

## Flagstaff Student Housing - Site Analysis

This 37 acres parcel is adjacent to the Westside 197 property. Westside 197 was a contemplated subdivision that never materialized. The property was then purchased by the Presidio in the Pines developer who lost the property to receivership. The Woody Fire in 2006 burned most of the parcel which has remained vacant since. The parcel is sloped to the east and southeast and has no significant natural features on it. There are several volcanic vents in the area but are not within the parcel boundaries.

An extensive site analysis has been performed by Lee and Associates, Aspen Heights and Mogollon Engineering. Existing terrain and topography, existing vegetation, scenic views, natural watercourses, and the relationship to existing development were considered. However the application of the Zoning Code, Engineering Standards, and stormwater requirements must be met. These regulations dictate building orientation and location, access points, stormwater mitigation, LID, parking aisle and space configuration and grades, utility easements, utility locations, resource protection standards, trash enclosures, open space, bufferyards, lighting, site amenities, design review guidelines, landscaping, and more. All of the above regulations and site characteristics have been analyzed in whole and the results of the extensive site analysis are the Concept Plan and supporting information submitted.

### Aspen Heights Flagstaff Unit Info

Total Living Square Footage = Total Under Roof less balconies

- Building Square Footage (Figures below for duplexes represent buildings, not units)
  - 2 bedroom duplex – Keystone: Total Living: 2,684, Total Under Roof: 2,980
  - 2 bedroom duplex – Aspen: Total Living: 2,640, Total Under Roof: 2,936
  - 3 bedroom duplex - Frisco/Telluride: Total Living: 3,354, Total Under Roof: 3,654
  - 4 bedroom cottage – Boulder: Total Living: 1,729, Total Under Roof: 1,905
  - 4 bedroom cottage - Breckenridge/Vail: Total Living: 1,748, Total Under Roof: 1,928
  - 5 bedroom cottage - A-Basin: Total Living: 2,042, Total Under Roof: 2,263
  - 5 bedroom cottage – Durango: 1,992, Total Under Roof: 2,304
- Total Project Square Footage (Excluding Clubhouse)
  - Total Living: 333,300, Total Under Roof: 374,190
  - Clubhouse: 10,000
- Maximum Height (Ridge Height)
  - 2 bedroom duplex – Keystone: 30'-0"
  - 2 bedroom duplex – Aspen: 31'-5"
  - 3 bedroom duplex—Frisco/Telluride: 31'-3"
  - 4 bedroom cottage—Boulder: 29'-10"
  - 4 bedroom cottage—Breckenridge/Vail: 28'-7"
  - 5 bedroom cottage—A-Basin: 29'-8"
  - 5 bedroom cottage—Durango: 27'-6"
- Number of units (excluding clubhouse) – 214
- Number of floors - 2 (all floor plans)