

La Plaza Vieja Neighborhood Plan

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

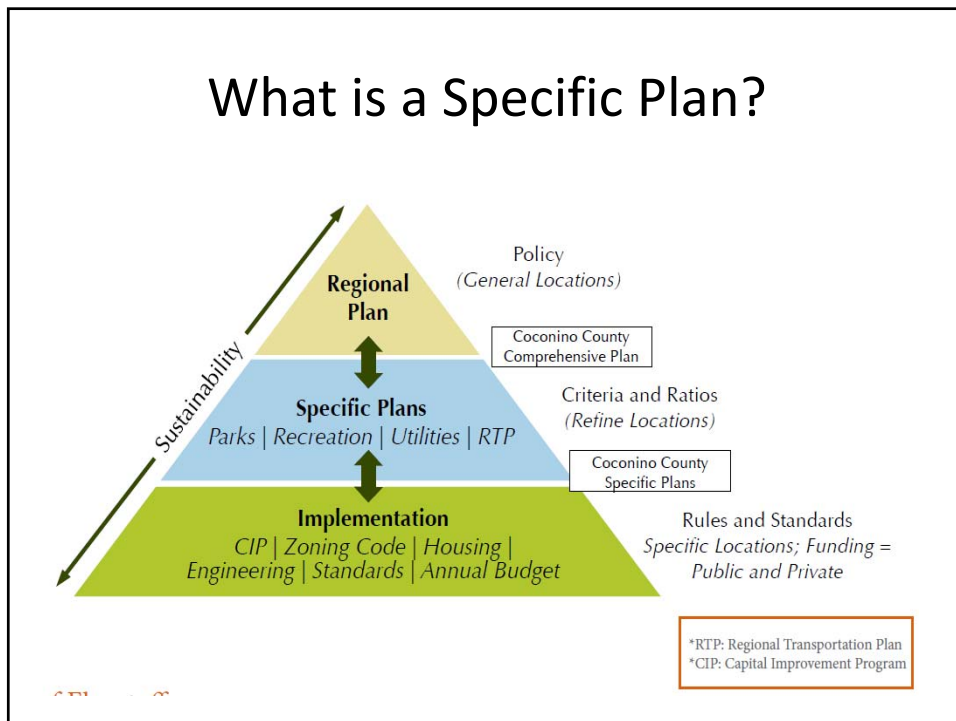
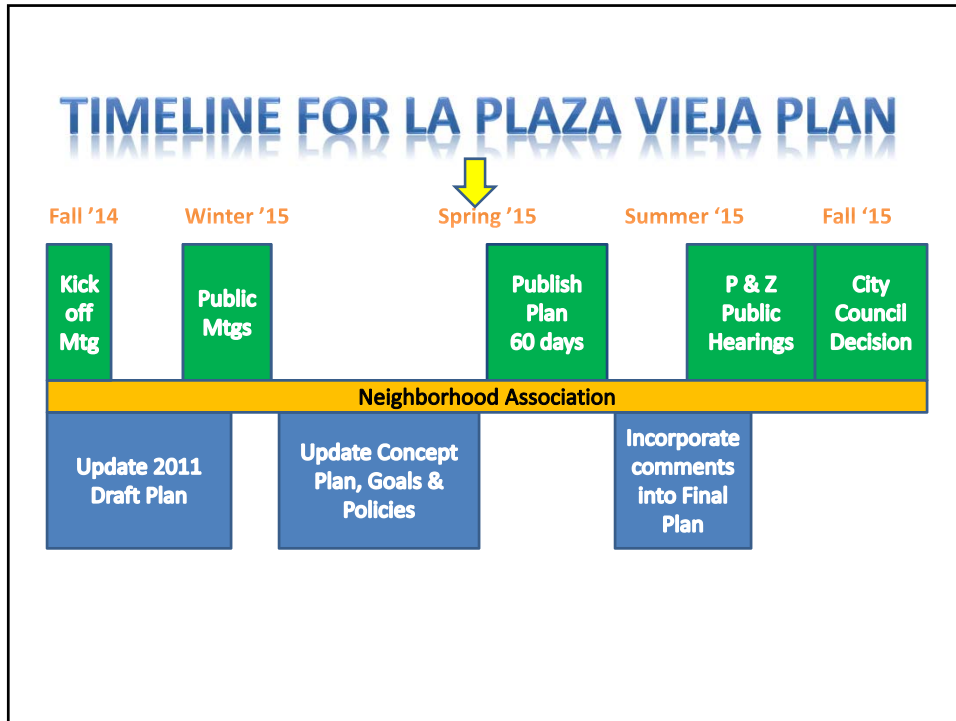


Sara Dechter, AICP
City of Flagstaff
Comprehensive Planning Program



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 was considered as part of the Comprehensive Update?



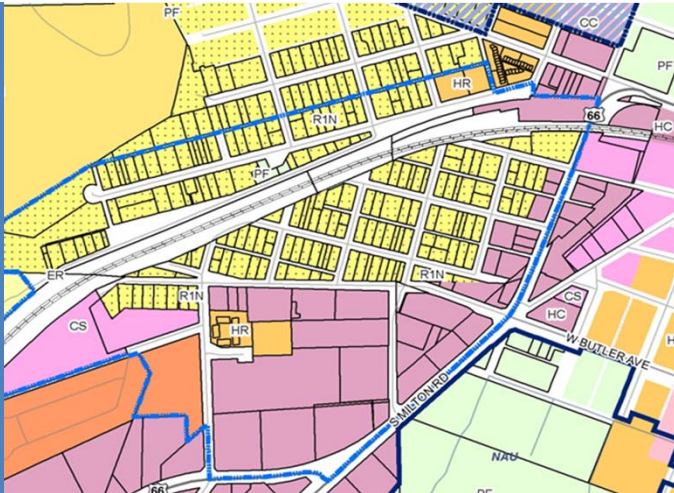
What is the content of the plan?

- Site and Area Analysis
- Concept Plan
- Goals and Policy Recommendations
- Implementation Plan

Land Use- Zoning

Current Zoning:

- ~45% Commercial
- ~45% Low Density Residential
- ~5% High Density Residential
- ~5% Manufactured Housing



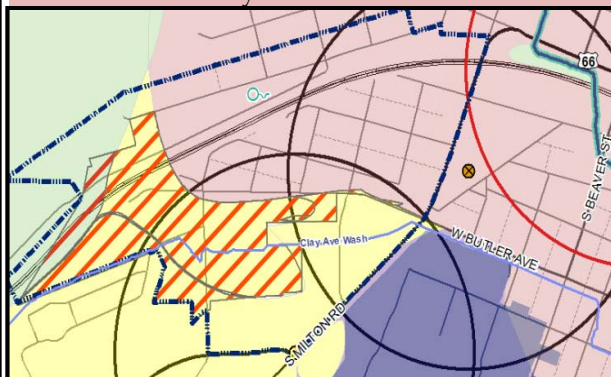
Land Use – FRP30

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

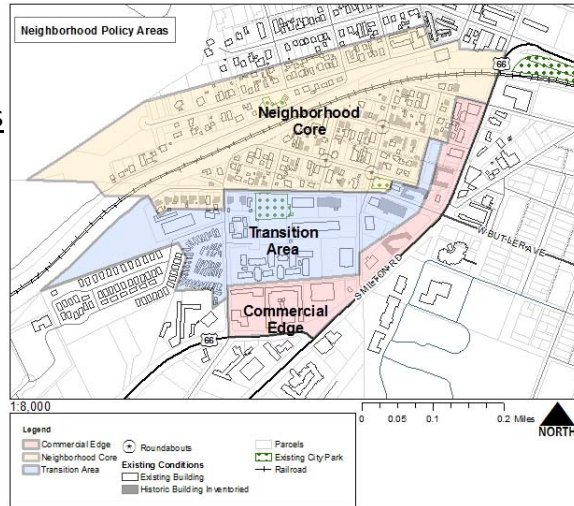
- *Preserve and enhance existing neighborhoods.*
- *Respect traditions, identifiable styles, proportions, streetscapes, relationships between buildings, yards, and roadways; and use historically appropriate and compatible building and structural materials when making changes to existing neighborhoods, 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

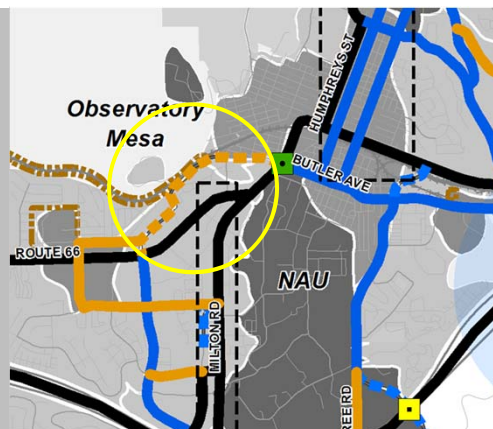


Transportation

- 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

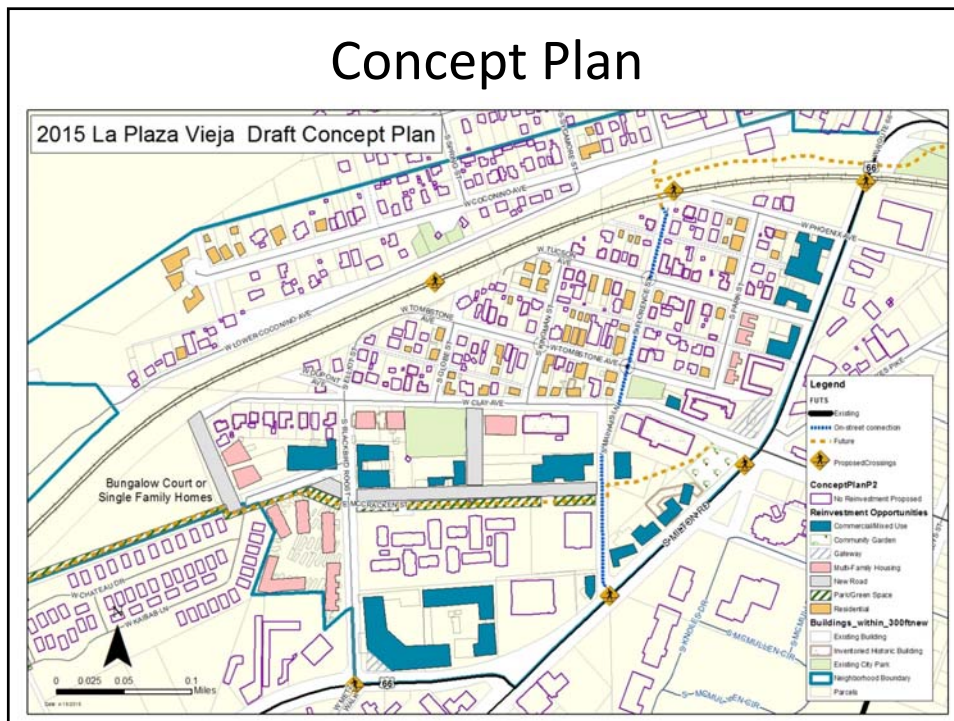
Neighborhood Association

- 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



3D Visualization



3D Visualization (cont'd)





Project Contacts

Website:

<http://tiny.cc/laplazavieja>



Phone or Email:

– Sara Dechter, Comprehensive Planning Manager

sdechter@flagstaffaz.gov, (928) 213-2631

– Jennifer Mikelson, Associate Planner

jmikelson@flagstaffaz.gov, (928) 213-2615