



FLAGSTAFF REGIONAL PLAN 2012

Economic Development Focus Group
May 27, 2010

Redevelopment Break-out Group

‘Redevelopment’

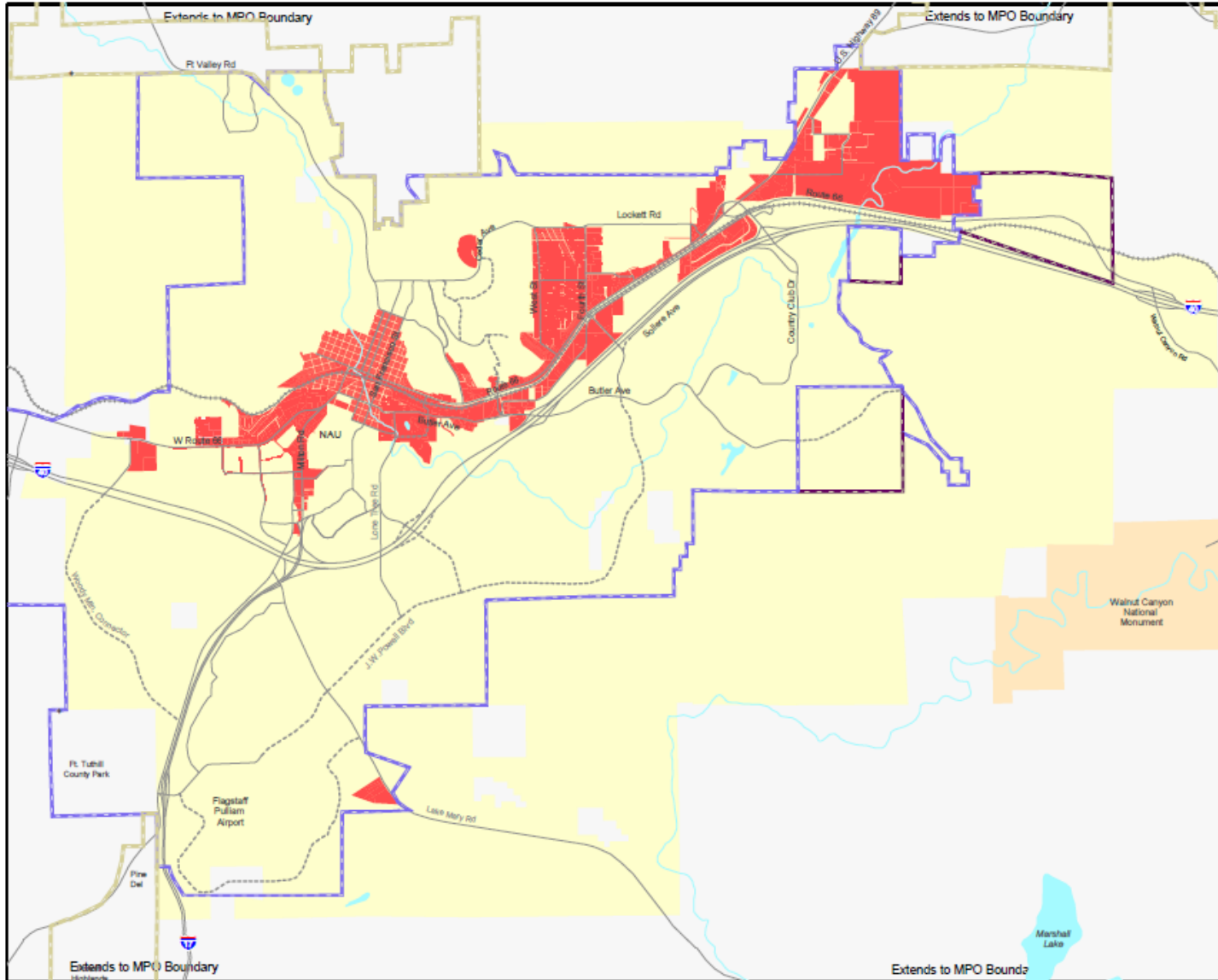
Redevelopment includes infill as well as replacement of facilities within the community, but such efforts are carefully balanced with heritage preservation and community design goals.

What have been the most successful redevelopment projects you have seen in the last few years?

- ***Break out group comments here.***



FLAGSTAFF REGIONAL PLAN 2012



Map 23: Redevelopment Area Plan

- Redevelopment Corridors & Neighborhoods
- Urban Growth Boundary (UGB) Stage 1
- UGB Stage 2
- Rural Growth Boundary
- Existing Major Roads
- Proposed Major Roads
- Railroad
- Major Ephemeral River / Stream
- Flagstaff City Limits

0.5 0 0.5 1 1.5 Miles



Sources: City of Flagstaff Planning Division
Coconino County Community Development Department

What **KIND** of REDEVELOPMENT should the Flagstaff area focus on:

OPEN HOUSE (5/13 AND 5/19) PUBLIC COMMENTS SUMMARIZED:

- **Existing Neighborhoods**: *Property Maintenance Code –how existing neighborhoods look and work.*
- **Infill Areas** identified and incentivized
- Affordable, more dense and energy efficient **housing** around transit and FUTS
- **Mixed-Use**; Warehousing; parking garages, offices, residential, arts.



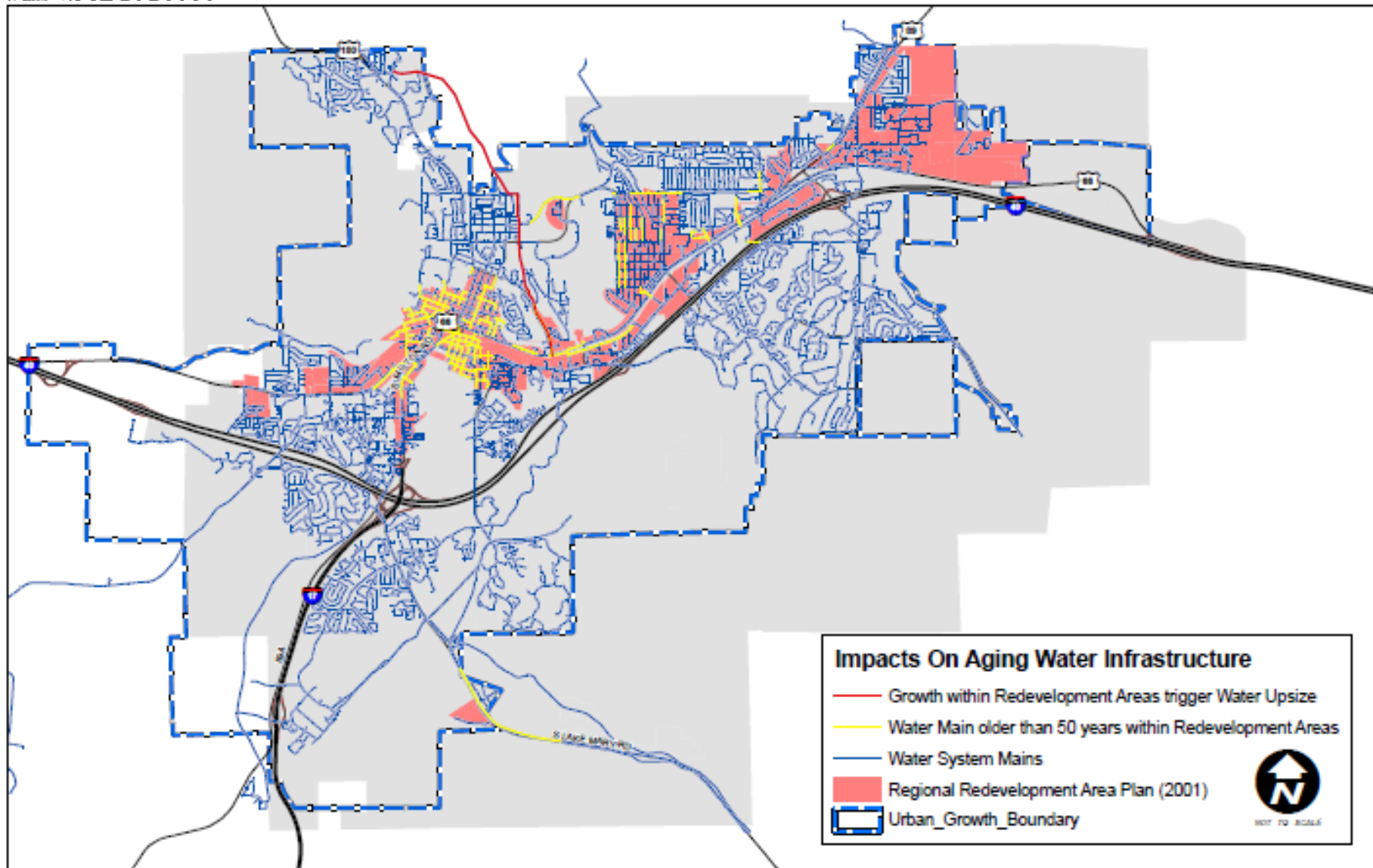
WHERE should REDEVELOPMENT be focused:

OPEN HOUSE (5/13 AND 5/19) PUBLIC COMMENTS SUMMARIZED:

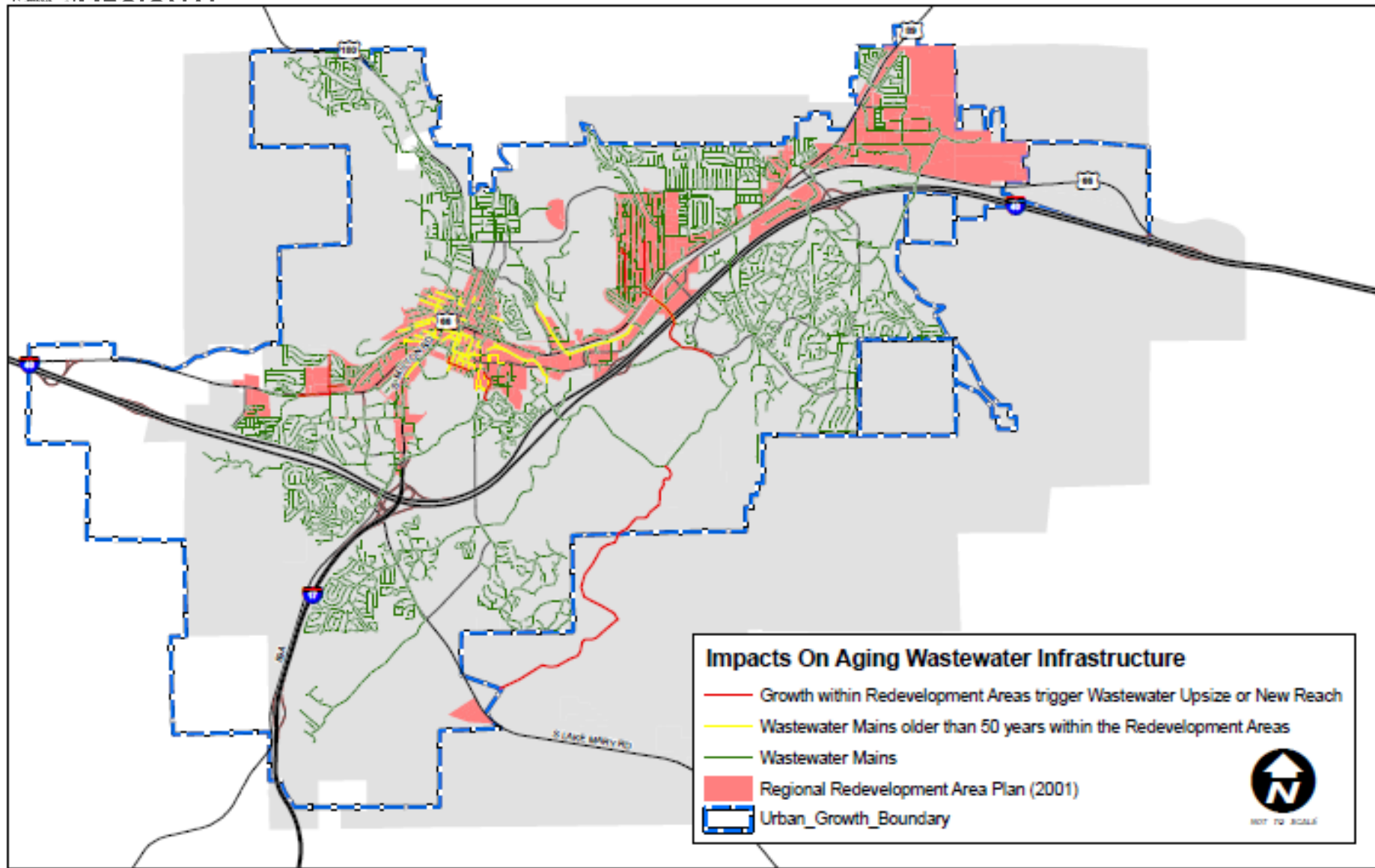
- **Route 66**
- **Fourth Street Corridor**
- **Milton Road**

What are the biggest **CHALLENGES** to **REDEVELOPMENT?**

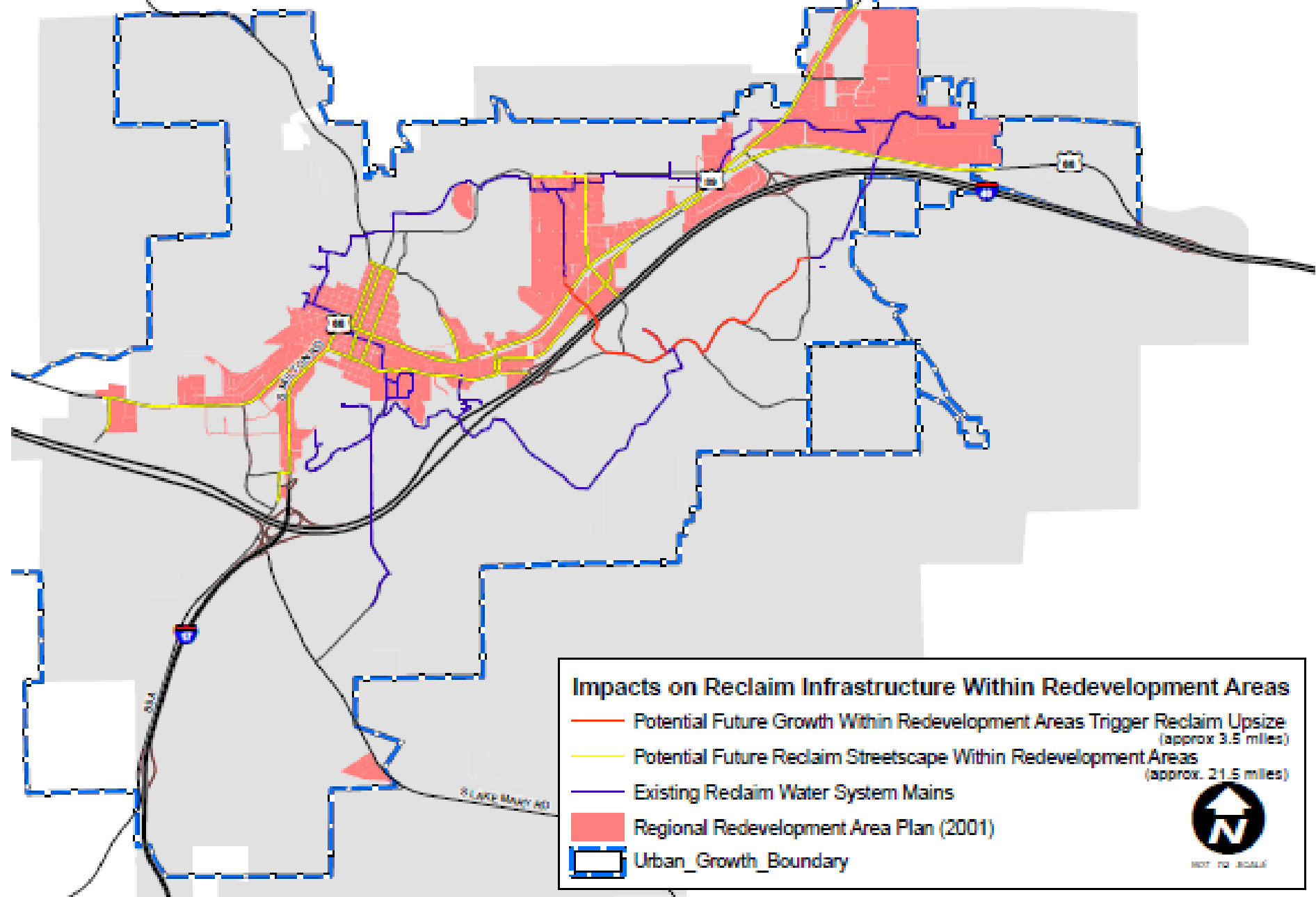
- *Note break out group comments here*



Challenges to upgrade water infrastructure to encourage infill and redevelopment.



Challenges to upgrade wastewater infrastructure to encourage infill and redevelopment.



Reclaim water example: 25 Miles of 8" PVC pipe is 132,000 LF @ \$110 per LF = **\$14,520,000** for reclaim extension within redevelopment area (RP Map 23)

Current public infrastructure spending:

Capital Projects Budget Review

New: Infrastructure - expanding existing or completely new

Upgrade: Maintain/upgrade/replace existing infrastructure and facilities or otherwise encourage redevelopment

New:	% of total	Upgrade:	% of total	
CIP				<i>Total CIP</i>
18,560,360	81%	4,432,957	19%	22,993,317
Stormwater				<i>Total Stormwater</i>
0	0%	9,947,604	100%	9,947,604
Environmental Services				<i>Total ES</i>
4,885,000	97%	175,000	3%	5,060,000
Airport				<i>Total Airport</i>
27,754,975	64%	15,949,692	36%	43,704,667
Water / Wastewater				<i>Total Water / Wastewater</i>
9,951,390.0	86%	1,602,862.0	14%	11,554,252.0
BBB Funds Streetscape				<i>Total Streetscape</i>
466,282	9%	5,001,022	91%	5,467,304
BBB Funds FUTS				<i>Total FUTS</i>
5,737,506	65%	3,143,450	35%	8,880,956
Streets / Transportation				<i>Total Streets</i>
19,061,347	50%	19,265,375	50%	38,326,722
<u>Public Infrastructure FY11</u>		<u>\$145,934,822</u>		

How should **public investments** encourage **REDEVELOPMENT**?

OPEN HOUSE (5/13 AND 5/19) PUBLIC COMMENTS SUMMARIZED:

Should the city promote new development (build new) or rebuild existing (focus on older neighborhoods)?

- **Use existing first** (vacant or underused buildings)- 50% of comments
- **Both new build and re-use existing** – 50% of comments

What **PERCENTAGE** of capital budget should be for?

NEW build – roads, sidewalks, water & sewer

29.375% average

UPGRADING OLD – roads, sidewalks, water & sewer

70.625% average

What are the biggest oppotunities to REDEVELOPMENT?

- *Note break out group comments here.*

INFRASTRUCTURE

Do we have the right **land use** for:

– *Note main themes from previous page here*

Do we have the right **WORKFORCE** to support
this Focus?

– *Break-out group comments here*

INFRASTRUCTURE

Do we have the right **POWER** to support this Focus?

- *Break-out group comments here*
- *Note traditional and renewable power sources*

INFRASTRUCTURE

Do we have the right **WATER** to support this Focus?

- *Break-out group comments here*
- *Note traditional and renewable power sources*

Do we have the right **HOUSING** to support this

Focus?

– ***Break-out group comments here***

INFRASTRUCTURE

Do we have the right **TRANSPORTATION** to
support this Focus?

– ***Break-out group comments here***

COMMENTS

– *Break-out group comments here*