

CITY COUNCIL REPORT

DATE: January 29, 2016

TO: Honorable Mayor and City Councilmembers

FROM: Gail Jackson, Business Attraction Manager

CC: Josh Copley, Jerene Watson, Barbara Goodrich, Heidi Hansen,
David McIntire, Leadership Team

SUBJECT: Business Attraction Efforts

Information was requested about new businesses coming to town, new jobs and wages including an update on business attraction efforts to attract high paying jobs.

DISCUSSION

Current residential and commercial projects that have officially filed an application with the City of Flagstaff Development Services can be found on the Choose Flagstaff website. This list is updated the first of each month and lists all major projects and status of their site plan.

Here is an update on new jobs to the area for calendar year 2015:

- NACET Incubator 35
- NACET Accelerator 24
- 224 Retail/Hospitality
- 159 Non-retail hospitality

Here is a snapshot of current projects that are anticipated for the next three years:

- 43 Projects: Attraction only
- 1,960 Jobs
 - 1,110 Retail/Hospitality
 - 850 Non retail/hospitality
- \$540 Million in Capital Investment
- Average Wages range from \$22,000-\$75,000

The city of Flagstaff Business Attraction efforts are focused on high wage low impact jobs. We work to achieve this by focusing on targeted sectors of bioscience, digital products, healthcare and manufacturing. Much of what we do is in partnership with ECONA.

Bio-Science: Staff currently supports this sector by partnering and collaborating with the following organizations: AZ BIO, Flagstaff STEM city, Flinn Foundation, ECONA and Arizona SciTech. The City of Flagstaff joins forces with Arizona Commerce Authority to

attend the annual International Conference on Bio Convention. At this show we promote the state of Arizona's biotech industry which includes health care, while meeting with companies that may be interested in locating their BIO related business to Arizona.

Digital Products: Staff works with the Greater Flagstaff Chamber of Commerce and local companies to learn more about the needs of this sector. Staff attended the Consumer Electronic Show to attract digital minded workforce and new companies.

Manufacturing: Staff regularly meets with the local manufacturers to learn more about their needs to be more successful within their business model. Staff will attend the Medical Design and Manufacturing expo. At this show, we will have an opportunity to interact with over 2,000 innovative suppliers that are demonstrating groundbreaking technologies. This also provides the opportunity to identify businesses that will enhance supply chains or complements existing business.

Retail: Although retail is not perceived as producing high wage jobs, it is a significant contributor to the Flagstaff economy and often the highest generator of sales tax to the city of Flagstaff's tax base. Staff attends the annual International Council of Shopping Centers Convention. This once a year event is an opportunity for staff to connect with developers, retailers, and brokers to promote the retail options available in Flagstaff.

All prospects from trade shows, or businesses that express an interest in Flagstaff, are provided staff support in understanding the market and development dynamics in the community.

RECOMMENDATION / CONCLUSION

This report is for information only.



City of Flagstaff
CURRENT MAJOR DEVELOPMENT PROJECTS
BY TYPE

Project Name	Address	Planning/Engineering Project Manager	Site Acreage	Building Sq Ftge	Lots/Units/ Rooms	Zoning	Status
COMMERCIAL							
Clean Freak Car Wash	1734 E Route 66	Gullickson / McNamara	1.96	5,600	0	HC	Pending
CVS Pharmacy2	700 S Milton Rd	Gullickson / Cole	1.67	13,000	0	HC	Pending
Dutch Bros. Coffee	301 S Regent	Averitt / Hagin	0.68	480	0	HC	Under Construction
East Hotel	1000 N Country Club Dr	Kulina / Cole	2.30	55,020	0	HC	Approved
Flagstaff Subaru	4910 E Market Place Dr	Averitt / G Miller	6.77	31,683	0	HC	Under Construction
Harkins Theater - Village at Flagstaff Mall II	4751 E Marketplace	Antol / G Miller	41.11	114,008	0	HC	Under Construction
Marriot Residence Inn	100 N Humphreys St	Averitt / Cole	1.46	63,644	0	CB	Approved
Maverik2	4190 E Butler Ave	Averitt / G Miller	1.30	4,790	0	SC	Approved
Raising Cane's	1551 S Milton Ave	Averitt / Cole	0.68	2,989	0	HC	Under Construction
Storm Auto Glass	3130 E Route 66	Antol / Cole	0.17	2,710	0	HC	Under Construction
The Trax - Hyatt Place & Hyatt House Hotel	2511 E Route 66	Averitt / Hagin	4.70	120,000	0	HC	Approved
The Trax - Station at Route 66	2499 E Route 66	Averitt / McNamara	1.30	3,600	0	HC	Approved
The Trax* - Commercial Subdivision	2499 E Route 66	Averitt / G Miller	36.70	250,000	0	HC	Under Construction
Welbrook Skilled Nursing	1600 N Gemini Dr	Antol / Cole	3.06	34,500	0	HR	Approved
West Hotel	980 N Country Club Dr	Kulina / Cole	2.00	65,175	0	HC	Approved
Commercial Development Totals			105.86	767,199	0		
INDUSTRIAL							
Pat-Nel Industrial Center	300 S Babbitt Dr	Averitt / G Miller	3.73	27,000	0	LI	Approved
WL Gore - Kendrick Peak Expansion	4100 W Kilde Ln	Antol / Cole	134.00	0	0	County	Approved
Industrial Development Totals			137.73	27,000	0		
INSTITUTIONAL							
Buffalo Park*		Antol / G Miller	26.03	0	0	R1	Pending
City of Flagstaff Municipal Court Expansion	15 N Beaver St	Kulina / McNamara	0.46	32,193	0	CB	Pending
Guadalupe Park*	805 W Clay Ave	Antol / G Miller	1.07	0	0	HC	Pending
Highland Ave*		Antol / G Miller	5.31	0	0	HC	Pending
McAllister Ranch Public Works Yard*	3200 W Route 66	Averitt / Hagin	44.01	0	0	County	Approved
Observatory Mesa*		Antol / G Miller	2,253.20	0	0	RR	Pending
Picture Canyon*		Antol / G Miller	477.80	0	0	RR	Pending
San Francisco de Asis Church/School*	1600 E Route 66	Kulina / Cole	28.00	84,650		HR	Under Construction
Schultz Y*	3620 W Schultz Pass Rd	Antol / G Miller	20.00	0	0	County	Pending
Institutional Development Totals			2,855.88	116,843	0		
MIXED-USE							

Project Name	Address	Planning/Engineering Project Manager	Site Acreage	Building Sq Ftge	Lots/Units/ Rooms	Zoning	Status
Country Club/I-40 Mixed Use Subdivision	1201 N Country Club Dr	Kulina / Cole	95.00	250,000	0	HC	Under Construction
Juniper Point TND Development*	1800 E John Wesley Powell Blvd	Gullickson / McNamara	318.65		2,070	TND	Pending
Mill Town*	1801 S Milton Rd	Kulina / Cole	17.60	59,400	235	HC	Pending
The Hub on Campus Flagstaff*	17 S Mikes Pike	Kulina / McNamara	2.39	13,781	244	T5	Pending
The Lofts of Flagstaff	555 W Forest Meadows	Antol / G Miller	6.08	12,240	227	HC	Under Construction
The Standard at Flagstaff Apartments	824 W Route 66	Kulina / McNamara	4.81	17,850	245	HC	Approved
Timber Sky*	3501 W Route 66	Antol / Cole	197.58	0	1,300	County	Pending
Mixed-Use Development Totals			642.11	353,271	4,321		
OFFICE							
Flagstaff DES Multi Service Center	1701 N Fourth St	Averitt / Cole	6.54	50,000	0	HC	Under Construction
Guardian Ambulance Aux Building	1901 N Gemini Dr	Gullickson / Cole	3.10	16,250	0	R&D	Under Construction
Office Development Totals			9.64	66,250	0		
RESIDENTIAL							
Arrowhead Duplexes	1811 E. Arrowhead Ave.	Kulina / Cole	0.45		21	HR	Under Construction
Arrowhead Lofts	1965 E Mountain View Ave	Kulina / Cole	1.39	0	48	HR	Pending
Camyrn Pines	4501 S Beulah	Gullickson / McNamara	59.10	0	123	R1	Approved
Canyon Del Rio*	3200 E. Butler Ave	Gullickson / McNamara	86.00		249	MR	Pending
Cedar Crest Expansion	2251 N Izabel St	Averitt / Cole	5.53	7,102	0	HR	Under Construction
Coconino Ridge	2705 E Telluride Dr	Antol / Cole	19.15	0	35	R1	Pending
Equestrian Estates Tract A SFR Sub	2600 W Kiltie Ln	Kulina / Cole	14.40	0	4	RR	Under Construction
Estates at Pine Canyon Unit 5	3851 S Clubhouse Cir	Gullickson / Cole	29.95	0	47	R1	Under Construction
Fimbrez Estates SF Subdivision	1350 W Lower Coconino Ave	Averitt / Cole	10.04		6	ER	Approved
Forest Springs Townhomes Unit 2	1115 N Flowing Springs Trail	Averitt / G Miller	15.10	0	70	MR	Under Construction
Marquardt Annexation	4419 Mountain Meadow Dr	Kulina / McNamara	0.80	0	1	County	Pending
McMillan Mesa Village*	1800 N Gemini	Antol / Cole	0.00	0	606	RD	Pending
McMillan Mesa 1A	1251 N Pine Cliff Dr	Antol / Cole	6.30	0	23	R1	Approved
Mountain Trail Apartments	927 W Forest Meadows	Kulina / Cole	7.34	0	160	HC	Under Construction
Oakwood Village II Maintenance Bldg	3400 S Kofa Dr	Averitt / Hagin	5.92	2,300	0	MR	Approved
Oakwood Village IV Apartments	3770 S Yaqui Dr	Kulina / Cole	4.44	0	40	MR	Approved
Pine Canyon Gate*	1200 E John Wesley Powell Blvd	Antol / Cole	0.00	0	0	R1	Approved
Pine Canyon Member Cabins	3000 S Clubhouse Cir	Antol / McNamara	10.80	0	4	R1	Pending
Pinnacle Pines TH Sub	801 E. Zuni Dr.	Kulina / G Miller	40.00		217	MR	Under Construction
Pinnacle Pines TH Sub - Unit 2 Phase 1	800 E Sterling Ln	Kulina / Hagin	0.63	0	8	MR	Under Construction
Pinnacle Pines TH Sub - Unit 2 Phase 2	800 E Sterling Ln	Kulina / Hagin	18.60	0	49	MR	Approved
Presidio in the Pines SF/TH Sub*	2700 S Woody Mountain Rd.	Kulina / R Miller	82.13		470	HR	Under Construction
Presidio in the Pines Tract B TH Sub	2700 S Presidio Dr	Kulina / Cole	1.64	0	14	HC	Under Construction
Railroad Springs TH Sub*	2600 W. Route 66	Kulina / R Miller	10.76		132	HR	Under Construction

Project Name	Address	Planning/Engineering Project Manager	Site Acreage	Building Sq Ftge	Lots/Units/ Rooms	Zoning	Status
Switzer Canyon Village Townhomes	587 N Switzer Canyon Dr	Averitt / G Miller	10.75	0	48	R1	Under Construction
Trailside Apartments*	600 W University Heights Dr N	Kulina / G Miller	4.02	0	111	HR	Approved
University Terrace Tract B SF Sub	4015 S Holland Dr	Averitt / Cole	10.55		20	R1	Under Construction
Westglen Land Condominiums	1450 W Kaibab Ln	Kulina / G.Miller	27.90	0	200	MH	Approved
White Pines at Pine Canyon	3010 S Clubhouse Cir	Antol / Cole	8.00	0	36	R1	Approved
Residential Development Totals			491.70	9,402	2,742		

This list represents approved major projects. It does not include the following:

- Remodeling of existing buildings
- Multi-family developments of ten units or less
- Tenant improvements in existing shopping centers
- Additions of less than 2,000 square feet
- Changes of use
- Utility projects, such as cellular towers
- Commercial and industrial subdivisions

Prepared by:

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