

Flagstaff Neighborhoods

Character

Flagstaff, Arizona

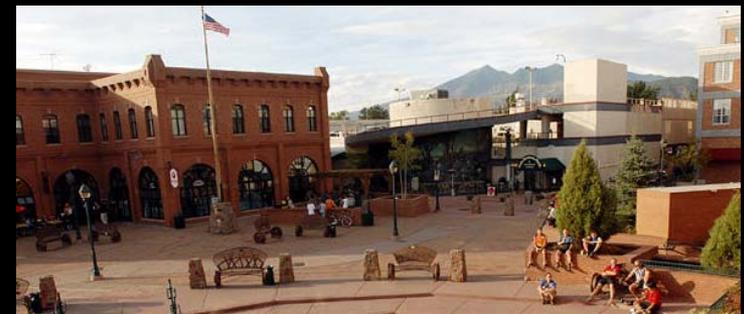
June 11, 2009



Flagstaff Area: Neighborhood Character

Downtown

- Area: 149 acres
- Greenspace: Heritage Square
- Community center: Heritage Square
- Number of parcels: 461
- Avg. parcel size: .22 acres
- Avg. residential buildings per acre: 1.5
- Percent of buildings within ¼ mile of bus stop: 85%
- Percent of buildings within ½ mile of bus stop: 100%
- Zoning: C-2-E, C-3-E, C-5-E, RM-L-E, RM-M-E
- Mixed-Use: 24.5 (16%)
- Commercial: 32.6 acres (22%)
- Residential: 32.8 acres (22%)
- Institutional: 8.6 acres (6%)
- Open space/public land: 1 acres (1%)



Flagstaff Area: Neighborhood Character



1934



c. 1942

Downtown

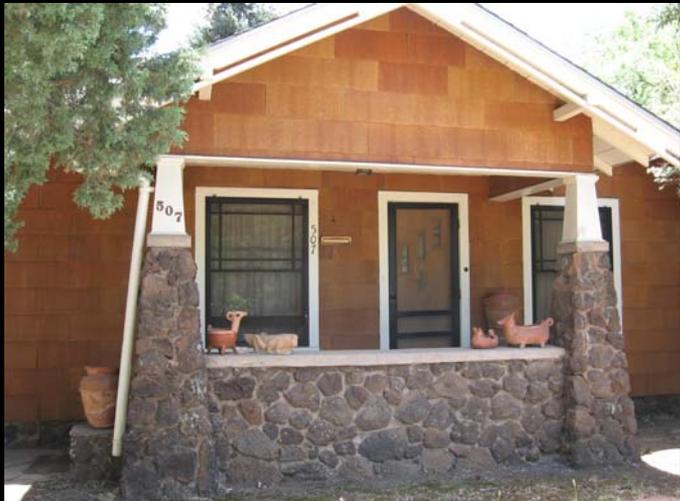


2008

Flagstaff Area: Neighborhood Character

Townsite

- Area: 259 acres
- Greenspace: Thorpe Park, Wheeler Park
- Community center: City Hall/ Wheeler Park/ Flagstaff Public Library
- Number of parcels: 502
- Avg. parcel size: .41 acres
- Avg. residential buildings per acre: 1.7
- Percent of buildings within ¼ mile of bus stop: 81%
- Percent of buildings within ½ mile of bus stop: 100%
- Zoning: C-2-E, C-3-E, C-5-E, PLO-E, RM-L-E, RM-M-E
- Commercial: 27.8 acres
- Residential: 69.8 acres
- Open space/public land: 107.8 acres (42%)



Flagstaff Area: Neighborhood Character

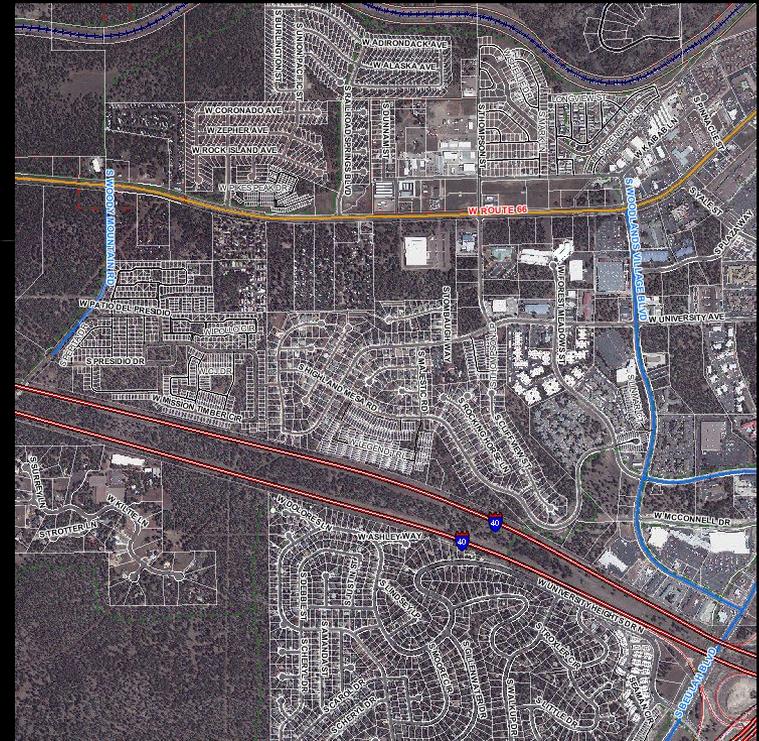
Townsite



Flagstaff Area: Neighborhood Character

Boulder Point / Ridge

- Area: 220 ac.
- Greenspace: 24.3 ac.
- Community Center: 0
- Number of Parcels: 588 (1241 units)
- Avg. parcel size: .7 ac.
- Avg. residential buildings per acre: 1.65
- Percent of buildings within ¼ mile of bus stop: 36%
- Percent of buildings within ½ mile of bus stop: 51%
- Zoning: MR, C3E, RMME
- Commercial: 6.5 ac (3%)
- Residential: 188.8 ac (86%)
- Rural/open space: 16% (7%)
- FUTS trail miles: .95



Flagstaff Area: Neighborhood Character

Coconino Estates

- Area: 175 ac.
- Greenspace: Thorpe Park, Tree Park
- Community Center: 0
- Number of Parcels: 529 (489 units)
- Avg. parcel size: .26 ac.
- Avg. residential buildings per acre: 3
- Percent of buildings within ¼ mile of bus stop: 75%
- Percent of buildings within ½ mile of bus stop: 99%
- Zoning: C1E, PLOE, R1E, RMME, UR
- Commercial: 1.7ac (1%)
- Residential: 100 %
- Rural/open space: 7.3 ac (4%)
- FUTS trail miles: 1.4



Flagstaff Area: Neighborhood Character

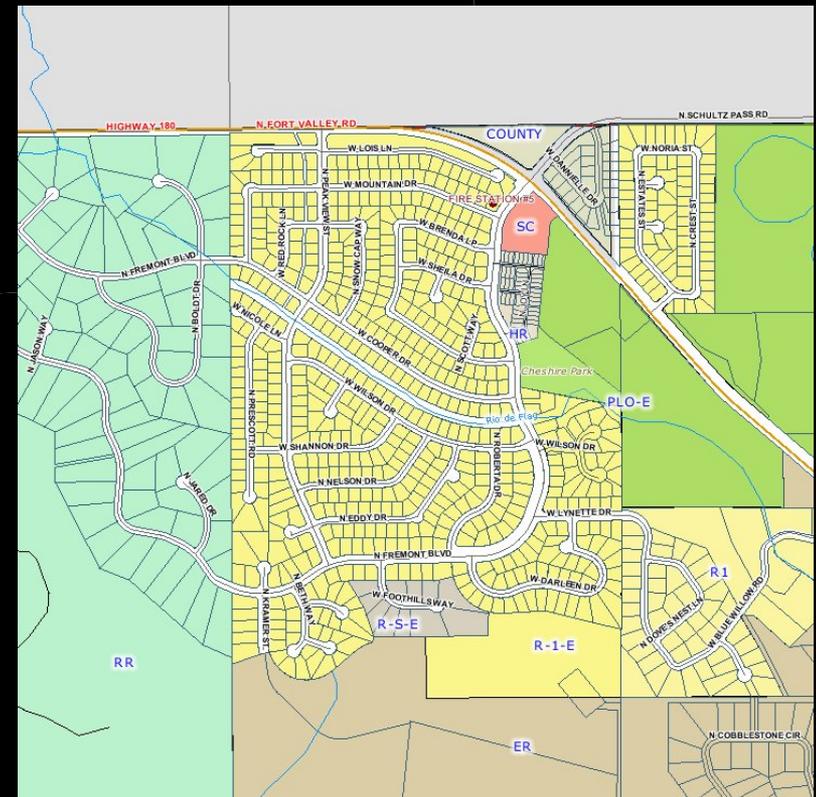
Coconino Estates



Flagstaff Area: Neighborhood Character

Cheshire

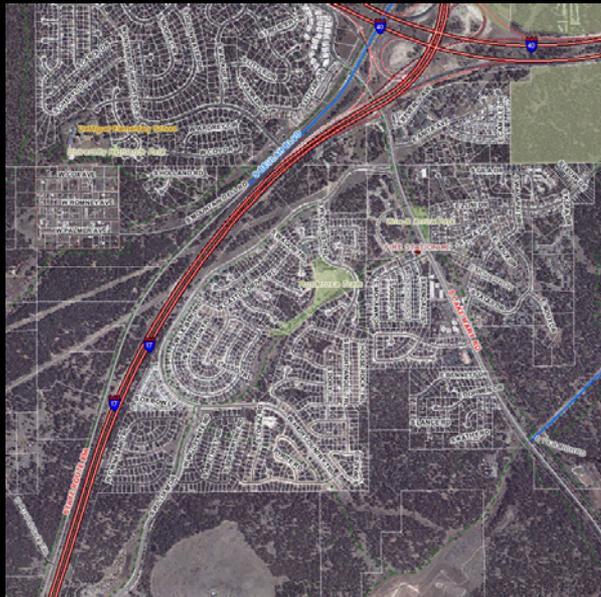
- Area: 232 ac.
- Greenspace: 0
- Community Center: 0
- Number of Parcels: 748 (681 units)
- Avg. parcel size: .24 ac.
- Avg. residential buildings per acre: 2.8
- Percent of buildings within ¼ mile of bus stop: 87%
- Percent of buildings within ½ mile of bus stop: 99%
- Zoning: ER, HR, PLOE, R1, R1E, RSE
- Commercial: 0%
- Residential: 100 %
- Rural/open space: 4.5 ac (2%)
- FUTS trail miles: 1.7



Flagstaff Area: Neighborhood Character

Ponderosa Trails

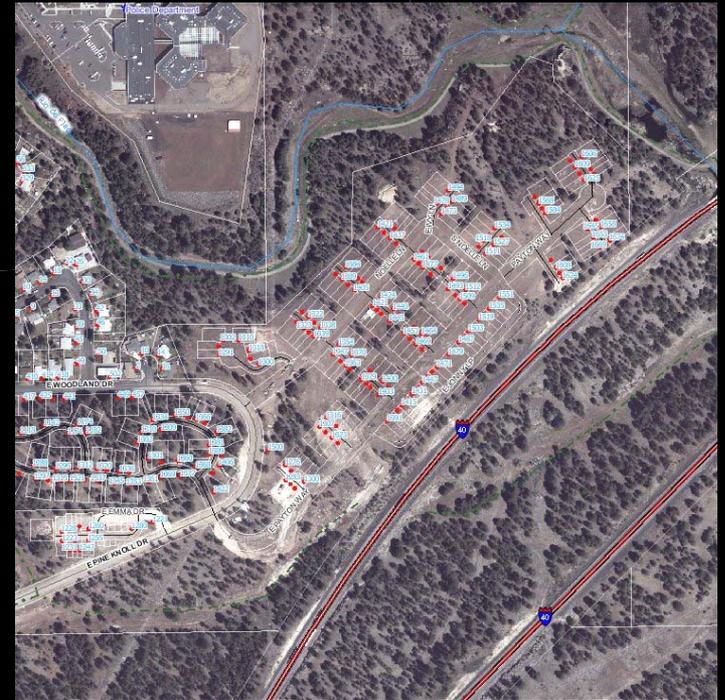
- Area: 351 ac.
- Greenspace: 0
- Community Center: 0
- Number of Parcels: 1157 (947 units)
- Avg. parcel size: .24 ac.
- Avg. residential buildings per acre: 2.3
- Percent of buildings within ¼ mile of bus stop: 0%
- Percent of buildings within ½ mile of bus stop: 12%
- Zoning: MR, R1
- Commercial: 0%
- Residential: 100 %
- Rural/open space: 10.7 ac (3%)
- FUTS trail miles: 3.5



Flagstaff Area: Neighborhood Character

Rio Homes

- Area: 44 ac.
- Greenspace: 0
- Community Center: 0
- Number of Parcels: 222 (155 units)
- Avg. parcel size: .20 ac.
- Avg. residential buildings per acre: 1.6
- Percent of buildings within ¼ mile of bus stop: 0%
- Percent of buildings within ½ mile of bus stop: 15%
- Zoning: MR
- Commercial: 0%
- Residential: 100 %
- Rural/open space: 0 ac (0%)
- FUTS trail miles: 3.5



Flagstaff Area: Neighborhood Character

Milton Road Corridor



Flagstaff Area: Neighborhood Character

Milton Road Corridor



Flagstaff Area: Neighborhood Character

Fourth Street Corridor



City of Flagstaff: Neighborhood Character Districts – SURVEY RESULTS

As of 10/29/08 – 98 respondents:

Favorite Neighborhoods (# of votes)

Thorpe Park/Townsite/W Downtown - 21

Downtown - 19

North Downtown / N Leroux - 13

Coconino Estates - 7

Continental CC - 5

N Hospital Hill - 3

Cherry Hill - 3

La Plaza Vieja - 2

Ameberwood - 2

All the rest, ONE -

Lynwood, Timberline, Locket Ranches, Cheshire,
Mountainair, Linden, Aspen Trails, Linda Vista, Paradise Hill,
Upper Swiss Manor, Christmas Tree, Elden Hills, Rain Valley, Southside



City of Flagstaff: Neighborhood Character Districts – SURVEY RESULTS

As of 10/29/08 – 98 respondents:

What do you like:

- Trees - 87.8%
- Architectural Style - 75%
- Variety / Diversity - 72%
- Porches - 51%
- Landscaping - 44.9%
- Colors - 43.9%
- Yard Size - 39.8%
- Door / Window Styles - 15.3%
- Parking - 6.1%



City of Flagstaff: Neighborhood Character Districts – SURVEY RESULTS

As of 10/29/08 – 98 respondents:

Unique Characteristics:

Older Homes, Unique Homes
Arts & Crafts, Bungalows

“Porches invite neighbors to stop while walking and say hi”

Great mix of older residents with small businesses and activities

Unpretentious and charming

Comfortable, relaxed, individualistic

A lot of beautiful landscaping – xeriscape, green grass and trees with
low maintenance gravel drives

NOT cookie-cutter

Range of home values

Well kept houses and yards

Smaller homes, no McMansions

