

Community Character Element Packet #1

To: CAC Members and Alternates
From: Staff
Date: April 20, 2011
Re: Community Character Element

CAC ASSIGNMENT:

To prepare for the Community Character discussion in May and June 2011, please read the following:

- A. State Statutes
- B. Public Open House Comments
- C. Focus Group Summary
- D. Element Relationship
- E. Critique of Existing Regional Plan (2001) Goals and Policies
- F. Outline of the 'Community Character' Chapter

Please email questions or comments to ksharp@flagstaffaz.gov by *April 27th*.

Packet #2, Community Character consisting of the draft element text, goals and policies will be distributed at the May 5th CAC. Review comments are due on *May 13th for staff synthesis and text revision*.

A. STATE STATUTES: The applicable AZ state statutes frame the requirements

a. Community Character, Heritage Preservation & Urban Design Element

Community

Character & Urban
Design

Historical sites, natural viewsheds, streetscapes, corridor plans, neighborhood plans, and public art.

Historic

Preservation

Architectural and Cultural - Inventory & policies for preservation

b. Neighborhood Preservation & Revitalization Element

Neighborhood preservation and revitalization

- Identify city programs that promote home ownership (see '*Housing*' Element), provide assistance for improving the appearance of neighborhoods and promote maintenance of both commercial and residential buildings in neighborhoods
- (a)

- Identify city programs that provide for the safety and security of neighborhoods.
- (b)

c. Conservation, Rehabilitation & Redevelopment Element

Conservation, rehabilitation and redevelopment

- plans and programs for:
Community redevelopment, including housing sites, business and industrial sites and public building sites
- (a)

BACKGROUND INFORMATION AND TRENDS: Through public input, trends, maps, graphs, and/or expert report and opinion, the following provides a local, Flagstaff perspective of the Community Character planning element.

B. Public Open House Comments

Eight Public Open Houses for ‘Community Character and Neighborhoods’ were conducted where the general public submitted comments. As requested, staff synthesized the comments and grouped those with greater frequency.

In response to the question, “List the best examples of Community Character”, the comments with most frequency were:

- FUTS trails;
- Cultural activities and festivals;
- Various recreation facilities and parks;
- Heritage Square;
- Historic neighborhoods;
- Community’s favorite buildings include: Riordan Mansion, County Courthouse, Monte Vista and Weatherford

In response to the question, “List worst aspects of Community Character’ (ie. What not to repeat.), the consensus was:

- Pedestrian safety along major roads
- Abandoned buildings and shopping centers
- Milton Road and Milton BNSF Underpass
- Route 66 – buildings need a LOT of TLC

In response to the question,, “What are the favorite streets as “places to be””:

- Cedar Avenue Bridge and Lake Mary Road
- Streets within historic neighborhoods and with old street trees, in particular downtown streets of Aspen, Birch and Cherry,
- Southside streets of San Francisco and Beaver Streets,
- Ft. Valley Road AFTER Sechrist School

The public defined their LEAST favorite street as “places to pass through”:

- Milton, Butler and 4th Street

In response to, “How can our built environment be as beautiful as our natural environment?” and “What are the character defining elements?”

- **Building design** -- Use native stone, local brick, natural local colors to blend into landscape
- **Landscape** – Need more parkways and community gardens; use high-desert plant materials; integrate and preserve open space;
- **Circulation-** make it obvious that people and bicycles come before cars; incorporate more FUTS trails;
- 100% dark sky compliance,
- **Neighborhood and community-** maintain historic character; encourage more outdoor eating and social space; promote property and building maintenance and public art to show that we do have civic pride.

Community Character Open House
NOHO Neighborhood Association Open House Shepherd of the Hills Lutheran Church, 1601 N. San Francisco Saturday, July 24, 2010 5 to 7 p.m.
Heritage Square Downtown Flagstaff Friday, August 6, 2010 5 to 7 p.m.
La Plaza Vieja Neighborhood Association Fire Station #1—400 S. Malpais Lane Wednesday, August 11, 2010 5 to 7 p.m.
Sunnyside Neighborhood Association 2304 N. Third Street Thursday, August 12, 2010 5 to 7 p.m.
Farmer’s Market City Hall Parking Lot—211 W. Aspen Ave. Sunday, August 15, 2010 8 a.m. to Noon
Ft. Valley—Coconino Co. Community Development 2500 N. Ft Valley Rd., Bldg 1- Thomas Auditorium Tuesday, August 17, 2010 5 to 7 p.m.
Farmer’s Market St. Pius Church Parking Lot—2257 E. Cedar Ave. Wednesday, August 18, 2010 4 to 7 p.m.
Southside Community Association Murdoch Center—203 E. Brannen Thursday, August 26, 2010 5 to 7 p.m.

C. Focus Group Summary

The 'Community Character' Focus Group was held October 28, 2010 with 20 members of the public plus various city and county staff attending. The following summarizes discussions.

Community Character is represented through the integration of the natural and built environment by employing the region's unique materials, colors and architectural details. In addition, by valuing the maintenance and protection of viewsheds, historical places and dark skies, community character is expressed through natural and cultural resources. Lastly, community character is clearly evident with the inherent and prevalent, outdoor lifestyle, the miles of trails; outdoor recreation opportunities; wildlife watching; and, abundance and access to open space, parks and forests

Through the Regional Plan, Zoning Code, Engineering and Street Standards, community character can be preserved and advanced to meet and respect the community's diverse needs. The following outline followed the Focus Group discussion, allowing the Regional Plan team to consider policy language to address community character.

Current challenges to Community Character: from a streetscape perspective, are overhead utility lines, utilities boxes and dumpsters dominate site design; large parking lots in front of the buildings, and lack of building maintenance seem to be the largest contention points. It is suggested that the Regional Plan introduce policies and best practices from other mountain communities to install civic pride, social betterment, economic development and environmental conservation.

Positive Community Character and Neighborhood trends to continue: use the design traditions of Flagstaff with natural materials and colors; use and upgrade existing infrastructure to appropriately increase density in existing neighborhoods (in lieu of all growth going 'out'); strictly maintain ridgelines and viewsheds; continue building and maintaining FUTS, bike lanes and pedestrian sidewalks and crosswalks; and incorporating parks, open space, high-desert landscaping and public art into many public and corporate projects.

Challenges to preservation, revitalization and redevelopment: #1 problem - absentee landlords; unmotivated property owners to maintain and improve property; community sense of pride in place; public education on how to properly repair, remodel and preserve historic features; community accountability and lack of peer pressure (this stems from strong private property rights); elderly residents unable to maintain their property.

Neighborhood Preservation: maintains the historic character and cultural diversity in existing neighborhoods; makes 'historic preservation' a known process with tools and resources readily available; maintains the buildings, parks and playgrounds through remodeling, upgrading and sometimes finding a new use; keeps affordability part of the equation, for residents and businesses; pride of place.

Neighborhood Revitalization: Repairs what is already in place; adds new vigor to buildings, streets and neighborhoods with remodeling, fixing-up and adding-on; keeps human scale; addresses needed neighborhood retail, bus stops, social spaces, green spaces, sidewalks, crosswalks, and public art; makes safe streets.

Neighborhood Redevelopment: Inspires NEW development, yet keeps with the character of the surrounding community; employs modern technology with respect for context; maintains and promotes sense of place; promotes infill over sprawl.

D. Element Relationship: The following briefly addresses the relationship of Community Character and Neighborhood Revitalization upon other elements within the Regional Plan.

STRONG RELATIONSHIP:

Circulation/ Bicycle: Bicycle lanes and facilities, paths, pedestrian connections and FUTS all contribute to Flagstaff's character. As place-making begins with the streets, the circulation pattern can be inviting and walkable or down-right ugly and offensive – all contributing to the character and safety of the community.

Environment: The Flagstaff community values its environment, as evident through maintaining viewsheds, ridgelines, and dark skies; incorporating trails, parks and open spaces throughout the urban fabric, are the main factors contributing to a “sense of place” and unique character.

Land Use: Underlying Community Character is land use, through which ‘character’ is expressed with qualities such as the historic neighborhoods, with a walkable neighborhood, front porches and entrances, appropriate mixed-use with commerce, social spaces, public art, long-lasting materials, inviting streets and spaces. Accessibility to recreation facilities, trails, commerce, schools and services all contribute to a healthy character.

Growth Area: Where and how the region decides to grow is the largest contributor to Community Character and Neighborhood Revitalization. If the region directs a healthy proportion of growth into appropriate infill/redevelopment areas, some of the desired effects such as neighborhood preservation, revitalization, walkability and increased social spaces can be realized. Great thought must be incorporated into supporting infill and redevelopment with improved infrastructure, streetscapes, contextual design, appropriate density and ‘style’ respectful of the existing neighborhoods to obtain the desired results. Existing historical neighborhoods desire historic preservation efforts, and there are a couple who desire NO infill or redevelopment.

Open Space: Within the urban fabric, open space is incorporated into parks, trails, parkways, and viewsheds; outside of the urban boundary, open space is the most defining character of this region. ARS requirements note that ‘greenways, parkways, and linear parks’ are part of an urban community’s Green Infrastructure.

Housing: There is a stated need for quality design and long-lasting materials, while balancing the need for affordable housing. Home maintenance promotes civic pride and encourages people to care for their neighborhoods. The right architectural details, materials, site design, parking, landscaping, provide amenities and connections all keep this community unique.

Recreation: The strong relationship between recreation and why people live here can only be emphasized with parks and recreation facilities built with community character, local and long-lasting materials, appropriate landscaping and strong connections to neighborhoods, trails and public transit.

MODERATE RELATIONSHIP

Public Facilities and service/buildings: Should set the example of contextual design and using long-lasting materials.

Cost of Development: The opinion of many is that promoting ‘local and long-lasting’ materials will only increase the cost of development. It will marginally increase the initial cost to build, but over the life-cycle cost will be greatly reduced. Preservation of historic buildings has been proven to increase property values.

Energy: If compact development, infill and redevelopment continue to be the community’s goal, reduction of energy use is achieved through efficient infrastructure planning, decreased dependence on cars, and use of cost-effective and sustainable building materials and practices.

Safety: Flourishing and healthy neighborhoods promote safe environments for all residents.

E. Critique of Existing Goals and Policies: *Explores whether current plan and goals/policies are working or need ‘tweaking’ the following:*

1. Lists existing Goals and Policy;
2. Provides a critique and recommendation of the existing goal/policy; and,
3. Lists recommended strategies

The 2001 Regional Plan contained 4 goals and 21 policies under the auspices of Community Character and Design element. The existing goals and policies were reviewed by the Beautification and Public Art Commission, the Historic Preservation Commission, neighborhood associations, as well as county and city staff directly involved with these programs. The following reflects their critique and recommendations.

GOAL LU1

Greater Flagstaff will have a 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 that have defined its land use patterns: the conventional and traditional neighborhood scale which provides a choice of housing types and supporting non-residential uses within walking distances.

- a. **Critique:** Need to simplify, state what is desired, clearly articulate how this relates to community character. ‘Conventional’ and ‘traditional’ neighborhood is not defined here.
- b. **Recommendation:** **Greater Flagstaff will have a 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 offer a variety of housing and commercial options, in a walkable, neighborhood scale compatible with a small mountain town.**

Policy LU1.9—Promote Quality Design

The *Regional Plan* promotes quality design and development. Particular emphasis shall be placed on improved character of the public realm, including attention to streetscape design, and sensitivity to neighborhood character and context for new development in or near existing neighborhoods. Quality design shall be an important element in successful infill development and redevelopment. In addition, plan policies have been developed which address design standards that minimize risks due to natural hazards, such as floods and wildfire.

- a. **Critique:** This needs to be supported by regulations (zoning, neighborhood and corridor plans, and engineering standards) as well as public investment. Public buildings, streets, parks and civic spaces must set the example of ‘quality design’.
- b. **Recommendation:** Within the Regional Plan text section, give visual examples; discuss what ‘compatible’ and ‘contextual’ means, and show examples of stepped transition. Keep policy “Promote Quality Design”, however, in addition to description above, give visual examples.
- c. **Suggested Strategies:**

GOAL C2

Downtown Flagstaff will continue to serve as the focal point of the community, as established by development intensity, land use, building height, and high quality urban design.

- a. **Critique:** Applaudable goal, policies need to articulate ‘next steps’ for downtown; change “high quality” to “appropriate”. Is Downtown to remain THE focal point, or the primary?
- b. **Recommendation:** **New Goal: “Downtown Flagstaff will continue to serve as the primary focal point of the community, as established by development intensity, land use, building height, and appropriate urban design.”**
- c. **Suggested Strategies:**

Policy C2.1—Reinforce the Role of Downtown

The role of Downtown shall be reinforced by making Downtown more accessible; supporting a variety of uses as a focal point for the entire region; improving the appearance of the area; and promoting the preservation of the original architecture of historic buildings.

- a. **Critique:** This policy is redundant to Goal C2. Reinforce the Role of Downtown as WHAT? Goal C2 states it as “the primary focal point”.
- b. **Recommendation:** Re-write
- c. **Suggested Strategies:** 1. Utilize appropriate parking strategies to complement and enhance the community character.

Policy HN2.2—Establish Interconnected Neighborhood Street and Sidewalk Patterns

Neighborhood streets and sidewalks and/or walkways in both new and existing areas should form an interconnected network, including automobile, bicycle, and pedestrian routes within a neighborhood and between neighborhoods, in order to connect neighborhoods together and with other parts of the region. Neighborhoods should have frequently connected networks of walkways and bike paths, including connections to the Flagstaff Urban Trail System (FUTS), where practicable and feasible. In particular, direct walkway and bikeway routes to schools, parks, and other community facilities should be provided. Equestrian facilities should be accommodated where appropriate.

- a. **Critique:** The reason this policy was included in ‘Community Character’ was because the character of the streets and sidewalks set the stage or framework of the urban ‘vibe’. With new site and subdivision regulations, great improvements have been realized in this regard. Issue: How to make older subdivisions connected and older streets ‘complete’? Support with regulations, neighborhood/corridor plans and public investment. Overall Bicycle / FUTS / Sidewalk plan in RP – integrate into CIP (an annual percentage?) complete the pedestrian grid, as well as continue the successful FUTS program.
- b. **Recommendation:** Keep this policy.
- c. **Suggested Strategies:** 1. Secure mechanisms (i.e. redevelopment programs, bonding, infrastructure and streetscape improvements, grants, etc.) to retrofit older subdivisions as a connected grid; 2. Secure mechanisms to retrofit older neighborhood streets as ‘complete’ with sidewalks, landscaping, and bike lanes, if appropriate.

Policy HN2.5—Preserve and Enhance Existing Neighborhoods within Districts

The character of stable residential neighborhoods shall be preserved through neighborhood and district planning, assistance to neighborhood organizations, and supportive regulatory techniques. The City shall attempt to retain existing affordable housing stock through conservation efforts of older residential neighborhoods, while allowing infill development and accessory dwellings in a sensitively designed manner.

- a. **Critique:** Description below policy is all strategies. Implementation thus far: two **neighborhood plans**; (Southside 2005 Plan, Plaza Vieja); **two historic districts**; **one corridor ROW design** (Fourth Street). **Historic housing conservation efforts:** rehab owner-occupied. **Infill** – infrastructure challenged.
- b. **Recommendation:** Keep policy.
- c. **Suggested Strategies:** 1. Create Neighborhood Area Plans; 2. General public education: Historic Preservation and home maintenance ‘workshops’.

COMMUNITY CHARACTER AND DESIGN

GOAL CD1

A sense of connection will be maintained in the built environment to the region’s natural setting and dramatic views.

- a. **Critique:** Text needs to describe what ‘sense of connection’ means, and possibly highlight natural setting and dramatic view examples with photos. Discuss the natural environment’s relationship with the built environment.
- b. **Recommendation:** Need to re-write

c. *Suggested Strategies:*

****NOTE: Open Space policy “preserve rural character” was to be moved to Community Character element.**

Policy CD1.1—Preserve the Character of the Region’s Natural Setting

The character of the community shall be protected through design that maintains views to the San Francisco Peaks and other significant landmarks, retains sloping landforms, and conserves stands of ponderosa pines and other native vegetation.

- a. *Critique:* LDC and subsequent Zoning Code by resource protection can promote this within the built environment.
- b. *Recommendation:* Replace “through design that” with “by sound planning and design to “. Title should be “Preserve Natural Character of the Region”.
- c. *Suggested Strategies:*

Policy CD1.2—Protect the Region’s Mountains and Canyons

The mountains and canyons are an essential part of the character and beauty of the region, and they shall be preserved and protected to the maximum extent practicable.

- a. *Critique:* LDC has helped on slopes;
- b. *Recommendation:* Need to identify what mountains and canyons to preserve, clearly, in a map. This would most like be part of the Open Space planning, and eventually the Conservation Land System (CLS).
- c. *Suggested Strategies:* 1. Regulatory measures; 2. Open Space Plan; 3. CLS

Policy CD1.3—Protect the Region’s Topographic Features

Protect topographic features that define neighborhood boundaries. Assets of the existing topography shall be protected by the manner in which development site work is completed.

- a. *Critique:* What is the relationship between neighborhoods and topo protection? These are two distinct concepts. The selection and preservation of topographic features (rock outcroppings, meadows, and such) does not currently occur.
- b. *Recommendation:* Combine CD1.2, 1.3 and 1.4 “**Protect the Region’s Topographical Features, Mountains, Canyons and Forested Settings**”.
- c. *Suggested Strategies:*

Policy CD1.4—Protect Forested Settings, Key Entry Points, and Corridors

The presence of forested settings and viewsheds are key features in the region and present particularly strong experiences at entry points to the community and along key highway corridors. Their character shall be retained and enhanced.

- a. *Critique:* LDC has helped to preserve forested settings through resource protection. This policy should be simplified and focused on the character of entry points and corridors. Within the text, identify key corridors, for example I-40, 89-A, and I-17, and give visual examples of what is being protected. Gateways – stone and timber signs are a community favorite, and are a great start at defining the gateway, yet more can be done to improve a visitor’s first impression when entering the urban areas.
- b. *Recommendation:* **Protect and Enhance Key Entry Points and Corridors.**
- c. *Suggested Strategies:* 1. Establish gateways into the community with landscape and design elements appropriate. 2. Coordinate with inter-agencies (ADOT);

Policy CD1.5—Continue Interagency Coordination for Development and Protection of Wildlife Habitat and Corridors

Continue coordination between governmental agencies which provides early identification of potential development areas that are attractive to wildlife and that create nuisance problems and conditions that are dangerous to people and/or wildlife.

- a. *Critique:* Redundant with proposes policies in Open Space Planning and Environmental Elements.
- b. *Recommendation:* Remove this policy.
- c. *Suggested Strategies:*

GOAL CD2

The Flagstaff region will continue to protect its unique character that reflects its forested setting of ponderosa pine trees, piñon and juniper vegetation, and meadows through quality design and development. Emphasis will be placed on quality design in both the public realm—streets, civic buildings, and other public spaces—as well as the private realm—commercial buildings, work places, and housing. Preservation of vegetation and wildlife are part of the quality design and development process.

- a. *Critique:* Goal CD1 reflects the natural environment; CD2 needs to focus on the built environment. Need a better way of saying “quality design representative of Flagstaff (contextual, long-lasting) – show visual examples in the text. How can a meadow be protected if the current zoning allows development?”
- b. *Recommendation:* **New Goal: “The Region will design and build buildings, public spaces and landscaping to reflect the design traditions of Flagstaff.”**
- c. *Suggested Strategies:*

Policy CD2.1—Develop City and County Design Guidelines

The City and County shall establish guidelines to ensure that its physical character and built environment are enhanced by thoughtful, quality design.

- a. *Critique:* This policy has been completed.
- b. *Recommendation:* Delete this policy.
- c. *Suggested Strategies:*

Policy CD2.2—Develop a Streetscape Design Plan

Streets shall be designed with consideration to safety and visual character, in a manner that is visually appealing. Shade trees, medians and parkways, a variety of colors and materials for landscape, and other amenities shall be included in the streetscape as appropriate to regional, district, or neighborhood street functions.

- a. *Critique:* Partial implementation by: LDC thoroughfare standards by transect (TND); and Engineering standards – all street standards (inc. TND). Standards need to differentiate between new and retro. The public sector needs to comply with stated standards and set the example.
- b. *Recommendation:* Keep the policy and develop effective strategies.
- c. *Suggested Strategies:*

Policy CD2.3—Support Enhanced Civic Design

Civic facilities, such as community buildings, government offices, recreation centers, post offices, libraries, and schools, shall be placed in central locations as highly visible focal points. The urban design and architectural quality shall express quality design, permanence, importance, community identity, and sensitivity to climate.

- a. *Critique:* Text needs to articulate the importance of how civic design and civic spaces can set the example and urban design tone for the rest of the community. Strengthen “city buildings shall meet city design guidelines” -
- b. *Recommendation:* **New Policy: “Civic Buildings Shall Adhere to Design Guidelines.”**
- c. *Suggested Strategies:* 1. Emphasize building to last a long time; beautiful design and energy efficiency are part of the region’s heritage.

Policy CD2.4—Preserve Cultural and Historic Resources

The quality of life in the Flagstaff area shall be enhanced by the preservation of historic resources and inclusion of heritage in the development of the city and region. Historic buildings shall be considered for preservation and reused to provide a sense of connection with the past.

- a. **Critique:** Implementation to date: two new historic districts have been created, Historic Preservation Commission is active, and Lumberyard Brewery serves as great HP example.
- b. **Recommendation:** This policy needs to be written better.
- c. **Suggested Strategies:** 1. Public education provides ‘workshops’ to understand how Historic Preservation works for the general public.

Policy CD2.5—Promote Design that Supports and Enhances a Positive Image and Identity for the Region

Place emphasis on the blending of design and materials in ways that have meaning and reflect the local heritage and harmony with the natural environment.

- a. **Critique:** Within the text, provide examples to emphasize what this means and what NOT to replicate. Work with ‘Architectural Era’s’ to understand different design needs in various areas of the region. Understand design requirement limitations.
- b. **Recommendation:** Keep policy and provide more effective strategies.
- c. **Suggested Strategies:**

Policy CD2.6—Promote Sustainable Design Technology

City and County codes and ordinances shall not inhibit the use of sustainable design technology and shall, instead, actively promote the use of these technologies in the design and construction of new developments and facilities.

- a. **Critique:** Required or promoted? Text can refer to education on life-cycle costs versus initial capital outlay costs. Refer to LEED and LEED ND. Current state legislation may prohibit this policy.
- b. **Recommendation:** Keep policy.
- c. **Suggested Strategies:**

Policy CD2.7—Protect the Character, Quality, Historic and Architectural Patterns of the Historic Districts and Other Neighborhoods

The planning and design of changes to neighborhoods should respect traditions, identifiable styles, proportions, shapes, streetscapes, relationships between buildings and yards and roadways; use historically appropriate and compatible building and structure materials for the historic district.

- a. **Critique:** Text needs to provide examples of protected quality historic districts. Work with ‘Architectural Era’s’ to understand different design needs in various areas of the region. Understand design requirement limitations.
- b. **Recommendation:** Combine with HN2.5
- c. **Suggested Strategies:**

Policy CD2.8—Promote Restoration of Historic Buildings, Sites and Districts

Preserve and improve the quality of housing and other buildings, structures and neighborhoods through their restoration and rehabilitation.

- a. **Critique:**
- b. **Recommendation:** Combine with CD 2.4 with understandable policy language and photo examples.
- c. **Suggested Strategies:**

Policy CD2.9—Collaborate with Residents to Stabilize, Protect and Improve Historic Districts and Other Neighborhoods While Maintaining Affordability and Viability

Involve residents in the process of planning and obtaining financial and technical assistance for the protection, stabilization, affordability and viability of their neighborhoods.

- a. **Critique:**
- b. **Recommendation:** This is a strategy for HN2.5
- c. **Suggested Strategies:**

NATURAL AND CULTURAL RESOURCES AND THE ENVIRONMENT

GOAL NCR1: High standards will be maintained for protection and improvement of the region's quality of life offered by its natural and cultural, historic and archaeological resources and its natural environment.

Policy NCR1.9—Protect Dark Skies

Protection of dark skies and conservation of energy shall be undertaken by minimizing the detrimental effects to the region's quality of life and astronomical observing conditions.

- a. **Critique:** This policy has been very effective, and is an important part of the new Zoning Code. There is a 'dark sky' section with natural resources in the Environmental Conservation Element.
- b. **Recommendation:** Refer to 'dark skies' within Community Character text, and refer back to the policy within Environmental Conservation Element (cross reference).
- c. **Suggested Strategies:**

Policy NCR1.10—Protect Archeological and Cultural Resources

Historical, archeological, and cultural resources shall be identified and preserved through restoration or adaptive reuse, as links between past, present, and future generations. Any discovery of aboriginal human remains or archaeological materials shall be reported to the appropriate federal or state agency as required by applicable laws.

- a. **Critique:** This is a state requirement, as well as federal requirement whenever federal dollars are used.
- b. **Recommendation:** This policy statement can be deleted, yet content can be noted within the text. Can be combined with CD2.4
- c. **Suggested Strategies:**

F. Outline of the Community Character Chapter

A) Community Character

- i) Urban / Community Design
 - a) Public Art
 - b) Building Design
 - c) Community Design/ Form-Based Codes
 - d) Engineering & Zoning Standards
 - e) Landscape & Landscape Preservation
 - f) Streetscapes
- ii) Rural Character
- iii) Scenic Resources
 - a) Gateways
 - b) Corridors
 - c) Vistas and Viewsheds
- iv) Goals & Policies

B) Heritage Preservation

- i) Historic Preservation
- ii) Cultural Preservation
- iii) Goals & Policies

C) Neighborhood Preservation and Revitalization

- i) Neighborhood Plans
- ii) Neighborhood Associations
- iii) County Area Plans
- iv) Goals & Policies

D) Revitalization and Redevelopment

- i) Programs, Staff, Tools and Plans
- ii) Goals & Policies

A. Community Character

The Community's Character is defined by its design, viewsheds, historical and cultural resources and environmental characteristics. The Flagstaff region's residents have emphatically maintained that this area does NOT become 'anyplace USA'. Character is important to our residents, economic development opportunities, as well as attracting a highly-skilled workforce and visitors from around the world. The following provides a brief background of existing efforts to preserve and enhance our community character.

i) Urban / Community Design

a) Community Design/ Form-Based Codes

b) Streetscapes

Street Standards: *any efforts here in protecting neighborhoods, promoting revitalization?*

Route 66 Streetscape Design Proposal (2009)

Fourth Street ROW Design Proposal (2010)

c) Engineering & Zoning Standards

Zoning: *signage, lighting, etc.; Form-Based Code*

Engineering Standards: *any efforts here in protecting neighborhoods, promoting revitalization?*

d) Landscape & Landscape Preservation

e) Building Design

(1) City Zoning Code –

(a) Land Development Code Design Guidelines

(b) Land Development Code - Sign Code

(c) Grand Canyon Design Guidelines

f) Public Art

(1) BBB tax revenue for beautification and public art

ii) Rural Character

a) Unincorporated rural land-use patterns and resident desires

b) Development of design-review overlays for commercial development

iii) Scenic Resources

a) Gateways

b) Corridors

c) Vistas and Viewsheds

iv) Goals & Policies

B. Heritage Preservation

- i) Historic Preservation
 - ii) Cultural Preservation
 - iii) Goals & Policies
- **Historic Preservation:** Historic Overlay District; Downtown Historic District; Townsite Historic District; Southside Historic District nomination; Historic Preservation Commission for review and approval of building with historic district(s).
 - **Heritage Preservation Document and Resource Center**
 - [Historic Design Review Overlay District - Downtown Design Guidelines](#)
 - [Townsite Historic Design Review Overlay District – Design Guidelines](#)
 - [Landmarks Design Review Overlay District – Design Guidelines](#)
 - [Land Development Code – Historic Preservation Chapter](#)
 - [National Park Service – Heritage Preservation Services](#)
 - [Secretary of the Interior’s Standards for the Treatment of Historic Properties](#)
 - [State Historic Preservation Office](#)
 - [Historic Preservation Commission Master Application](#)
- i) **Programs**
 - a) [Heritage Preservation Program : Historic Facades and Signs Grant Program](#)
 - b) [Historic District Design Guidelines](#)

C. Neighborhood Preservation & Revitalization

- i) Neighborhood Plans
 - ii) Neighborhood Associations
 - iii) County Area Plans within the FMPO region
 - iv) Goals & Policies
- B) **Neighborhood Programs:** Neighborhood Plans [The Southside 2005 Plan, La Plaza Vieja Neighborhood Plan]; Neighborhood Associations; Community outreach from Coconino County Health services, local schools (FUSD), and PD Block Watches;
- The Southside 2005 Plan
La Plaza Vieja Neighborhood Plan (2011)
- C) **League of Neighborhoods:** Consortium of Sunnyside, Southside and La Plaza Vieja Neighborhood Associations working together for the betterment of the neighborhoods.
- D) **Area Plans:** Coconino County Area Plans: Kachina Village, Fort Valley, Bellemont, Diablo Canyon, Doney Park / Timberline / Fernwood, and Mountaineer. <http://www.coconino.az.gov/comdev.aspx?id=21698>

Neighborhoods are the backbone of every community – where people live, play, go to school, work and interact with their neighbors. Flagstaff’s diversity and vitality are all rooted in its neighborhoods, with eclectic styles, personalities, cultural heritage and needs. Neighborhoods are an important component to the Region’s character, vitality, and quality of life. Central to urban neighborhoods are (*or should be*) the schools, public transit options, pedestrian connections, developed parks, local businesses and walkability. Rural neighborhoods are fond of ‘ranchette’ living, with barns, animals, integrated open space and rural character.

Each neighborhood is unique, and desires to preserve its individuality, while contributing to the health of the whole region. A healthy neighborhood is safe and exhibits pride of place with well-maintained homes and businesses, active neighbors and healthy residents. County neighborhoods....

In recent surveys, some of the community’s favorite urban neighborhoods in defining ‘character’ are historic Townsite, Downtown, Southside and Coconino Estates. These neighborhoods exhibit timeless qualities of old street trees, front porches and active neighbors. Neighborhoods identified as needing attention while respecting cultural heritage are La Plaza Vieja, Sunnyside, Lower Greenlaw and mobile home parks. The attention required was mainly building maintenance and turning vacant buildings and homes into contributors to the neighborhood. To preserve and enhance neighborhoods allows pride of place to grow and helps prevent additional urban sprawl. Even though ‘enhancing neighborhoods’ is an overall good objective, challenges to work with in accomplishing enhancing neighborhoods are gentrification and affordability.

One example of this balancing act will be the Southside neighborhood. After the Rio de Flag flood control project is complete, the neighborhood will be ripe for redevelopment. Will the neighborhood use “The Southside 2005 Plan” to guide its growth? Will a ‘cottage district’ be set up to preserve, and if need be, move historic cottages of the area? Will the neighborhood become unaffordable to long-time residents? How could this be prevented?

D. Revitalization and Redevelopment

ii) Staff, Programs, Projects and Tools

iii) Goals & Policies

BACKGRROUND:

The following Revitalization and Redevelopment programs, staff, tools and plans are currently in place:

- a. **Staff:** The City of Flagstaff has dedicated staff to an evolving redevelopment program, which is part of the Economic Vitality Division. The County currently is not involved in active redevelopment programs or projects.
- b. **Programs**
 - [Brownfield Program](#) – this program works with property owners to mitigate ‘brownfield’ issues, which include contaminated soils, second-hand materials, and unlicensed and inoperable vehicles. This is a voluntary program through the City’s Redevelopment Program.
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- c. **Projects**
 - [Downtown Management Plan](#) - is an ongoing effort to deal with parking maintenance and marketing in our downtown area.
 - **Redevelopment Plan Update** - *Redevelopment staff is analyzing the 1992 Flagstaff Redevelopment Area Designation and Redevelopment Area Plan. Should City Council elect to move forward, the community will be engaged in a broad outreach effort to update the Redevelopment Plan.*
 - [East Flagstaff Strategic Plan for Economic Community Development \(January 2001\)](#)
 - [Field Paoli Development Strategies – Downtown – East Gateway](#)
 - [The Sunnyside Neighborhood Association Revitalization Strategy \(2006\)](#)
 - [Flagstaff Redevelopment Area Designation and Redevelopment Area Plan \(1992\)](#)
 - [Fourth Street Corridor Study – North](#)
 - [Fourth Street Corridor Walkability Audit](#)
 - [Route 66 Streetscape Design Proposal \(2009\)](#)
- d. **Tools available for revitalization / redevelopment efforts:**
 - a) Economic Development Plan – Strategic Planning
 - b) Government Property Lease Excise Tax (GPLET)
 - c) Industrial Incentives
 - d) Infill Incentive Districts (ARS >>>>)
 - e) Infrastructure Investment & Construction - upgrades / replacement program (Capital Improvement Program)
 - f) Land Acquisition / Land Bank / Preparation
 - g) Neighborhood Economic Development Strategies
 - h) Property Maintenance Ordinance (PMO)
 - i) Public/Private Partnerships
 - j) Special Districts (Taxing or Assessment)
 - k) Transfer of Development Rights / Transfer of Obligation