La Plaza Vieja Neighborhood Plan

Public Review Draft

City Council Work Session

Tuesday, June 9, 2015

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What is a Specific Plan?

- **Regional Plan** (General Locations)
  - Coconino County Comprehensive Plan

- **Specific Plans**
  - Parks
  - Recreation
  - Utilities
  - RTP

- **Implementation**
  - CIP
  - Zoning Code
  - Housing
  - Engineering
  - Standards
  - Annual Budget

**Criteria and Ratios** (Refine Locations)
- Coconino County Specific Plans

**Rules and Standards**
- Specific Locations; Funding = Public and Private

*RTP: Regional Transportation Plan
*CIP: Capital Improvement Program
TIMELINE FOR LA PLAZA VIEJA PLAN

Fall ‘14
Kick off Mtg

Public Mtgs

Spring ’15
Publish Plan 60 days

Summer ’15
P & Z Public Hearings

Fall ‘15
City Council Decision

Update 2011 Draft Plan

Update Concept Plan, Goals & Policies

Incorporate comments into Final Plan

Neighborhood Association
What was considered as part of the Comprehensive Update?

- Zoning and Regional Plan
- Storm water and Utilities
- Transportation and Safety
- Concept Plan Goals and Policies
- Bond Projects
- Environmental Issues
- Student Housing
What is the content of the plan?

Chapters

1. Site and Area Analysis
2. Concept Plan
3. Goals and Policy Recommendations
4. Implementation Plan
Land Use- Zoning

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.
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 conditions
- 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

• 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
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
- Concept Plan includes possible alternative route following Chateau/McCracken Alignment
- However, it leaves the final decision to a future Corridor Study and Plan
Concept Plan

2015 La Plaza Vieja Draft Concept Plan
Concept Map 1: Land Use
3D Visualization

Illustration #4

Intersection of Malpais Lane and Milton Road
Currently Jack-in-the-Box and Canyon Inn
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
Neighborhood Challenges

• Existing Entitlements

• Clay Avenue Extension
  – Regional v. Neighborhood Traffic

• Arrowhead Village Mobile Home Park
  – Floodplain, Relocation, Affordable Housing

• Housing Occupancy
  – Owner v. Renter

• Nonconforming Uses
  – Mostly Apartments in R1N
Questions?

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