La Plaza Vieja Neighborhood Plan

Review of Working Draft
Planning and Zoning Work Session
Wednesday, April 22, 2015

Project History

• 2008: Community and City held five visioning sessions
• July 2014: Neighborhood petitioned City to restart planning process
• September 2014: New team assembled to work on neighborhood plan
• November 2014-January 2015: Renewed public involvement
• February-April 2015: Update Draft Plan
What is a Specific Plan?
What was considered as part of the Comprehensive Update?

What is the content of the plan?

- Site and Area Analysis
- Concept Plan
- Goals and Policy Recommendations
- Implementation Plan
Current Zoning:
~45% Commercial
~45% Low Density Residential
~5% High Density Residential
~5% Manufactured Housing

Regional Plan:
Urban Neighborhood transitioning to Suburban Corridor and Activity Centers
Urban Activity Center at Butler and Milton
Suburban Activity Center at Milton and 66

Neighborhood Preservation Policy
- Preserve and enhance existing neighborhoods.
- 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.
Land Use Policy Areas

3 areas identified as needing slightly different goals and policies

Goal 6.N
Neighborhood Core

Goal 6.T
Transition Area

Goal 6.C
Commercial Edge

Land Use Goals and Policies

Neighborhood Core addresses:

• Small lot and block sizes
• Single family cottages
• Elements of compatible development
• Adequate parking on-site for residential units
• Alleyways

Transition Area and Commercial Edge address:

• Elements of appropriately scaled, compatible development
• Extend the urban street grid in Transition Area
• Connections between parking areas and shared parking
• Rooming and boarding facilities
• Views of Flagstaff’s iconic scenery
Historic Identity

- Preserve and Enhance Existing Housing Stock
  - Maintains neighborhood character, historic resources and affordability
- Preserve historic structures and landmarks
  - Includes AL&T houses, historic homes, Route 66 motels, the Armory, and school
  - Relies on willing property owners and use of the Landmark Overlay
- Develop Gateways

Transportation

- Clay Ave. Extension
- Complete Street principles and safe crossings on Milton Rd. and Route 66
- Transit possibilities
- FUTS, bike and pedestrian connections
- Streetscapes, street trees and landscaping
- Traffic calming and cut-through traffic
Clay Ave. Extension

- Trade-off between regional transportation and neighborhood preservation
- Draft Plan includes policy that Clay Ave. Extension is incompatible with the preservation of neighborhood character
- However, it leaves the final decision to a future Corridor Study and Plan

Parks and Community Spaces

- Enhancement of City-owned parks
- Community Garden proposal at Natural Grocers
- Promote common areas that are open to all neighborhood residents, such as greenways and plazas.
- Continue to research opportunities for a community center in the neighborhood
Roles and Responsibilities
Implementation Strategies have shared responsibilities for the City and LPVNA

**Neighborhood Association**
- Information and outreach
- Grant writing team
- Irrigate landscaping in parks and streetscapes
- Block Watch and pro-active neighborhood clean ups
- Historic interpretation and research

**City of Flagstaff**
- Preserve neighborhood character through rezoning cases and design review
- Provide incentives to reduce entitlements in the Transition Area
- Assess speed limit compliance and the need for residential traffic calming
- Design and construct crossings, and complete streets and trails
- Assist with gateways signs
- Consult with State Historic Preservation Office
- Support LPVNA grant applications

**Concept Plan**

*2015 La Plaza Vieja Draft Concept Plan*
3D Visualization

3D Visualization (cont’d)
Questions?

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