

Analysis by
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3/31/97

Flagstaff Recommendations

	Original Flagstaff Request	Staff Recomd. 2/25/97	Bonanza Bonus 2/25/97	Staff Recomd. 3/17/97	Planning Commission 3/26/97
FLAGSTAFF DEVELOPMENT:	310	150		750	600-750
Multi-Family units @ 2,000 SF/unit	595	255	124	515	515
Single Family parcels	131	0	0	130	130
Hotel unit equivalent (rooms)	420	220	104	420	420
Commercial units	76	31	15	75	75
Employee/Affordable housing	73	31	15	75	75
Equivalent Construction sq. ft.					
MF Sq. Ft. @ 2,000 sq. ft./unit	1,190,000	510,000	248,000	1,030,000	1,030,000
SF Sq. Ft. @ 7,500/unit avg. (2)	982,500	0	0	975,000	975,000
Hotel Sq. Ft. @ 500 SF/room	210,000	110,000	52,000	210,000	210,000
Commercial Sq. Ft. @ 1,000 SF/unit	76,000	31,000	15,000	75,000	75,000
Housing Sq. Ft. @ 800 SF/unit	58,080	24,800	12,000	60,000	60,000
Total Sq. Ft.	2,516,580	675,800	327,000	2,350,000	2,350,000
% of Orig. Request:	100%	27%	13%	93%	93%
Parking requirements:					
MF Parking spaces @ 1.5/unit	893	383	186	773	773
SF Parking spaces @ 2.0/unit	262	0	0	260	260
Hotel parking @ 1.0/room	420	220	104	420	420
Commercial parking @ 5.0/1M sq. ft.	380	155	75	375	375
Sub-Total Parking:	1,955	758	365	1,828	1,828
Parking area @ 325 SF/space	635,213	246,188	118,625	593,938	593,938
% of Orig. Request	100%	39%	19%	94%	94%
Proposed Roadways:					
Primary Roads (LF)	19,417			19,417	19,417
Secondary Roads (LF)	25,520			25,520	25,520
Roadway area (acres) (4)	58.71			58.71	58.71
% of Orig. Request	100%			100%	100%
SKIING DEVELOPMENT:					
Number of new Lifts	10	9	0	10	10
Lineal feet of ski runs/lift cuts	57,650	45,650	0	57,650	57,650
Area of ski runs & lift cuts (acres)	196.11	157.36	0.00	196.11	196.11
Number of Day Lodges	2	2	0	1	1
Sq. Ft. of Day Lodges	70,000	70,000	0	35,000	35,000
Ski Bridges (over/under roads)	9	?	0	9	9
% acres of Orig. Request	100%	80%	0%	100%	100%

OPEN SPACE CALCULATION:

Development acres	314	160	0	300	300
Ski development acres	196	157	0	196	196
Total acres involved	1,550	1,550	1,500	3,050	3,050
Net Open Space	67%	80%	100%	84%	84%

Note-1: Hotel units are calculated in proportion to total units recommended on 2/25/97.

Note-2: Single family "units" are undefined. Assume 7,500 sq. ft. average/unit.

Note-3: Single Family and hotel units deducted from total recommended units. Hotel units proportional

Note-4: Primary roads = 66 ft. r.o.w.; secondary roads = 50 ft. r.o.w.

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