

August 31, Community Character Focus

BREAK-OUT GROUP TOPICS

Topic	Problem we are trying to solve
Historic Preservation, Adaptive Reuse, and Neighborhoods	How can we preserve historic buildings and neighborhoods in Flagstaff and allow for compatible new buildings?
Housing Affordability	How might HOH projects promote viable options to address the shortage of housing and provide more reasonably priced and diverse housing choices?
Activity Centers and HOH	Currently, all 27 activity centers in the regional plan have goals and policies that explicitly support HOH development. HOH projects are currently permitted in many parts of the community that do not have the desired patterns and amenities of an activity center. What can the City do to correct this disconnect?
Civic and Public Spaces	How can civic space or park space improve HOH projects and their vicinity?

High Occupancy Housing (HOH) Community Character presentation

- Background of where HOH is now and how we got here
- Community Character Focus:
 - Flagstaff is cost burdened
 - Why infill
 - Neighborhoods and Historic Preservation
- Review “Givens”, what we can and cannot do

Poster Notes

Housing Affordability

- Will prices come down if City floods with additional units
 - “no” “yes”
- Cost of development and time for approvals
- Increase earning potential/employment good jobs
- Infill but limit height and excessive traffic
- More control with zoning changes and CUPs
- “Old Town” / “New Town” characters
 - Incentivize adaptive reuse [in “old town”]

Activity Centers

- Reduce AC?
 - U1, U6
- HOH in new town not downtown
- Roadways can’t handle current traffic
- How big do we want to be?
- Limit AC on west side
- Accountability of land lords
- HOH should be spread out
- Limit lot combinations
- Downtown AC?
 - Yes, let’s see it first
- CUP? – yes 50 plus units

Civic and Public Spaces

- Tie pocket parks to neighborhood history
- Emphasize green and shade
- Mindful of neighborhoods
- Link pocket parks with ped/bike access
- Viewsheds? – Milton and Buffalo Park
- Allow smaller civic space/park

Historic Preservation, Neighborhoods

- State property rights – look at changing some laws (agree with #10)
- Incentives for preservation
 - E.g. L.M. Overlays
 - Outreach to historic property owners
- Need updates on historic structure inventory
- Lot combinations in SF neighborhoods
 - Can this be discouraged/prevented?
 - Example – southside
- Is there a method to require new construction to be same height range as neighborhood?

- Example – Townsite overlay
 - Example – Townsite gave up height but retained value during recession
- Do we allow container houses
- “historic neighborhood” could have design review
- R1N north of downtown (and west) neighborhood character
- Property owners desire to keep existing character or maximize property rights?