STATISTICS

2001	2008
• Population: 62,710	• Population: 67,241 (+4,531 from 2001)
• NAU Student Population: 19,728 •	• NAU Student Population: 20,555 ^
• Median Housing Cost: City: $178,833*	• Median Housing Cost: City: $349,741*
• Average cost of residential land: per sq.ft♦ City: $7.85	• Average cost of residential land: per sq.ft.* City: $ 14.43
• **Developed** Land**—	• **Developed** Land**— (% increase)
Residential: 18,765 acres	Residential: 23,386 acres (24%)
Commercial: 1,190	Commercial: 1,296 (9%)
Industrial: 908	Industrial: 1,068 (18%)
Institutional 1,936	Institutional 1,949 (1%)
Open Space 4,037	Open Space 4,301 (7%)
Other 627	Other 636 (1%)
Total 27,463	Total 32,636 (19%)
	• **Vacant** Land **:
	Residential: 11,588 acres
	Commercial: 1,463
	Industrial: 1,050
	Institutional 1,301
	Open Space 26,740
	Other 132
	Total 74,911

** Source: N. AZ Assoc. of Realtors / MLS averages*
*** Source City GIS Database*
♦ *Source Nexus Study, EPS 2007*
• *Source* http://www4.nau.edu/budget/Statistical/Historical/A1.ASP
^ *Source:* http://education-portal.com/articles/Northern_Arizona_University_in_Flagstaff,_AZ.html

GIS Data Notes:

1. 25% of the vacant residential and industrial land and 50% of commercial land is either PRA or in public ownership.
2. All PRA, Residential Mixed-Use and TND lands are classified residential though a small % should be commercial
3. Approximately 261,000 acres area additionally classified Public Multiple Use, National Monument or Army Depot
4. 3,800 acres of residential properties developed since 2000 are very low density at an average parcel size of 2.1 acres

FLAGSTAFF REGIONAL PLAN 2012

SMART GROWTH PRINCIPLES:

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

Zoning Code Update

CITY FORM
FLAGSTAFF
ZONING CODE UPDATE

City staff is making good progress on getting the new zoning code for Flagstaff underway. Staff and the consultants are working on a macro-scale analysis of the City; Focus Groups are being formed to review specific aspects of the zoning code; and, we are preparing for the consultant's second visit to Flagstaff in early May and public presentation at 5:30 pm on May 7th. www.flagstaff.az.gov\zoningupdate,

Contact Roger E. Eastman, AICP at 928-779-7631 Ext. 7606 for more information, or via e-mail at reastman@flagstaffaz.gov.

Contact Information

www.flagstaff.az.gov/regionalplan

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FLAGSTAFF REGIONAL PLAN 2012

Land Use *Cliff Notes*

Element 1
May 01, 2009

Citizen Advisory Committee:
Ben Anderson
Paul Babbitt
Susan Bean
Carol Bousquet
Michael Chaveas
Beatrice Cooley
Steve Darden
Alex Frawley
Jean Griego
Shaula Hedwall
Richard Henn
Maury Herman
Ken Kaemmerle
Judy Louks
Devonna McLaughlin
Jerome Naleski
Eva Putzova
William Ring
Larry Stevens
David Walker
Cynthia White
Nat White

Core Planning Team:
Jim Cronk—*City Planning Director*
Bob Caravona—*City Comprehensive Planner*
Kimberly Sharp—*City Neighborhood Planner*
Erika Mazza—*City Housing Planner*
Roger Eastman—*City Zoning Code Admin.*
Mark Sawyers—*Current Planning Mgr.*
David Wessel—*FMPO Director*
Bill Towler—*County CD Director*
Sue Pratt—*County Assist. CD Director*
John Aber—*County Principal Planner*
Tiffany Antol—*County Senior Planner*
Tiffany Antol—*County Senior Planner*

Steering Committee:
Councilmember Karla Brewster
Councilmember Coral Evans
Supervisor Mandy Metzger
Supervisor Matt Ryan
Kevin Burke—City Manager
Steve Peru—County Manager

Required Element Description: According to Arizona State Statute

Land Use designates the proposed general distribution, location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality. This element will include a statement of the standards for population density and building intensity recommended for the various land use categories covered by the plan. This element also identifies: specific programs and policies that the municipality may use to promote infill or compact form development activity and the locations where those development patterns should be encouraged; includes consideration of air quality and access to incident solar energy for all general categories of land use; and, includes policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.

2001 Goals and Policies—summarized bullet points; pp. 2-5 through 2-35

► Promote compact land use pattern within a well-defined boundary that shapes growth in a manner that preserves the region's natural environment, livability, and sense of community. Flagstaff will continue to offer the primary types of housing design developments: the conventional and traditional neighborhood scale which provide a choice of housing types and supporting non-residential uses within walking distances.

- Structural framework for implementing the region's desired land use patterns
- Establish Urban Growth Boundary
- Reserved Future Urban Development
- Encourage Development With Urban Growth Boundary
- New Mixed-Use Neighborhoods
- Promote Infill
- Promote Targeted Redevelopment
- Promote Quality Design
- Emphasize all Transportation Modes
- Encourage Traditional Neighborhood Development and Redevelopment

Purpose to plan for land use:

"Our use of land says a lot about who we are as a community." Robert Sherwood

"When you're finished changing, you're finished." Benjamin Franklin

ANNOUNCEMENTS:

Open House & Focus Group for Land Use, Circulation, Bicycle & Growth Area

Community Bicycle Forum: May 13, Wednesday, 6-8 p.m. Flagstaff High School

Open Houses: May 28, Thurs., 3-6 p.m. Aquaplex; **May 29,** Fri., 12-2 p.m. City Hall Lobby

Focus Group: TBD (tentative June 11, Thursday *time place)*

2001 Goals and Policies—summarized bullet points; pp. 2-5 through 2-35

- The integrity of individual communities in the county will be supported by maintaining separation between existing communities; respecting existing area plans, as well as encouraging consistency with the Regional Plan; and preserving the integrity of open space boundaries identified in the Greater Flagstaff Open Spaces and Greenways Plan…
  - Establish Rural Growth Boundaries
  - Opportunities for Rural Activity Centers
  - Coordinate Regional and Area Plans
  - Cluster Development
  - Restrict Development at the Periphery of the Planning Areas
- The Regional Plan will be coordinated with state and federal land management policies.
  - City & County work with Federal and State agencies to Better Manage Future Urban Lands
  - Pursue Master Planning and Establish Open Space Buffers on Lands Adjacent to Forest Service Lands
  - Mitigate the Impacts of Usage on Forest Service Lands
  - Appropriate Levels of Recreational Uses in Urban Interface Area
- Shopping and service areas will be convenient to residents & visitors and remain compatible with surrounding land uses.
  - Designate Commercial Areas according to their role and function
  - Apply Design and Locational Standards for Large Retail Commercial
  - Include a Mix of Uses in New Commercial Development and Redevelopment
  - Promote a High Quality Urban Environment in all Commercial Areas
  - Design and Establish Neighborhood Commercial Centers
- Downtown Flagstaff will continue to serve as the focal point of the community
- Commercial Uses in the county will be located in activity centers
  - Define appropriate uses for activity centers
  - Regulate Resort Commercial Use Siting
- A healthy, thriving economy with opportunities for quality and diverse employment
  - Expand Basic Employment Within the Flagstaff Area
  - Protect Existing Industrial Land and Existing Employment Areas
  - Support Environmentally Appropriate Industry
  - Designate Appropriate Location for Employment Uses
  - Designate Appropriate Employment Centers
  - Provide for Home Occupations
- Increase supply of affordable home ownership, rental and special needs housing
  - Evaluate and Adjust Housing Policies and Strategies
  - Support Public / Private Partnerships for Housing
- New and Existing Neighborhoods will integrate a variety of housing types and densities
  - Promote Mixed-Use Neighborhoods
  - Interconnected Neighborhood Street & Sidewalk Patterns
  - Encourage Accessory Dwelling Units
  - Restrict Gated Communities
  - Preserve and Enhance Existing Neighborhoods
- Promote development patterns that protect open character of rural areas, open lands and sensitive environmental areas
- Establish a development fee schedule to enhance the City's ability to provide services and facilities

Element 1—Land Use—05/01/09

FLAGSTAFF REGIONAL PLAN 2012

Vision 2020—snippets

"Flagstaff has managed to preserve and enhance its essence—the characteristics that make it unique and special. Growth is carefully controlled and directed through local and regional planning to enhance the community's livability". *p. 9*

"Flagstaff takes pride in its natural beauty, history and rich cultural heritage. It has also become a model of progressive urban design. Development and redevelopment have been accomplished so thoughtfully and with so much flair that growth has actually made Flagstaff a more beautiful place to live". *p. 9*

"Flagstaff's neighborhood's are the building blocks of a strong community".... Activity Centers—"The community offers a variety of places for people to congregate for community activities, social interaction and entertainment". *p. 11*

"People in Flagstaff have ample access to good jobs with good wages in good companies". *p. 13*

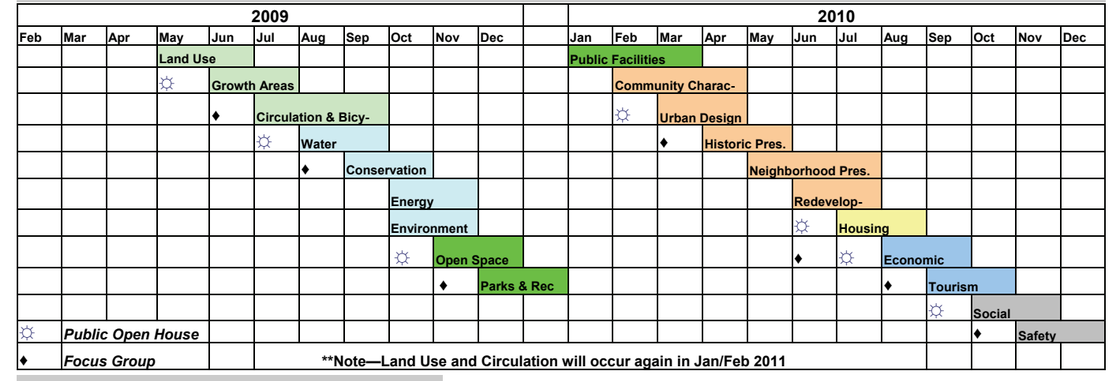
Open House Comments

A sample of comments from **March 11** (St. Pius Church), **12** (City Hall) and **13** (Pulliam Airport), **2009**:

1. Eco-friendly development—open space / forest preservation
2. Incorporate wildlife linkages
3. Keep commercial development around already established neighborhoods...for walking and biking to businesses and services
4. Greater use of infill & re-tooling vacant buildings
5. Urban agriculture / community gardens
6. Forest Service lands open up around Flagstaff for development
7. Protect Walnut Canyon
8. Citizen input early in development process (charrette's)
9. Discourage high density subdivision in the rural county areas, and absolutely no multi-family structures outside of the city limits.

See complete list of comments on www.flagstaff.az.gov/reiongalplan

Regional Plan Re-write Schedule



Information Needed:

1. Development patterns from last 10 years—jobs, shopping & living
2. County communities development and plans
3. Latest State and Federal land policies
4. Downtown highlights
5. Activity Centers?
6. Economic diversity index
7. Housing supply
8. Neighborhoods/suburbs/schools/open space/parks—connections?

NEW URBANISM PRINCIPLES:

Mixed-Use & Diversity - A mix of shops, offices, apartments, and homes on site. Mixed-use within neighborhoods, within blocks, and within buildings; Diversity of people - of ages, income levels, cultures, and races

Increased Density - More buildings, residences, shops, and services closer together for ease of walking, to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live; New Urbanism design principles are applied at the full range of densities from small towns, to large cities