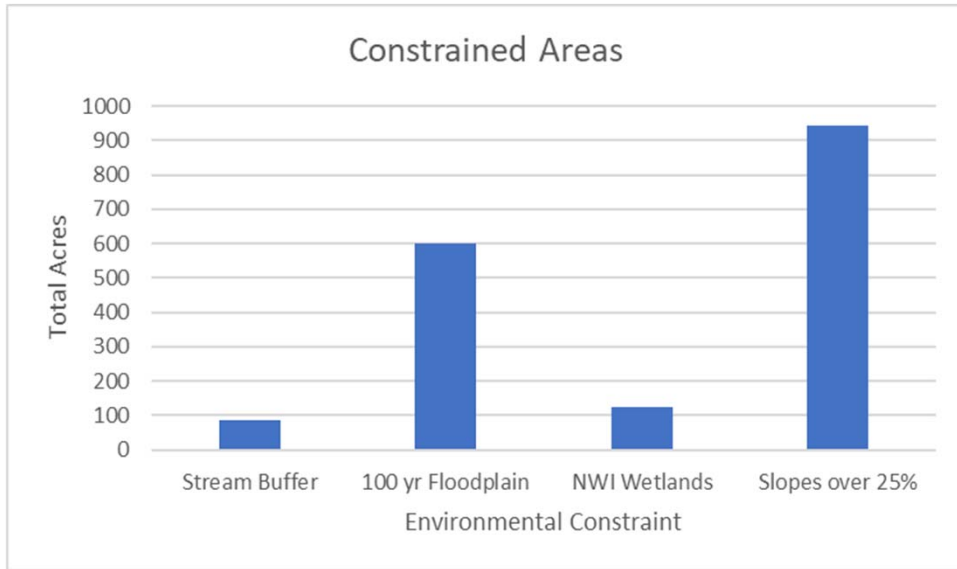


FINAL INVENTORY BY PARCEL SIZE

	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

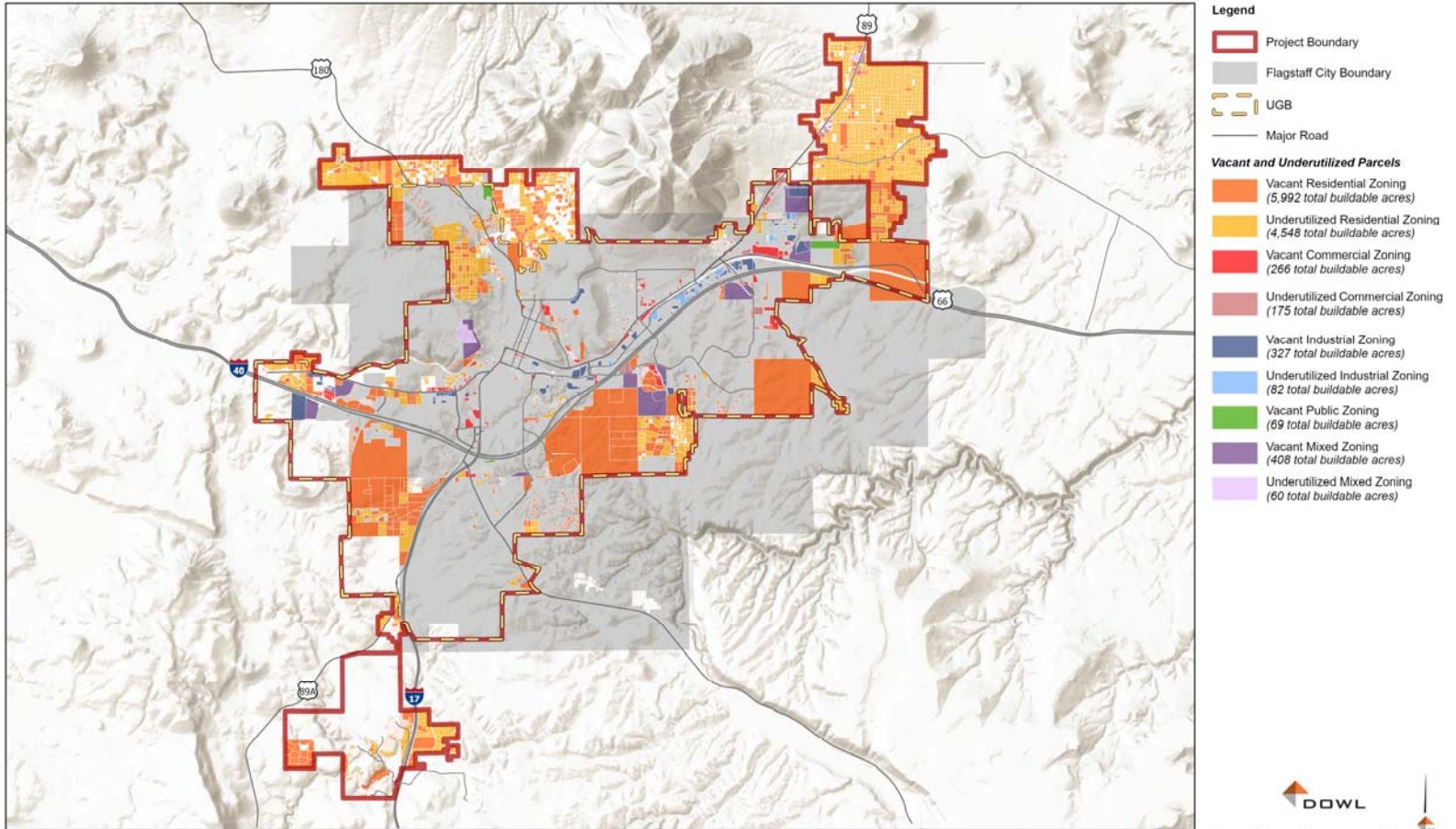


Total Acreage

Percentage of Land Area



VACANT AND UNDERUTILIZED PARCELS ZONED RESIDENTIAL OR COMMERCIAL



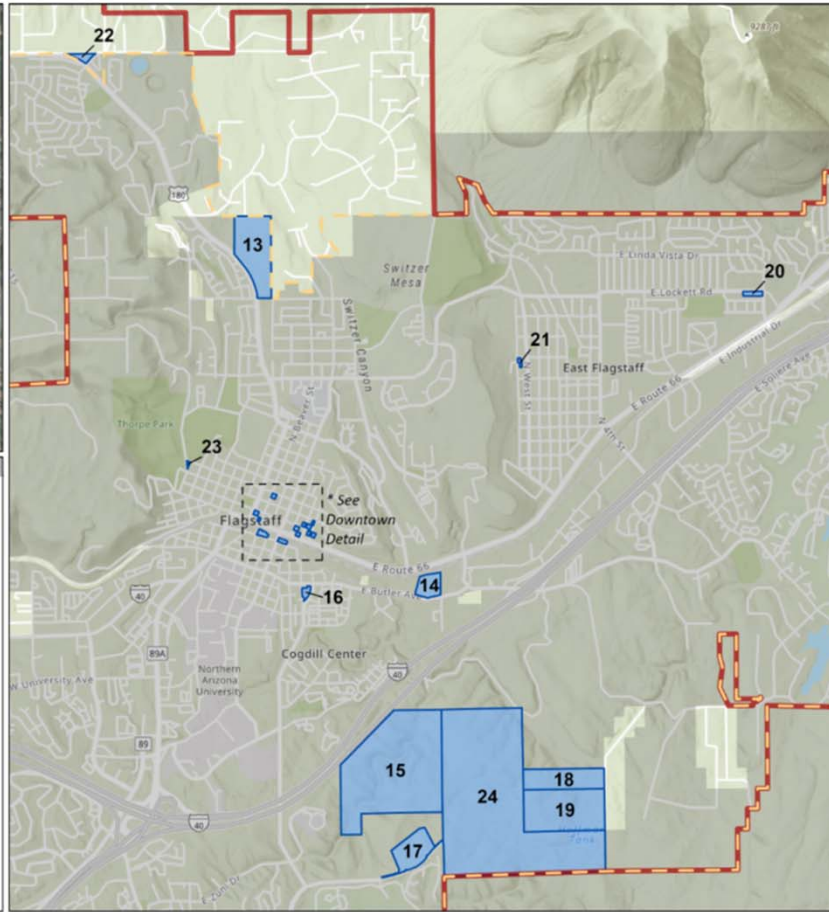
Vacant and Underutilized Parcels - Zoned Residential or Commercial
City of Flagstaff Buildable Lands Inventory



PRELIMINARY OPPORTUNITY SITE LIST

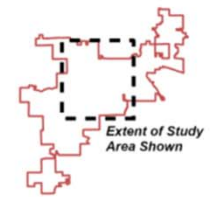


ID	Parcel	Owner	Total Acres	Buildable Acres
1	10021001B	FLAGSTAFF CITY OF	0.25	0
2	10021007B	FMH ENTERPRISES LLC	0.46	0
3	10044004D	FLAGSTAFF CITY OF	1.3	0
4	10118009	FLAGSTAFF CITY OF	0.48	0.45
5	10120002A	CHAN II LLC	0.46	0.46
6	10120005A	CUTIS LLC	0.25	0.25
7	10120006	HISTORIC ICE HOUSE LLC	0.31	0.31
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



Legend

- Project Boundary
- Flagstaff City Boundary
- Urban Growth Boundary
- Potential Opportunity Site



DOWL

Potential Opportunity Sites
City of Flagstaff Buildable Lands Inventory



LASS NEXT STEPS

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

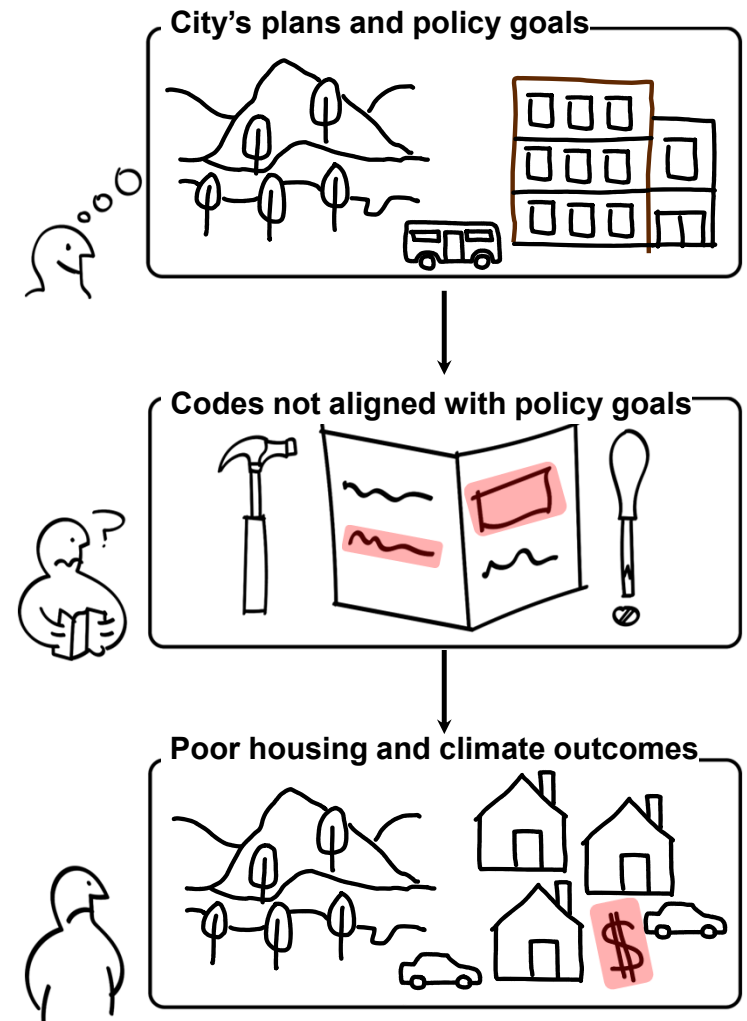


CODE ANALYSIS PROJECT

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.

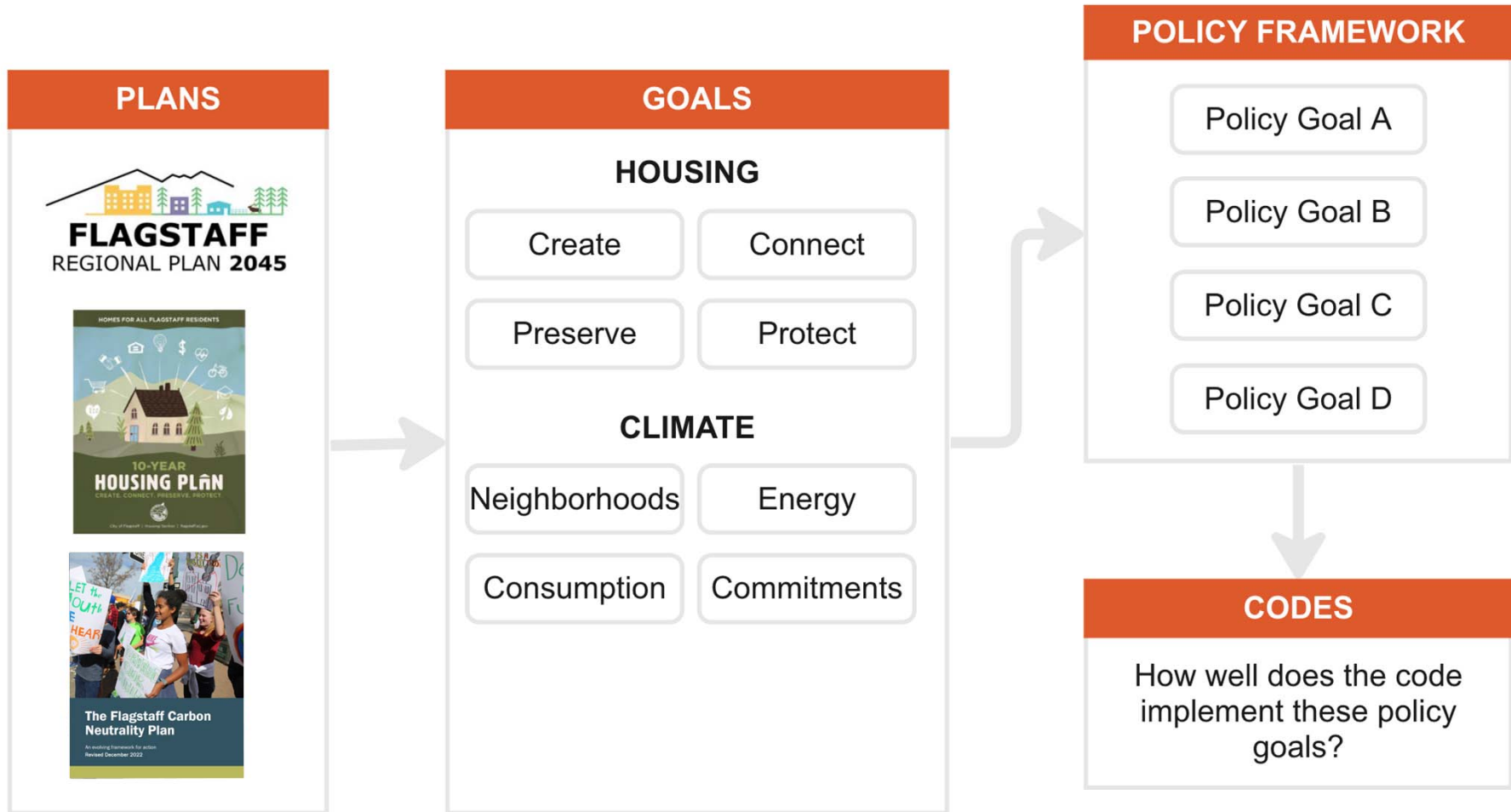
- Codes are a patchwork of regulations spread across multiple titles and documents.
- Codes are applied by multiple departments, sometimes with competing needs and priorities.
- Different standards have been updated piecemeal at different times.
- Internal alignment between code components is critical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

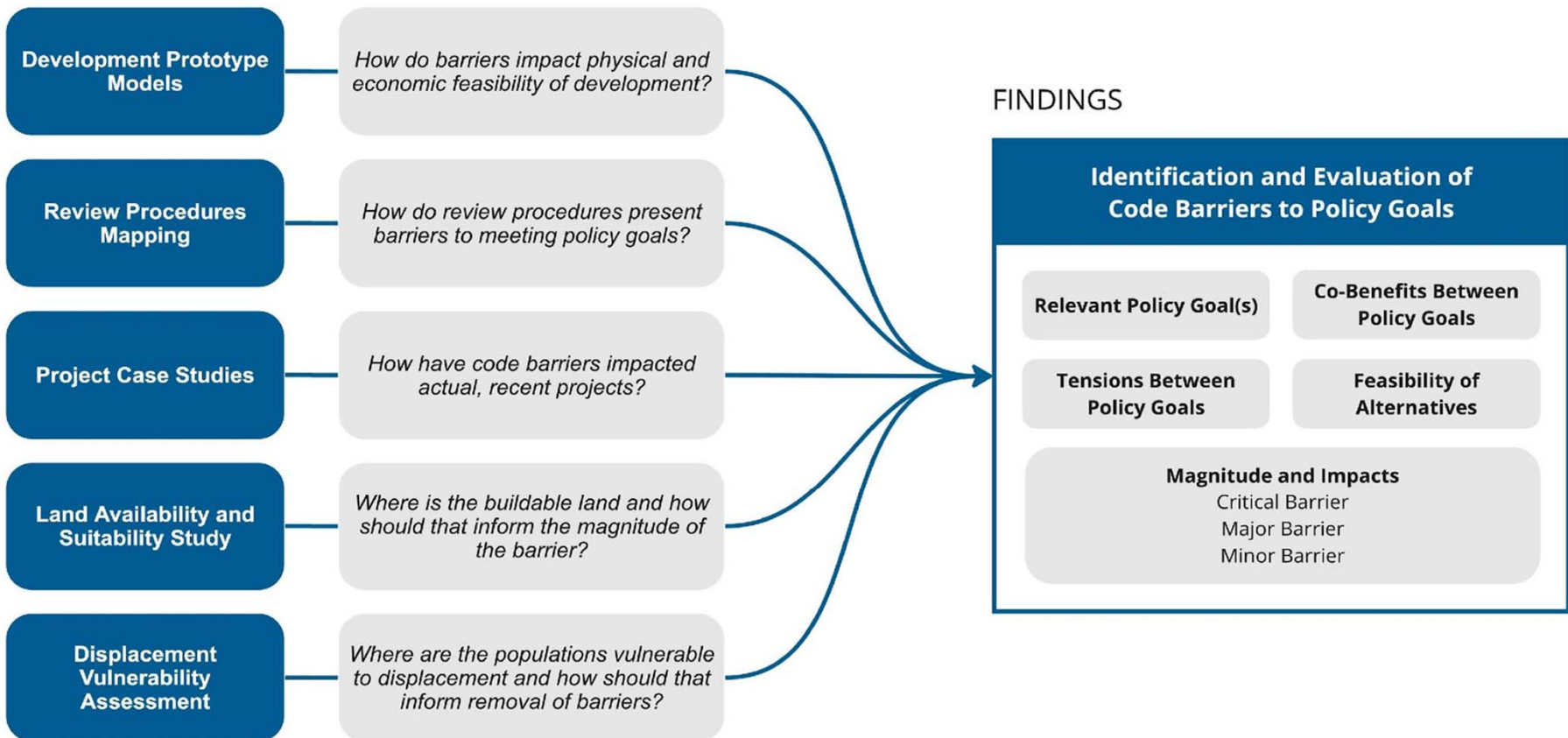
Deliverable:
Code Recommendations and Impacts Report

Timing:
Late Fall/Winter 2024

◇ Council Meeting(s)

APPROACH TO THE CODE DIAGNOSTIC

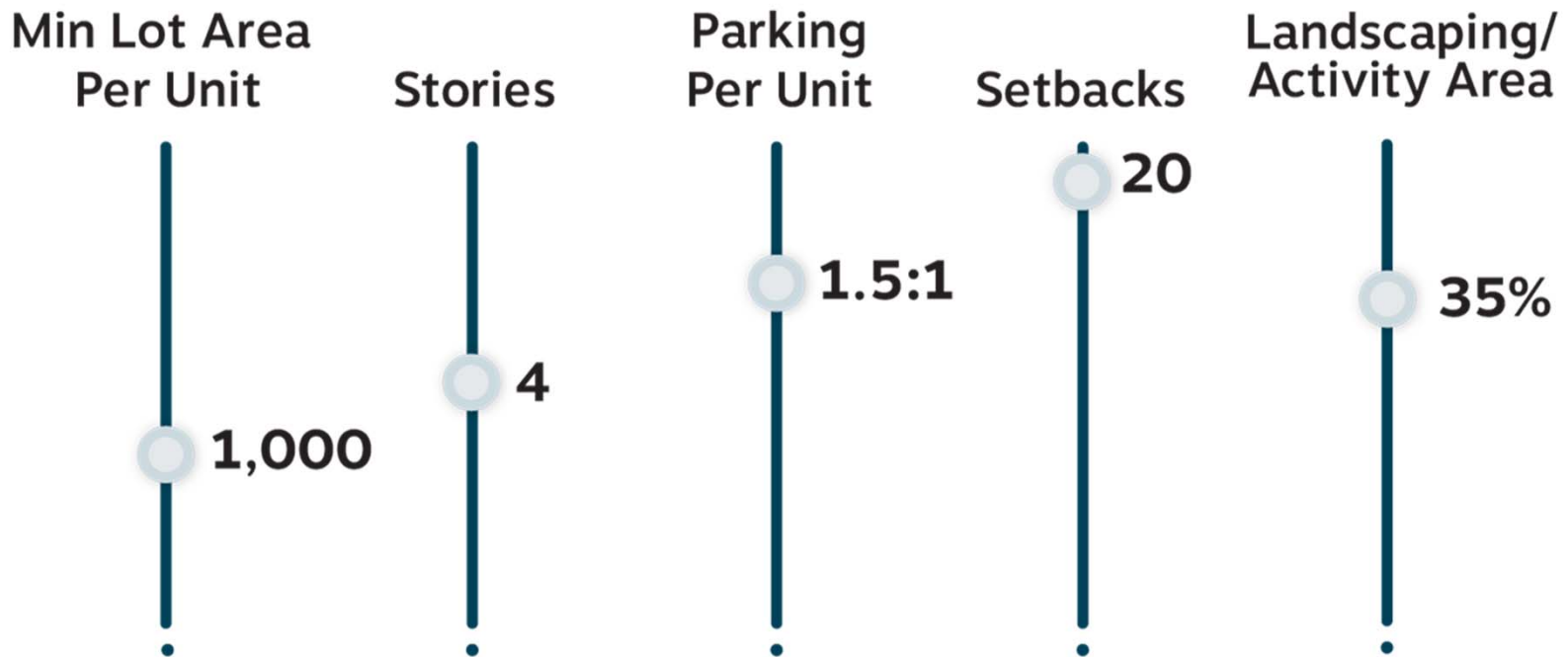
METHODS



WHAT IS A PROTOTYPE MODEL?

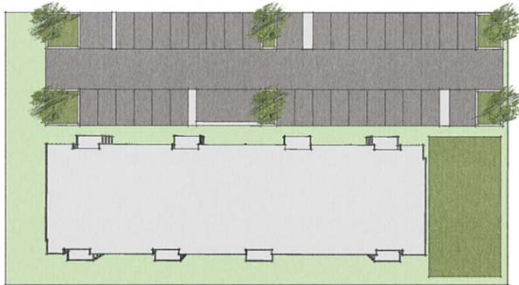
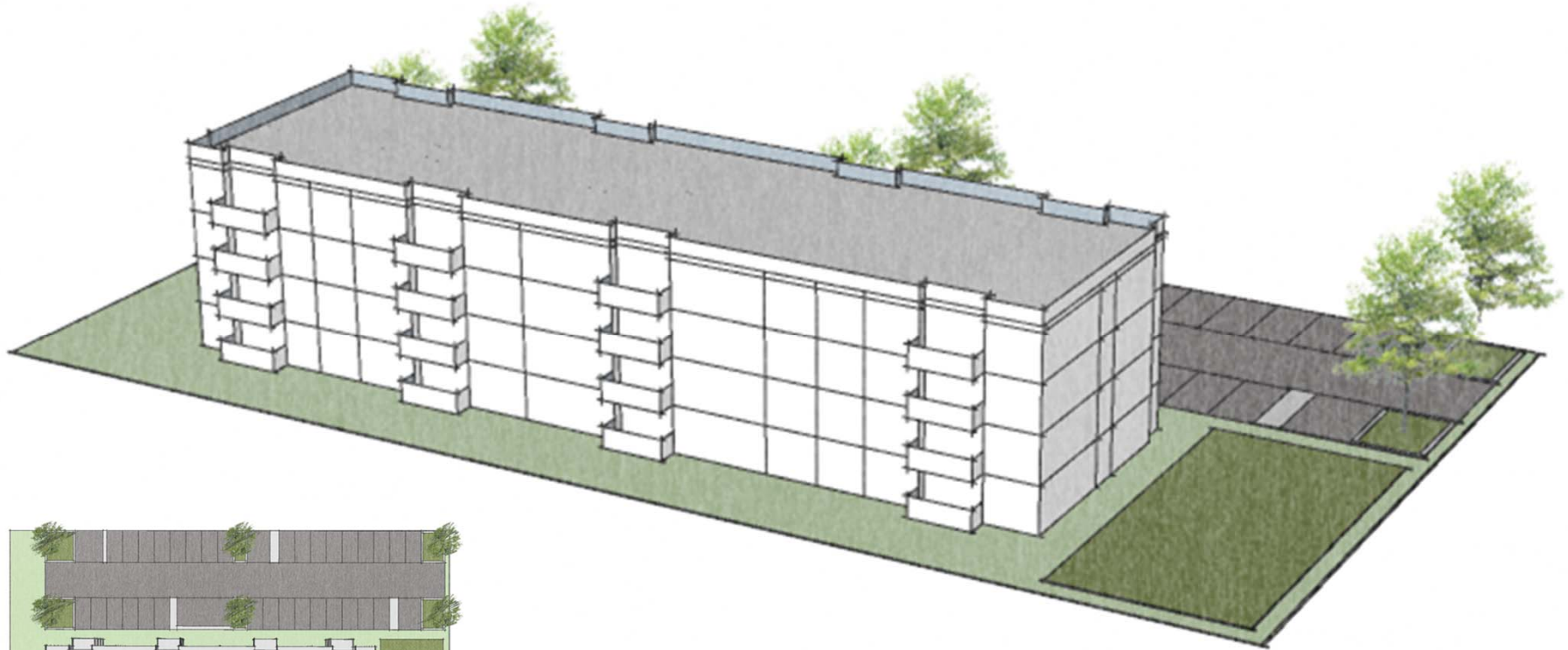
Example: Missoula, MT

Key Code Levers



WHAT IS A PROTOTYPE MODEL?

Example: Missoula, MT

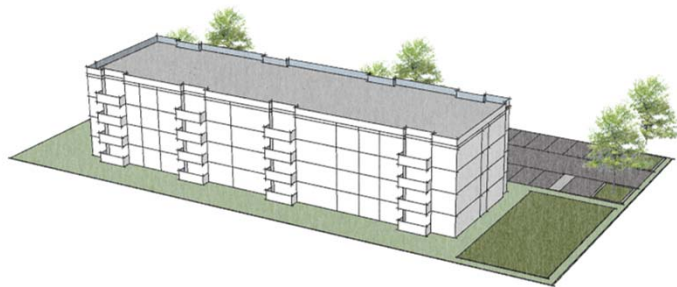
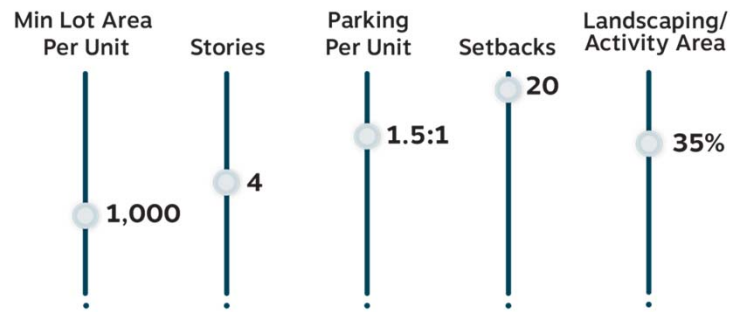


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UNITS

WHAT IS A PROTOTYPE MODEL?

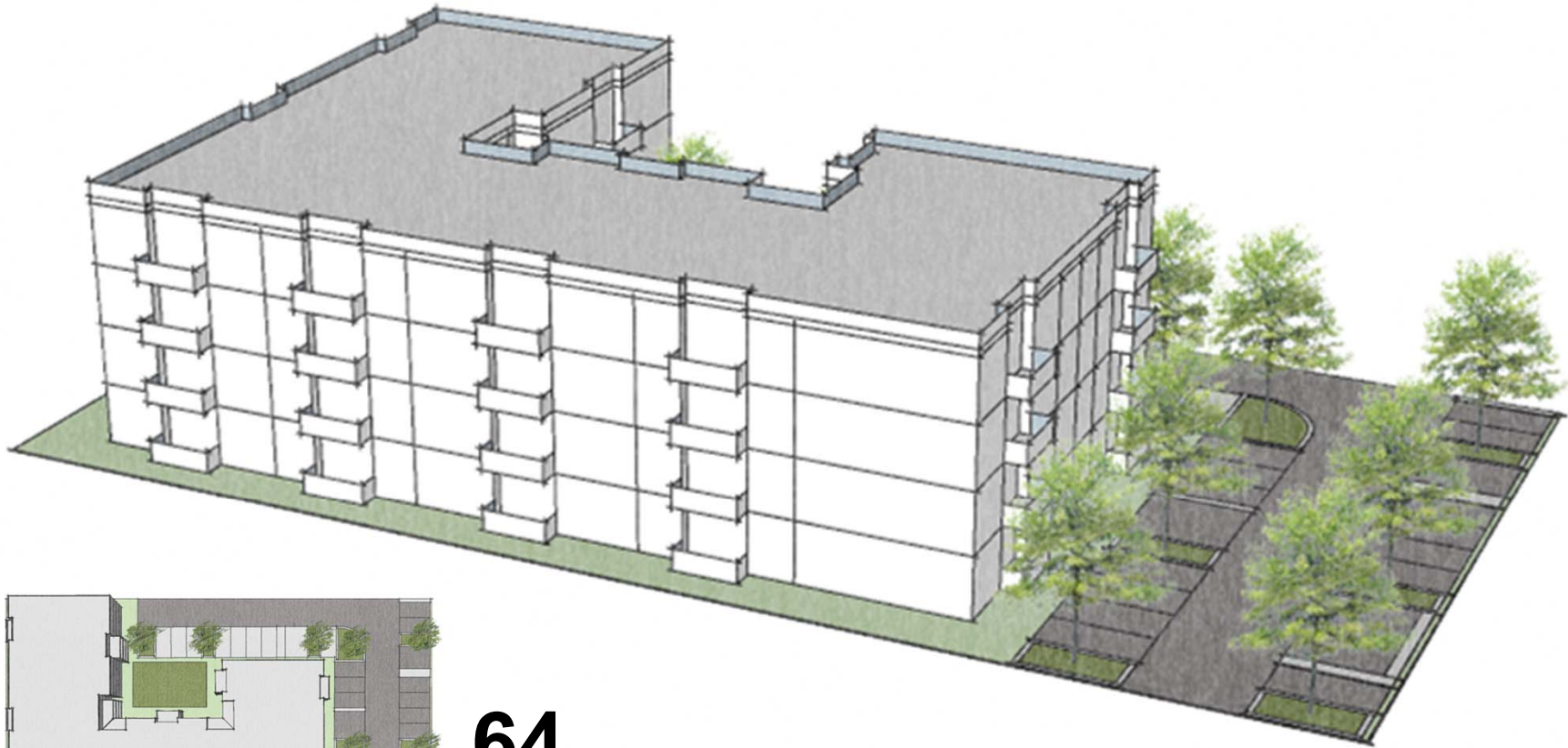
Example: Missoula, MT

Existing Code Standards



WHAT IS A PROTOTYPE MODEL?

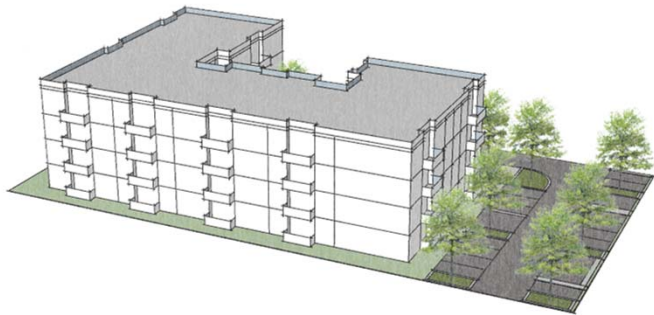
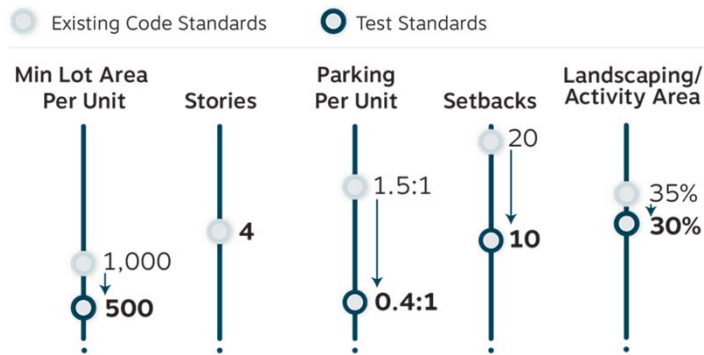
Example: Missoula, MT



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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



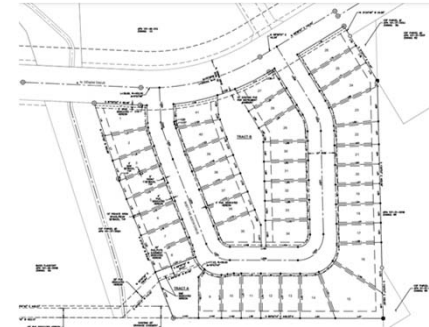
Mixed-Use



Transect Zoned



Subdivisions



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.