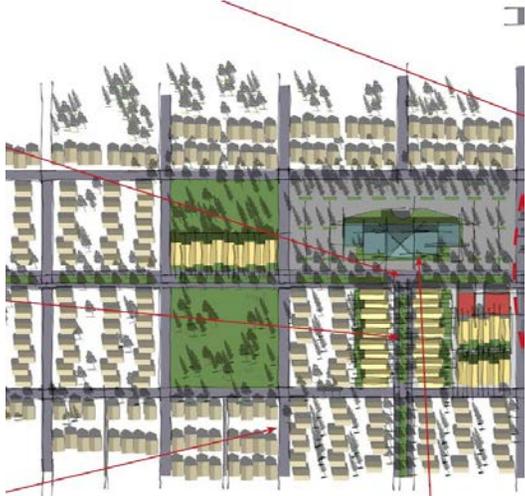


What does the Regional Plan say about La Plaza Vieja?

The Flagstaff Regional Plan 2030 divides the City into Area types and Place types. Area types are categorized into Urban, Suburban, Rural, Employment and Special Planning Areas. Place types are divided into three place types: activity centers (subdivided into the commercial core and the pedestrian shed), corridors, and neighborhoods. Area and place types are shown on the Future Growth Illustration. They are generalized on this map and therefore are not displayed on a parcel by parcel basis. Each place-area type is described by a table of characteristics. The tables have metrics for density, intensity, block size, etc. but these are not meant to be evaluated line by line. The staff would use the table, as a whole, to determine if a development proposal fits the characteristics.

NEIGHBORHOOD PLANNING AREA	AREA AND PLACE TYPE	RELEVANT REGIONAL PLAN POLICIES
Residential Core	Urban Neighborhood	 <ul style="list-style-type: none"> Higher densities than suburban neighborhoods and smaller block sizes. Increased densities and opportunities for mixed use in the pedestrian sheds. Closer to the Activity Centers and Corridors: higher-density residential, live-work units, home-based businesses, educational, greater connectivity to a commercial core. Further from Activity Centers and Corridors: single family housing on small lots, duplexes and small scale multi-family housing Policy CC.2.4. Support restoration and rehabilitation of historic housing, buildings, structures, and neighborhoods.
Transition	Transition from Activity Centers and Corridors to Neighborhood	<p>Closer to the Activity Centers and Corridors: Services, offices, retail, restaurant and tourism-related. Residential opportunities, residential mixed-use. Public spaces, place-making.</p> <p>Closer to the Neighborhood: higher-density residential, live-work units, home-based businesses, educational, greater connectivity to a commercial core.</p> 

NEIGHBORHOOD PLANNING AREA	AREA AND PLACE TYPE	RELEVANT REGIONAL PLAN POLICIES
Commercial Edge	Urban and Suburban Activity Centers (Neighborhood Scale) and Commercial Corridors	 <p data-bbox="1087 175 1864 240">Mixed-use centers at intersections with local goods and services, public spaces</p> <p data-bbox="1087 280 1822 345">Roads; with access to surrounding neighborhood; serves local residents; transit and FUTS access.</p> <p data-bbox="1087 386 1864 451">Commercial areas are typically anchored by a grocery store, with supporting retail and service establishments.</p> <p data-bbox="1087 492 1927 589">May also include other neighborhood-oriented uses such as schools, employment, day care, parks, and civic facilities, as well as residential uses as part of a mixed-use development activity center.</p>

Neighborhood, Housing, and Urban Conservation

The goals and policies in the Neighborhood, Housing, and Urban Conservation chapter are important for the La Plaza Vieja Neighborhood Plan. The policies under Goal 1 (*Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.*) are particularly applicable:

Policy NH.1.1. Preserve and enhance existing neighborhoods.

Policy NH.1.2. Respect traditions, identifiable styles, proportions, streetscapes, relationships between buildings, yards, and roadways; and use historically appropriate and compatible building and structural materials when making changes to existing neighborhoods, especially in historic neighborhoods.

Policy NH.1.3. Interconnect existing and new neighborhoods through patterns of development, with complete streets, sidewalks, and trails.

Policy NH.1.4. Foster points of activities, services, increased densities, and transit connections in urban and suburban neighborhoods.

Policy NH.1.5. Use traditional neighborhood design standards for new and revitalized urban neighborhoods, neighborhood plans, specific plans, or master plans.

Policy NH.1.6. New development, especially on the periphery, will contribute to completing neighborhoods, including interconnecting with other neighborhoods; providing parks, civic spaces, and a variety of housing types; and protecting sensitive natural and cultural features.

Policy NH.1.7. Develop appropriate programs and tools to ensure the appropriate placement, design, and operation of new student housing developments consistent with neighborhood character and scale.

Policy NH.1.8. Prioritize the stabilization of a neighborhood's identity and maintain cultural diversity as new development occurs.

Goal NH.3 (*Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.*), Goal NH.4 (*Goal NH.4. All housing is safe and sanitary.*), and Goal NH.6 (*Neighborhood conservation efforts of revitalization, redevelopment, and infill are compatible with and enhance our overall community character.*) along with their associated policies will also be important in maintaining opportunities for existing residents to remain a part of the neighborhood and for ensuring the health and safety of residents.

Activity Centers and Corridors

Because of the two Activity Centers that overlap the area, the following goals and policies will also be considered in developing the Neighborhood Plan.

Goal LU.18. Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices.

Policy LU.18.1. Design activity centers and corridors appropriate to and within the context of each area type: urban, suburban, or rural.

Policy LU.18.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.

Policy LU.18.3. Redevelop underutilized properties, upgrade aging infrastructure, and enhance rights-of-way and public spaces so that existing activity centers and corridors can realize their full potential.

Policy LU.18.4. Encourage developers to provide activity centers and corridors with housing of various types and price points, especially attached and multi-family housing.

Policy LU.18.5. Plan for and support multi-modal activity centers and corridors with an emphasis on pedestrian and transit friendly design.

Policy LU.18.6. Support increased densities within activity centers and corridors.

Policy LU.18.7. Concentrate commercial, retail, services, and mixed use within the activity center's commercial core.

Policy LU.18.8. Increase residential densities, live-work units, and home occupations within the activity center's pedestrian shed.

Policy LU.18.9. Plan activity centers and corridors appropriate to their respective regional or neighborhood scale.

Policy LU.18.10. Corridors should increase their variety and intensity of uses as they approach activity centers.

Policy LU.18.11. Land use policies pertaining to a designated corridor generally apply to a depth of one parcel or one and one-half blocks, whichever is greater.

Policy LU.18.12. Corridors should focus commercial development to the corridor frontage and residential to the back.

Policy LU.18.13. Promote higher density development in targeted areas where economically viable and desired by the public.

Policy LU.18.14. Endorse efficiency of infrastructure with compact development within targeted activity centers.

Policy LU.18.15. Actual pedestrian-shed boundaries will be established considering opportunities and constraints posed by natural and man-made barriers like terrain or the interstate, road networks, and existing development patterns.

Policy LU.18.16. Adopt traffic regulations to increase awareness of pedestrian-oriented design for activity centers.

Goal LU.19. Develop a manageable evolution of the main corridors into contextual place makers.

Policy LU.19.1. Develop a specific plan for each "Great Street" corridor.

Policy LU.19.2. Establish the context and regional or neighborhood scale of each corridor prior to design with special consideration for those intended to remain residential or natural in character.

Policy LU.19.3. Enhance the viewsheds and frame the view along the corridors through design.

Policy LU.19.4. Balance automobile use, parking, bicycle access, while prioritizing pedestrian safety along all corridors.