

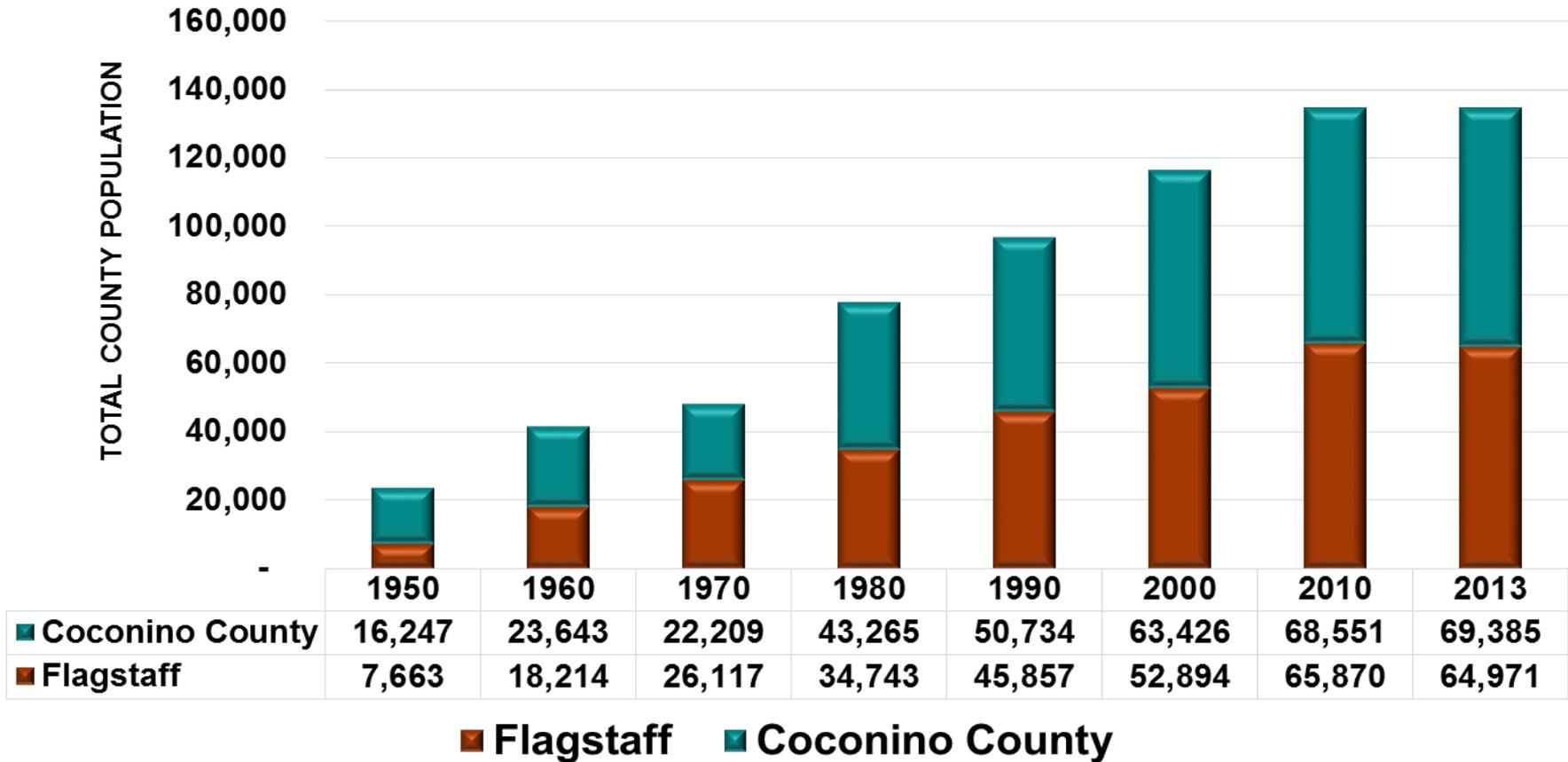


Coconino County Community Development Growth Trends

***Coconino County Board of Supervisors
and City of Flagstaff Council
Joint Meeting: April 6th, 2015***



County & City Population



US Census (2010)/Buxton (2013)
 Flagstaff metro population at over 18K

OVERVIEW

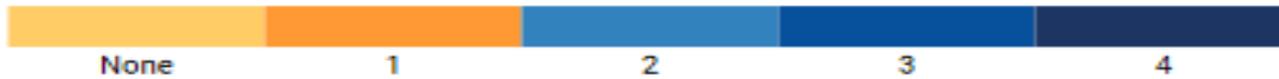
- From 2013 data, Coconino County population is 134,356 with the City of Flagstaff at 64,971 (69,385) with a population density of just 7.2 persons per square mile
- From 2000 to 2010 there has been an overall increase of 18.5% in housing units





Color Index

2014 County Economic Tracker
Recovered on # Indicators

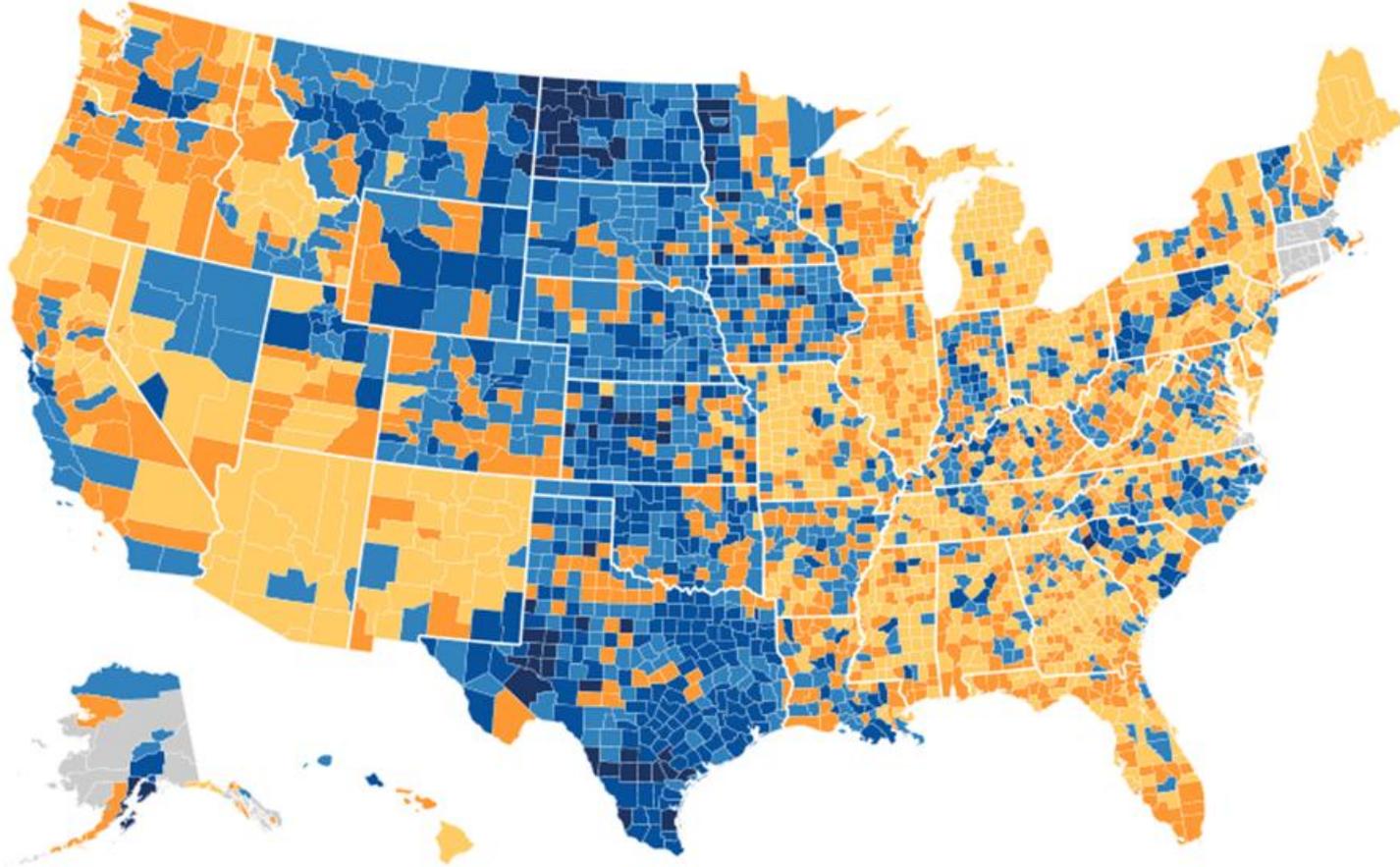


- Jobs recovered
- Unemployment rate recovered
- GDP recovered
- Home prices recovered

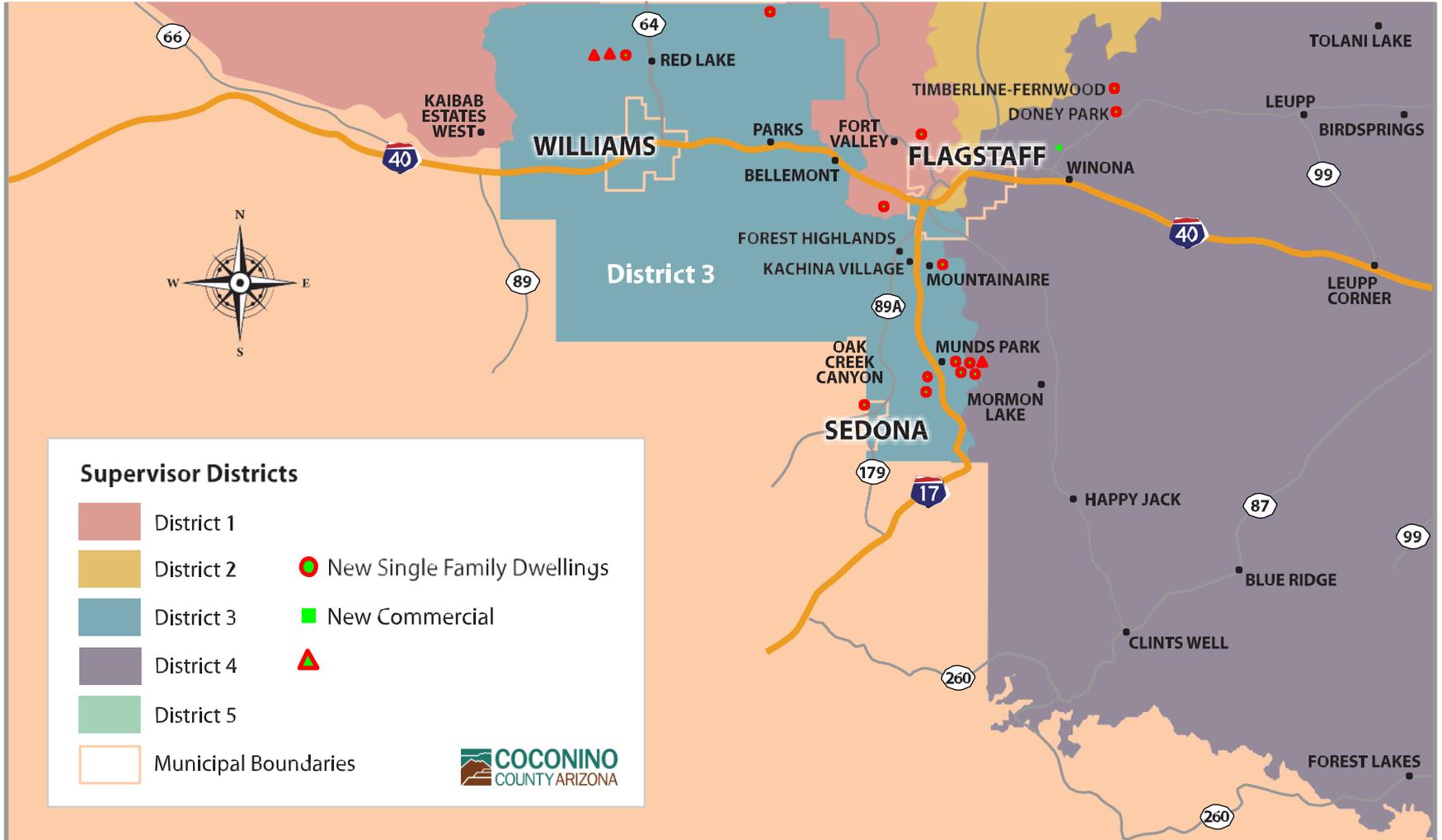


<http://www.naco.org/research/Pages/county-tracker-2014.aspx>

Nationwide Trends

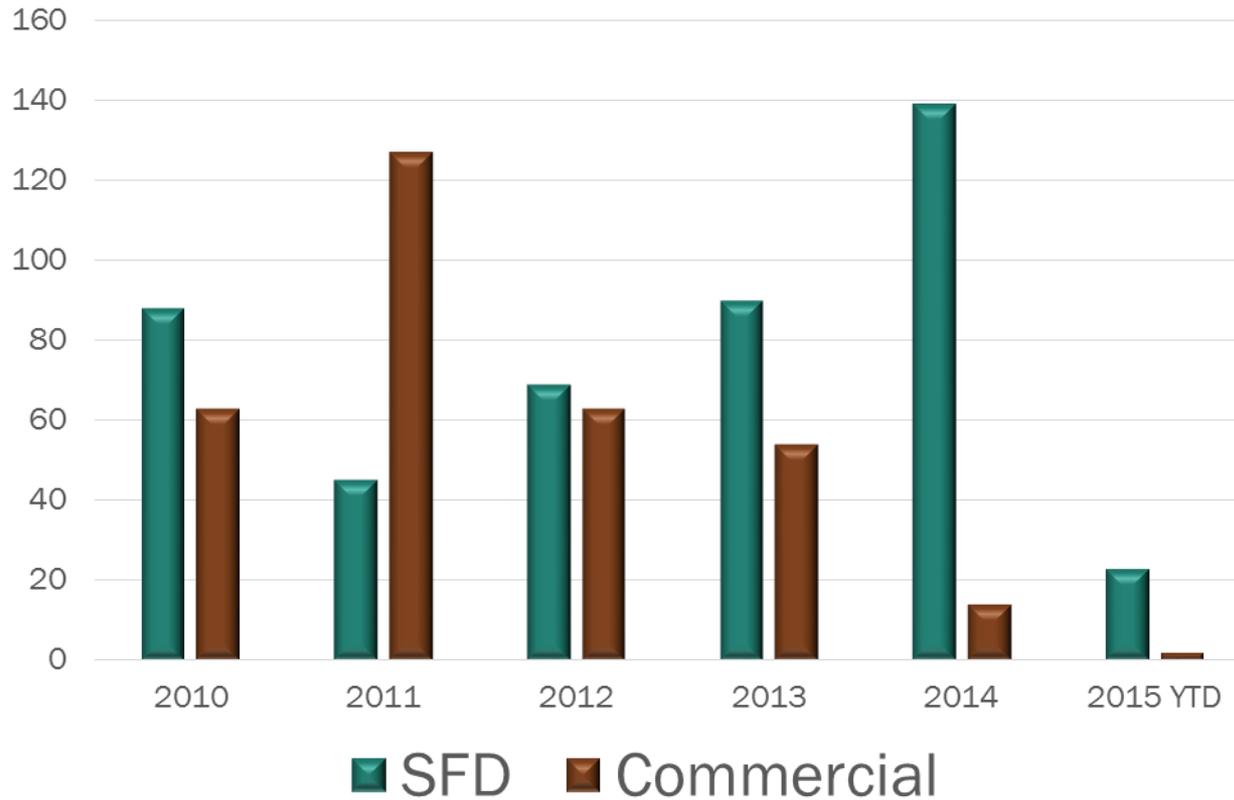


Construction Activity Map



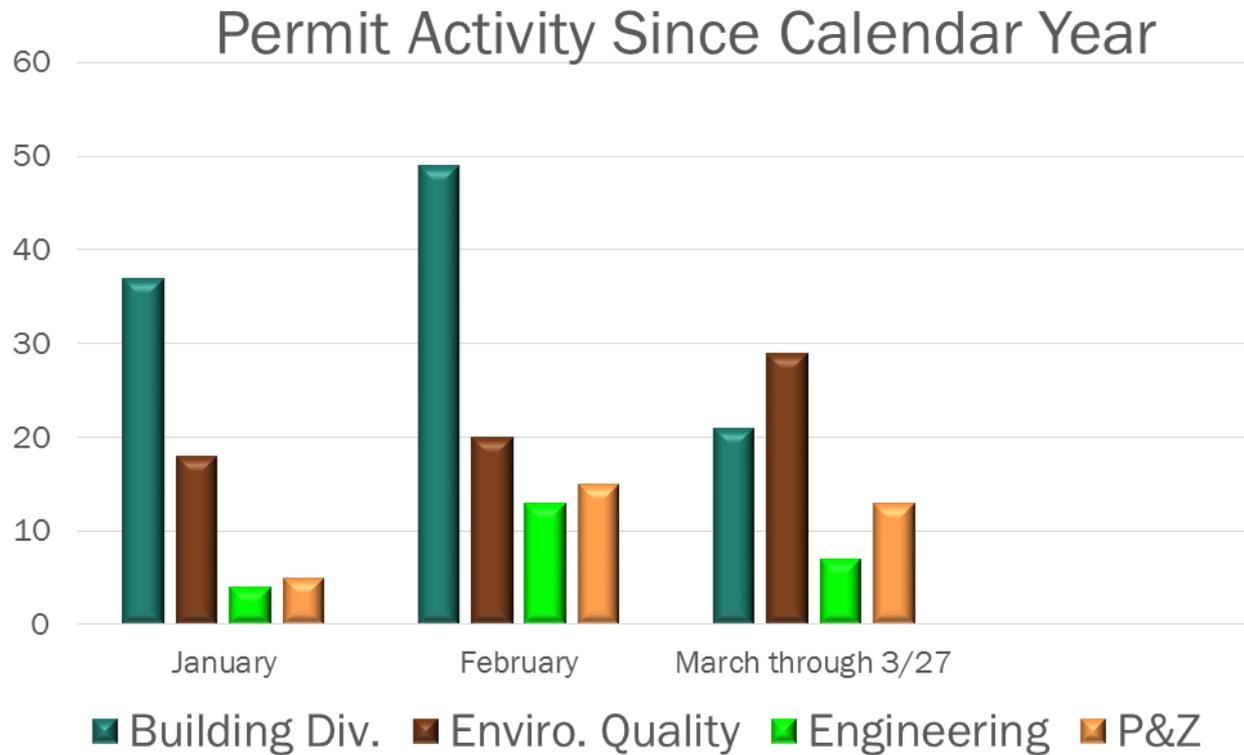


Housing & Commercial Permit Activity





Overall Permit Activity





Future County Growth

- Growth is expected to consist mostly of single family homes and limited small-scale multi-housing development
- Commercial activity predominantly located in Bellemont due to appropriately zoned property, multi-modal and available services
- Limited industrial activity off of Leupp Road – some of the only heavy industrial zoned property in the County

Future County Growth, cont.

- Minor commercial activity likely near Doney Park along HWY 89 corridor– proposed Dollar General
- New subdivisions likely in Doney Park (proposed 64 lot PRD) and Kachina Village
North 129 lot subdivision
- Numerous SFD's in Mountaineire & Munds Park



Challenges

- Infrastructure – water is a significant challenge with only a few water districts; 60% of County residents haul water
- More development areas near Flagstaff are requiring alternative waste water systems
- Geographical constraints considering public safety (Sherriff’s Office and Fire Districts)
- Less developable land due to floodway and floodplain re-mapping and changing FEMA regulations





Questions?

