La Plaza Vieja Neighborhood Plan

Preface

The intent of La Plaza Vieja Neighborhood Plan is to provide a clear and comprehensive document to guide future growth, in the way of development, services and jobs in the historical neighborhood.

For more information about the Neighborhood Planning Program, please contact:

Comprehensive Planning
City of Flagstaff
211 West Aspen Avenue
Flagstaff, AZ  86001
Phone: 928.779.7632 x 7271
E-mail: plan1@ci.flagstaff.az.us
Or visit our website at: http://www.flagstaff.az.gov
La Plaza Vieja Neighborhood Plan

Acknowledgments

City of Flagstaff City Council
Mayor Sara Presler
Vice-Mayor Al White
Karla Brewster
Rick Swanson
Scott Overton
Coral Evans
Joe Haughey

Core Planning Team

City Staff: Kimberly Sharp, Neighborhood Planner
Erika Mazza, Housing Planner
________, Advanced Planner
Roger Eastman, Community Zoning Code Administrator
Becky Daggett, Economic Development BR&E Manager
Marie Gladue, Northern Arizona University Graduate student in Sustainable Development (history section)

Community Members: Laura Myers
Jesse Dominguez
Paul Bustamante

Internal Stakeholders – all the departments and staff within City Hall which has any interest, job or goal for this community; See Appendix 1 for full list

External Stakeholders – all La Plaza Vieja Neighborhood Association Members and other businesses, community groups, churches, schools, non-profits and other governmental agencies with an interest, job or goal for this community.
See Appendix 1 for full list
La Plaza Vieja Neighborhood Plan

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La Plaza Vieja Neighborhood Plan

Outline

Plan Type: Area Plan (LDC)

<table>
<thead>
<tr>
<th>Chapter Title</th>
<th>Page:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introduction: Process and Goal</td>
<td></td>
</tr>
<tr>
<td>2. Boundaries</td>
<td></td>
</tr>
<tr>
<td>3. Existing Conditions: History, Challenges &amp; Opportunities, zoning, land use and transportation</td>
<td></td>
</tr>
<tr>
<td>4. Sphere of Influence</td>
<td></td>
</tr>
<tr>
<td>5. Goals, Objectives &amp; Strategies</td>
<td></td>
</tr>
<tr>
<td>6. Design Guidelines</td>
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<td>7. Defined Programs</td>
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<tr>
<td>8. Defined Projects</td>
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<td>9. Grants/Funding</td>
<td></td>
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<tr>
<td>10. Plan Adoption Process</td>
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<tr>
<td>11. Coordinating with existing City Plans</td>
<td></td>
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<tr>
<td>12. Traditional Neighborhood Design (TND) Infill Plan</td>
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<tr>
<td>13. Smart Growth and Form Based Code</td>
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</tbody>
</table>

List of Maps:

Appendix 1:

Appendix 2:
La Plaza Vieja Neighborhood Plan
1. Introduction

La Plaza Vieja Neighborhood is the site of original European decent settlement, as the neighborhood hosts the ‘Old Town Springs’, the primary water source for these pioneers.

The goal of this document is to produce a Neighborhood Plan which defines future urban patterns as defined by both the Regional Land Use and Transportation Plan and the community itself, in the way of maps, drawings, policies and projects. This La Plaza Vieja Neighborhood Plan is necessary for three main reasons: the proximity of the historic community to both downtown and the Northern Arizona University campus indicates an influx of residents and businesses looking for a central and walkable location; connecting the city’s roadway and urban trail grid includes direct connections through this neighborhood, and those connections must be defined and articulated as to how they can only enhance the community; the neighborhood is losing its identity and wishes to remain a ‘neighborhood’ in the true sense of the word.

Referencing the Flagstaff Area Regional Land Use and Transportation Plan brings many regional planning goals to the forefront:

Process of planning will include a core planning team and various community visioning sessions with La Plaza Vieja Neighborhood Association with various stakeholders invited via mail and e-mail.

Visioning Session #1 (3/12/08) – identified challenges and opportunities
Visioning Session #2 (5/14/08) – prioritized challenges and opportunities (see page 10)
Visioning Session #3 (7/9/08) – created goals, objectives & strategies (starting on page 14)
Visioning Session #4 (9/10/08) – prioritized objectives & strategies (see page
Visioning Session #5 (11/12/08) -
2. Boundaries

The planning team asked the neighborhood to define what they felt were the boundaries of La Plaza Vieja Neighborhood, and consider what wanted to be included for future visioning purposes. The boundaries out of this process are Milton Road to W. Coconino Avenue, including the properties on the north side of W. Coconino Avenue, across the railroad tracks, down Blackbird Roost, including the mobile home park on Blackbird Roost, and then West Route 66 back to Milton Road.

Below, this boundary is noted in blue and includes 108.7 Acres. The red boundary notes an ‘historic district’ which pertains to a (name study here) study from 1987. The State Historic Preservation Office (SHPO) has since then considered this a non-eligible ‘district’ for lack of contributing structures. There are many very old homes here, but the remodeling and lack of maintenance have contributed to SHPO’s ruling.

La Plaza Vieja Neighborhood is part of Fire district – 7; Trash collection - Route 3, bulky trash zone 4; Police - North of tracks: beat 20; South of tracks: beat 11; and are part of the following school zones:

Schools - Elementary: North of tracks: Marshall  
Middle: Flagstaff Middle School  
High: Flagstaff High School
3. Existing Conditions

History

La Plaza Vieja, ‘Old Town’, in the city of Flagstaff is located in Northern Arizona near the southwestern edge of the Colorado Plateau, along the western side of the largest contiguous Ponderosa Pine forest in the continental United States. Flagstaff is located adjacent to Mount Elden, just south of the San Francisco Peaks, the highest mountain range in the state of Arizona. Humphreys Peak, the highest point in Arizona at 12,633 feet (3,850 m). The history of La Plaza Vieja settlement begins with a mixture of events and people involving the westward expansion of the railroad, after the Mexican and Indian Wars.

Time line of Pre-American History

15,000 to 20,000 years ago –The former Indigenous settlers were attracted to the climate, abundance, and beauty of the landscape around the San Francisco Peaks. The Ponderosa forest sustained their livelihood of foraging for food, and “hunting for bison, antelope, and camel” that lived in the region.

1,000 CE – the Sinagua people, the descendents of those early Indigenous settlers, “settled into an agricultural way of life, surviving on a diet of beans, squash and corn, [they] “constructed an elaborate system of irrigation, and adobe pueblos in the nooks and niches of protective cliffs such as Walnut Canyon.” Evidence their presences are still heard in the Indigenous oral traditions, and seen in the artifacts potteries, hunting tools, dwellings found in museums, and at their former sites.

http://en.wikipedia.org/wiki/Flagstaff,_Arizona

Time line of American Expansion and Settlement of Old Town

1846 -End of the Mexican War and signing of The Treaty of Guadalupe Hidalgo, Mexico confers territories between Texas and California to the United States.
1848 -The U.S. Congress began to explore the new territories, sending out various parties to find resources, make maps and locate paths.
1849 -The discovery of gold in California adds fuel to the American expansion westward.
1853 - Army Lieutenant Amiel Weeks Whipple arrived in Flagstaff November with 70 men survey crews in Antelope Spring.
1870s -After the Apaches had been driven out to southeastern Arizona, more Europeans began settling in the area.

http://www.arizonahandbook.com/flagstaff.htm
http://en.wikipedia.org/wiki/Flagstaff,_Arizona

Early History of La Plaza Vieja Community Settlement

La Plaza Vieja community is located near the original and historical water spring and wagon road that was once well traveled by emigrants going to California. Between 1857 and 1860, travelers noted that the area was beautiful in its landscape and rich in resources of grasslands, water, timber, and game.
Eventually, sheep and cattle ranchers moved into the area to set up ranches where they found grass and water. The first permanent settlement was in 1876, when Thomas F. McMillan built a cabin at the base of what is now called Observatory Mesa (or Mars Hill) on the west side of town. In 1880, the Atlantic and Pacific Railroad began to lay track westward from Albuquerque, and a settlement began to take shape by a small spring on the slope of Mars Hill. In due course, the spring and its’ small settlement underwent several names beginning with Antelope Spring, then Flagstaff and then Old Town.

There are different versions of how Flagstaff was named for after a flagpole. Some early settlers regarded a tall tree, trimmed of all branches, at the foot of McMillan Mesa as the flagstaff. Others disputed this idea, stating that Lieutenant Edward Beale had de-limbed the tree in the 1850s. Another version is that the first & second group of settlers to arrive from Boston in 1876, and stripped a pine tree at Antelope Spring camp that became known as Flag Staff. Some say that a flag hoisted on July 4, 1876, to mark the Centennial of US Independence, while others insist that it was used as a marker to guide travelers west. What is known for sure is that the name Flagstaff was selected by a group of citizens meeting at a tent store in 1881, and chose the name "Flagstaff" for the settlement and in honor of the landmark.

In early 1881, merchants and saloonkeepers set up shop for the advance parties of workers who were coming to grade and cut ties in the abundant ponderosa forest. By the fall of that year, Flagstaff boasted a population of 200 and swiftly became a wild railroad town filled with saloons, dance halls and gambling houses.

By the time the Atlantic and Pacific Railroad (now the Santa Fe) came through in August 1, 1882 there were ten buildings in Old Town. Flagstaff became an established stop for water servicing the railroad and its passengers. Sheep ranchers began to use the railroad to transport wool; and cattle ranchers, drawn by the prospect of free or inexpensive land, realized that they could now affordably ship their beef to the eastern market.

Businessmen such as E. E. Ayers, set up Flagstaff’s largest lumber mill before the railroad got to town, and began shipping lumber within days after the rails arrived. By winter 1882, Flagstaff was a firmly established town with a railroad, livestock and lumber industries and a service industry of
La Plaza Vieja Neighborhood Plan

merchants, cafes, hotels and saloons to serve the shepherders, cowboys, lumberjacks, and train travelers.

Photo B: Atlantic and Pacific Railroad Depot in Flagstaff, circa 1888.

In 1883, the railroad decided to move their depot about a half-mile east of the Flagstaff settlement so their trains didn’t have to start up on the steep hillside. One of the local merchants, P.J. Brannen, saw this as an opportunity and decided to move his mercantile across from the depot. Others followed, building a strip of shops, saloons and hotels along what became known as Front Street. In no time at all, Old Town was almost deserted and when a post office was established near the new train depot, it assumed the name of Flagstaff.

As a result, Flagstaff became two settlements: the original site called Old Town, and the site near the depot named New Town. Old Town had water, but New Town had commerce and soon outgrew the older settlement. In 1884, a devastating fire burned down many of Old Town’s buildings and New Town became the one and only Flagstaff, its’ center was the intersection of Route 66 and San Francisco Streets.

By the early 1890’s, the population of Flagstaff reached 1,500. In the early days water was provided from Old Town spring and other small area springs but with no water nearby, several large fires, like the 1884 fire that burned Old Town, took a hefty toll. A logical solution was to tap the springs in the San Francisco Peaks, but the cost and logistics were not feasible. Town leaders talked about the need to incorporate Flagstaff not only to gain the status it needed to have an effective local government, but also to allow for the sale of municipal bonds to pay for the water project. In 1894, a petition was circulated among the citizens and on May 26, 1894, by action of the Coconino County Board of Supervisors, Flagstaff became an incorporated town. In 1891, Flagstaff became seat of the newly created Coconino County. In 1894, the city was incorporated.

Lumber quickly grew into the main industry in Coconino Forest, making some entrepreneurs very rich in the process, notably lumber magnate Michael Riordan. Three brothers by the names of Michael, Tim, and Denis Riordan were some of the first to profit from the lumber when they formed the Arizona Lumber and Timber Company. Though Denis would soon move on to California, Michael and Tim would remain in the community making essential contributions to its development, including bringing electricity to Flagstaff and building nearby Lake Mary.
According to **WILFRED KILLIP**: some of their parents worked in two or three lumber camps or mills that we had in town at that time. There was a mill known as the Saginaw Mill, which is located where the Holiday Inn is at the present time. Also, the Southwest Mill was at its present location. Babbitts had a small mill operation on the site of the Town and Country Motel.


**Flagstaff early history -oral**

The formation of a Normal School later to became Northern Arizona University, the establishment of a world-class private observatory, a vast National Forest, and its’ growth as a strong tourism based center are the most important developments for Flagstaff.

Flagstaff’s natural beauty has been the reason people come to visit. Located at an altitude of more than 7,000 feet, in close proximity to the Grand Canyon, Flagstaff has long attracted health seekers, as we will learn in the next section of history that includes oral historical interviews compiled by the Cline library on the early history of Flagstaff.


**Bibliography**

The History of the Railroad in Flagstaff By James A. Hardy, Visitor Center Historian.

PHOTO CREDITS

*The following photos courtesy Northern Arizona University, Cline Library, Special Collections and Archives: (Photo A) Riordan, Mary and Chambers, Roberts Collection Special Acknowledgment and Appreciation: Historical information was taken in part from “The Story of Flagstaff”, with permission*

[http://www.arizonahandbook.com/flagstaff.htm](http://www.arizonahandbook.com/flagstaff.htm)


La Plaza Vieja Neighborhood Plan

Challenges and Opportunities

La Plaza Vieja Neighborhood is one of many challenges and opportunities. The biggest challenges are how to reconnect the neighborhood and create a safe and vibrant pedestrian and bicycle community. The biggest opportunities are, being in close proximity to Northern Arizona University and historic Downtown, Plaza Vieja is a neighborhood ripe for infill and redevelopment, yet this future development must be sensitive to its context and neighborhood culture. The following list describes the challenges and opportunities as outlined by the neighborhood association, developed at community visioning sessions #1 (3/12/08) and #2 (5/14/08)

Challenges in the La Plaza Vieja Neighborhood – in priority order:

1. Traffic and Pedestrian Safety
   - Big trucks, buses, non-neighborhood speeding, pedestrian dangers of crossing streets, getting into and out of the neighborhood, terrible road and sidewalk conditions.
2. Property Maintenance / Fire Prevention
   - Abandoned and dilapidated homes, lacking sidewalk maintenance, no snow removal compliance, substandard houses, absentee landlords, percentage of rentals.
3. Railroad tracks
   - Trespassing, heavy rail traffic, splits the neighborhood
4. Poor Infill Development and Parking
5. Fire Station – future of building, new response times with nearest new stations
6. Stormwater flooding – in roads and buildings

Opportunities in the La Plaza Vieja Neighborhood – in priority order:

1. Community Center
   - Indoor / Outdoor space, culture and history, strong sense of community, safe way to get there – strong connections with Guadalupe Church – physically and socially
2. The right architecture for the neighborhood, infill incentives and Brownfield redevelopment
3. Gateways into the community w/ signage and landscaping
4. Neighborhood Association – build up, reach out, connect ‘both sides of the tracks’
5. Environmental Services
   - clean up dates, telephone numbers, bulk-pick up dates all better advertised, better cooperation on clean up dates,
6. Circulation
   - Legal and safe pedestrian railroad crossings, crosswalks at Milton and Route 66, better (smarter) access into community and businesses
7. Celebrate our beautiful surroundings and treat it as such – plant more trees
Existing **Zoning** consists of Highway Commercial (C-3-E), Multiple Family Residential (RM-M-E), One and Two Family Residential (RM-L-E), and Commercial Service (C-4-E). This zoning mix allows for a diverse neighborhood.
La Plaza Vieja Neighborhood Plan

Existing land uses include commercial, residential, institutional, transportation centers and parks.
La Plaza Vieja Neighborhood Plan

Existing Transportation

1. Utilities – map – City water & sewer, APS elect., Unisource – gas, cable
2. Stormwater – map – Flooding Issues – come from? Go where?
3. Circulation - map
   • Roads – automobiles – road conditions
   • Public Transportation
   • Bicycle routes
   • Pedestrian movements – existing sidewalks
5. Parcel Map
6. Ownership Map
b) Demographics – map / tables
c) Community ‘centers’, green space, view sheds, etc. (Parks and Recreation Masterplan) - map
4. Sphere of Influence

a) Adjacent Neighborhood Plans
   - Downtown
   - NAU – currently updating their master plan
   - West Route 66 – current developments, future visions, ADOT Route 66 Corridor Management Plan
   - Townsite Historic District

b) BNSF Plans

c) Pressures – positive and negative
La Plaza Vieja Neighborhood Plan

5. Goals, Objectives & Strategies

The following fifteen goals were developed through multiple community meetings, with a detail spreadsheet of ideas following this section.

1. Develop a community center

Obtain an office space in the neighborhood at first, with the long-term goal of an actual community center space, which can be within a redevelopment project, or a stand-alone infill building. Establish a business plan in which a development partnership is possible for future development/redevelopment around the “core” of Clay Avenue and Malapais Lane. Establish staff resources, a community garden shed and make getting to it and using it easy and safe.

2. Build upon existing Neighborhood Association

Create a neighborhood identity with a logo, website and gateways; conduct outreach to residents, property owners and business owners to let everyone know what is going on and how they can be involved. Continue with the 501c3 non-profit status, and develop community partnerships to be involved in future development within the neighborhood.

The image to the right is an example of neighborhood identity from somewhere else; La Plaza Vieja will work in developing their identity, which is based upon culture, history and identity.

3. Continue and build upon community safety

Continue and build the block watch program, with a goal of one block captain for every block, which can become the “phone-tree”, allowing a quick verbal connection to remind people of meetings, or quickly gather neighborhood residents to deal with a situation or celebrate a moment. Make the community more pedestrian friendly by directing, either by code, incentives or community pressure, that every building entrance must have a front-porch. Work with the City of Flagstaff for better streetscapes and signage.
4. **Increase traffic & pedestrian safety**

   Require a pedestrian crossing at Route 66 and Blackbird Roost; an underground pedestrian BNSF crossing at Florence, as well as an at-grade BNSF crossing at Globe. Initiate traffic calming, such as curb extensions, street trees, center island narrowing or pavement texture, on Phoenix and Clay Avenues, as well as a sidewalk maintenance program.

5. **Develop Fire-prevention measures**

   Use educational campaigns from Fire Department, as well as push for dilapidated structures and fire-hazard yards to be dealt with through a Property Maintenance Ordinance or other means.

6. **Enhance Police patrols & PD Service**

   Encourage PD to increase patrols in parks and within the neighborhood, and to mitigate Upper Coconino parties. Encourage the neighborhood to use [www.donttagflag.com](http://www.donttagflag.com) to deal with graffiti right away.

7. **Create Housing Milestones & Standards**

   Establish a housing goal of 40% ownership, 60% rentals (currently 90/10); Promote medium-density housing with an emphasis on residential, work-force housing: single-family, duplexes, and triplexes. Provide rehabilitation and historic preservation incentives; consider mobile home park betterments; establish abandoned property policy and absentee landlord policy.

8. **Infill with Appropriate Architecture**

   Respecting the style and context of the existing neighborhood, use form-based code, or overlay the whole neighborhood with Traditional Neighborhood District (TND) zoning to encourage the type of development the neighborhood wants.
9. **Increase Historic Preservation Projects**

Create local historic district and create incentives to preserve older homes and buildings.

![Example of before & after, New Hampshire](image)

10. **Encourage sustainable projects**

Energy star buildings use less energy, and community gardens that utilize stormwater run-off and composting encourage both neighborly interaction and self-production of food.

![image](image)

11. **Boost Environmental Services w/ local projects**

Continue the neighborhood clean-up 2x year, followed by ‘Beautification Days’ 2x year, in which one block is focused on – plant trees, flowers, fix and paint fence, trim shrubs, help neighbors fix and paint their porches, driveways and sidewalks. Showcase neighborhood pride – have prizes for ‘best new landscaped yard’ or similar. Highly educate bulk pick-up days, encourage monthly apartment bulk pick-up days.

![image](image)
12. **Encourage Economic Development**

By promoting cottage, home-based industry and local businesses; focusing commercial development to Clay Avenue; and outreach to existing neighborhoods to discuss how they can better fit into and give back to the neighborhood.

13. **Integrate Appropriate Urban Design**

Enhance existing FUTS trails, and create more – one along the Rio de Flag channel and one along the south of BNSF tracks; enhance streets with more street trees; increase public art with a neighborhood art gallery, art classes, sculpture garden or other similar ideas. Add public art to existing public parks.

14. **Enhance Parks Maintenance, design, and connection**

Increase Old Town Springs Park safety with more lighting and night patrol; connect the parks with a BNSF at-grade crossing at Globe; redesign Plaza Vieja Park to be more user friendly.

15. **Develop and Enforce Property Maintenance Ordinance (PMO)**

Work with City Council and Zoning Code Administrator to have a PMO written and enforced for Flagstaff.
La Plaza Vieja Neighborhood Plan

Developed from Community Visioning #3 – July 9th, 2008; 6-8 p.m. Fire Station #7; 50+ people in attendance.

<table>
<thead>
<tr>
<th>Objective</th>
<th>Strategy</th>
<th>Action</th>
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<tbody>
<tr>
<td>Goal 1: Achieve a Sense of Community</td>
<td>1A Develop a Community Center</td>
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<td><strong>Summer 09</strong></td>
<td><strong>i.</strong> Obtain an office in the neighborhood to support neighborhood association activities</td>
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<td>a. Rent space from existing business (McCracken, Canyon Runners, church etc.)</td>
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<td>ii. Acquire a location for future Community Center [Center to have service oriented indoor space – elderly care, alcohol/drug treatment, job training, activities (seniors, teens, children), meetings and parties; and community oriented outdoor space – public art, market, festivals, music, community connections]</td>
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<td>a. Possibly purchase / partner with developer for fire station site when it becomes available</td>
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<td>b. Investigate 501 W. Tombstone – vacant building – cost to purchase?</td>
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<td>c. Continue to work with Catholic Church regarding 621 W. Clay – share space?</td>
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<td>d. Develop a business plan for community center – work with Small Business Development Center (SBDC) at Coconino Community College</td>
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<td>e. Connect with NAU and CCC for job training, classes, etc.</td>
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<td>iv. Establish staff resources to connect residents with available community resources</td>
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<td>a. Secure funding to continue executive director position – United Way, grants, etc.</td>
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<td>v. Establish a community tool shed for residents to borrow tools to upkeep yards, sidewalks, etc.</td>
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<td>vi. Facilitate transportation resources to make community center accessible</td>
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<td>a. Explore NAIPTA for transportation and bus stop location</td>
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<td>b. Bicycle racks at community center</td>
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<td>1B Build Upon existing Neighborhood Association</td>
<td><strong>i.</strong> Create a neighborhood identity (inclusive, not pretentious)</td>
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<td>a. Use mission statement, photos and testimonials to develop ‘identity’</td>
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<td>b. Access NAU Graphic Design / Marketing class to design neighborhood logo for letterhead, website, signs, gateways and in urban design</td>
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<td>c. Create neighborhood newsletter to distribute 2x year – sell ads from neighborhood businesses to pay for layout &amp; printing.</td>
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<td>d. Create landscaped gateways into neighborhood with City’s Urban Design team</td>
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<td></td>
<td>ii. Conduct outreach to residents, property owners and business owners to encourage involvement</td>
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<td></td>
<td>a. Meeting notice by flyers two days before meeting every month</td>
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<td>b. Newsletter 2x year advertises goals and meeting dates for the year</td>
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<td>iii. Continue 501c3 non-profit status for funding opportunities</td>
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<td>iv. Partner with existing Community Development Corporation (CDC) for potential infill opportunities</td>
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Goal 2: Uphold Community Safety
### 2A Adopt Resident-Oriented Community Safety Practices

- **i.** Continue neighborhood watch program as part of neighborhood association with PD
  - a. Recruit community members to increase membership with a goal of one block captain for every block.
  - 

- **iii.** Make community more pedestrian-oriented
  - a. Front porches required by code
  - b. Organize fun ‘front porch’ activities for community members
  - c. Encourage local businesses to access and engage street – by code or design standards

- **iv.** Install appropriate signage, take down inappropriate signage
  - a. Review existing signage – appropriate language? Enforced?
  - b. “Children at Play” signs at appropriate location

### 2B Increase Traffic & Pedestrian Safety

*Present the following proposed actions to Traffic Commission, Bicycle Advisory Committee and Bicycle Advisory Committee as a package*

- **i.** Establish a pedestrian crossing at Milton on Clay Ave. and Phoenix Ave.
  - a. ADOT engineering & approval
  - b. City funded – Capital work program

- **ii.** Establish a pedestrian crossing of Route 66 at Blackbird Roost
  - a. ADOT engineering & approval
  - b. City funded – Capital work program

- **iii.** Build pedestrian separated grade crossing(s) of Railroad tracks at Florence.
  - a. BNSF & FMPO designed and engineered
  - b. City & BNSF funded – Capital work program

- **iv.** At-grade pedestrian crossing of railroad tracks at Globe – to connect parks
  - a. BNSF & FMPO designed and engineered
  - b. City & BNSF funded – Capital work program

- **v.** Implement traffic calming on Phoenix Avenue and Clay Avenue
  - a. Remove dumpster at Phoenix, install “right turn only” sign
  - b. Clay Avenue intersections- install crosswalks, ADA sidewalk ramps and pedestrian lighting; scope, funded, and inserted into Capital work program
  - c. Police to enforce four way stops
  - d. Keep streets two travel lanes maximum (residential scale)

- **vi.** Establish a sidewalk maintenance program
  - a. Map sidewalks needing repair / missing
  - b. Enforce by code – letters to property owners (Streets 50/50 cost share program w/ owners)
  - c. Funding to assist owners with their 50% share – CDBG, Safe to School, Pedestrian Safety?
  - d. Schedule repairs

- **xiii.** Establish a left turn arrow at Milton onto Clay Avenue turn signal.
  - a. Work with ADOT to establish need with a traffic study

### 2C Increase BNSF Safety

- **i.** Stop illegal crossings – provide safe pedestrian & bicycle passages
  - a. Repair cut fence right away
  - b. Provide safe pedestrian & bicycle passages with under or at grade passage (see 2B iii and iv)

### 2D Develop Fire Prevention Measures

- **i.** Education
  - a. ‘How to prevent fires’ education esp. for older homes, overgrown yards, etc.
  - b. Fire Dept. publishes fire response time with new station location

### 2E Enhance Police Patrols & Police Department Service
### La Plaza Vieja Neighborhood Plan

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<td><strong>2F Additional Considerations</strong></td>
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<tr>
<td><strong>i. Brownfields mitigation</strong></td>
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<td>a.</td>
<td>Continue community outreach to identify and provide clean up assistance through ADEQ</td>
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<td><strong>iv. Stormwater</strong></td>
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<tr>
<td>a.</td>
<td>Publish Rio de Flag plans &amp; how will alleviate current stormwater flooding (long-term)</td>
</tr>
<tr>
<td>b.</td>
<td>Address short-term solutions with rain water garden / parkway designs along Blackbird Roost, W. Chateau Dr. and corner of Clay/Milton property. Funding – ADEQ, City Utilities &amp; Water Conservation, Stormwater Management, federal grants</td>
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<tr>
<td><strong>i. Encourage FPD to increase patrols in parks and neighborhoods</strong></td>
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</tr>
<tr>
<td>a.</td>
<td>PD current patrols -</td>
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<tr>
<td>b.</td>
<td>Proposed patrols -</td>
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<tr>
<td><strong>ii. Work with FPD to mitigate Upper Coconino parties</strong></td>
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<tr>
<td>a.</td>
<td>Enforce noise ordinance</td>
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<tr>
<td>b.</td>
<td>Enforce curfew</td>
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<tr>
<td><strong>iii. Establish policies to handle graffiti vandalism in a timely manner and with matching paint colors</strong></td>
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<tr>
<td>a.</td>
<td><a href="http://www.donttagflag.com">www.donttagflag.com</a> - publish and utilize this community tool (Chamber &amp; PD)</td>
</tr>
</tbody>
</table>
### Goal 3: Promote a Livable Community

<table>
<thead>
<tr>
<th>Objective</th>
<th>Strategy</th>
<th>Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3A</strong> Create Housing Milestones &amp; Standards</td>
<td></td>
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<tr>
<td>Currently 90% rentals, 10% ownership; compare to Southside, Brannen Homes, Ponderosa Trails</td>
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<tr>
<td>i. Establish a housing Goal of 50% ownership / 50% rental</td>
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<tr>
<td>a. Increase outreach/education on homeownership tools (list of tools here, appendix)</td>
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<tr>
<td>b. Increase owner-occupied housing using existing home ownership education &amp; tools (list of tools here, appendix)</td>
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<tr>
<td>c. Reach out to minorities and historic families to rent/buy in the neighborhood (non-gentrify) with education &amp; outreach through organizations, churches, and schools (list of reach out places and tools here, appendix)</td>
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<tr>
<td>d. Pursue infill projects – ownership opportunities with smaller lots and homes</td>
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<tr>
<td>ii. Promote medium-density w/ emphasis on residential: single-family, duplexes, triplexes.</td>
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<tr>
<td>a. Overlay district Form Based Code (FBC)</td>
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<tr>
<td>b. Infill / rebuild dilapidated with duplexes and triplexes</td>
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<tr>
<td>c. Infill with Accessory Dwelling Units (ADU’s) – Incentives, ease of permitting</td>
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<tr>
<td>iii. Increase rehabilitation and historic preservation</td>
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<tr>
<td>a. Education of available programs (website with programs here)</td>
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<td></td>
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<tr>
<td>b. Property Maintenance Ordinance developed and enforced</td>
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<tr>
<td>c. Historic Preservation incentives group of homes apply for shared State Historic Preservation Office grant to preserve/restore historic homes – paint, repair exterior wood, gutters, etc.</td>
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<tr>
<td>d. Increase code enforcement of all homes regardless of ownership.</td>
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<tr>
<td>iv. Upgrade mobile homes</td>
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<tr>
<td>a. Mobile Home Standards – Code Enforcement (RMHE)</td>
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</tr>
<tr>
<td>b. Low income assistance to abide by standards (list of assistance programs here)</td>
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<tr>
<td>c. Redevelopment opportunities explored for mobile home park, but ONLY with caveat of housing plan for all existing occupants. (Note – challenge of moving old mobile homes in Arizona)</td>
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<tr>
<td>d. Investigate the possibility of development agreement with property owner – owner redevelopment</td>
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<tr>
<td>v. Provide housing assistance for elderly (mortgage/rent/maintenance)</td>
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<tr>
<td>a. Low Income Property Evaluation Freeze – education &amp; process paperwork Coconino County Assessor’s office</td>
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<tr>
<td>b. Owner Occupied Rehabilitation Program</td>
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<tr>
<td>c. Utility Assistance</td>
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<tr>
<td>vi. Expand workforce housing options</td>
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<tr>
<td>a. Increase permanent affordability by housing covenants (deed restrictions) through: redevelopment projects w/ affordable housing development agreements, tax credit and federal assistance programs; housing policy infill projects;</td>
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<tr>
<td>b. Increase housing choices for diverse population – single family, multi-family, single room occupancy</td>
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<tr>
<td>vii. Establish Abandoned Property Policy (example below)</td>
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<tr>
<td>City assigned responsible party to oversee this policy and implementation</td>
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<tr>
<td>a. Define abandoned/dilapidated structures – use HUD standard definitions</td>
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<tr>
<td>b. Map and document existing abandoned/dilapidated structures</td>
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<tr>
<td>c. Letters to owners – options of sell, demolish, redevelop &amp; tools to do such – DO NOT DEMOLISH HISTORIC STRUCTURES</td>
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</tr>
<tr>
<td>d. Gain abandoned properties from County for non-payment of property taxes</td>
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<tr>
<td>e. Non-profit to redevelop abandoned properties</td>
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</tbody>
</table>
### 3B Infill with Appropriate Architecture

**i. Create an infill incentive district**

- a. City of Flagstaff to develop/adopt Infill Incentive District Policy & establish districts
- b. Outreach/publication targeting La Plaza Vieja Neighborhood for the right type of infill – use Form Base Code to achieve desired results

**ii. Overlay District with Form Base Code OR rezone district as Traditional Neighborhood District (TND)**

- a. Achieve agreed upon desired density, public spaces, style
- b. Establish design guidelines – allow freedom of diversity & expression
- c. Utilize future optional zoning…

**iv. Create incentives for appropriate remodeling – especially older commercial buildings**

- a. Design award for commercial remodel
- b. Community activism in design review process for infill/remodel projects as they come through the city’s process

### 3C Increase Historic Preservation Projects

**i. Create LOCAL Historic District**

- a. Document historic structures, with dates, materials and style noted
- b. Obtain consent from 51% of property owners within proposed district
- c. Publish intent to establish historic district – formal readings & adoption at City Council

**ii. Register historic homes/buildings into Local Landmark District**

**iii. Create incentives to preserve older homes (paint, wood trim repair, porches, chimneys etc.)**

- a. Leverage historic preservation funds (SHPO grant, etc.) for group preservation effort

### 3D Adopt Sustainable & Eco-Friendly Development and Projects

**i. Incorporate sustainable building practices (Energy Star, LEED)**

- a. See Land Development Code Amendments – solar panels, straw bale, insulation standards, etc.
- b. Educate on grants, rebates, and other programs through the City’s Sustainability Program (APS grant)
- c. Install glass recycling center at future community center

**ii. Establish community garden(s) w/ irrigation and composting**

- a. Divert stormwater to community garden to use as irrigation
- b. Community garden space at future community center

**iii. Design future sidewalks, streets and allys as ‘Green Infrastructure’**

- a. [http://www.greeninfrastructure.net/resources](http://www.greeninfrastructure.net/resources)

**iv. Establish incentives for rainwater harvesting on private property**

- a. Grants for stormwater harvesting consulting, rain water catchment, etc.

### 3E Environmental Services

**i. Continue neighborhood clean up days 2x year or more**

- a. Distribute free trash bags and gloves to participants
- b. Acquire dumpster and recycling collection

**ii. Create ‘Beautification Days’ 2x year following clean up days**

- a. Focus on one project / one block per year – plant trees, flowers, fix fence, trim shrubs, help fix porches, driveways & sidewalks.
La Plaza Vieja Neighborhood Plan

b. Neighborhood contest with prizes for best landscaped yard, nicest front porch, etc.
c. Acquire prizes for above (donated by local businesses)
d. Seek donated landscaping materials from local nurseries for Beautification Days
e. Continue to seek volunteers to assist elderly/disabled with landscaping duties –
   AmeriCorps; Teen Works (Coconino County); local churches

vi. Continue Bulk pick up days published in newspaper & on City’s website
   a. Citation/Fine for leaving trash OUTSIDE of dumpster (how to enforce this?)
   b. Illegal dumping is enforced, it is complaint driven – call if a mess is left outside of a
      dumpster (phone number here)
   c. Monthly Apartment bulk pick-up is being considered as a potential new service.

3F Economic Development

i. Incorporate community sensitive commercial development – cottage industries, home-based
   businesses, local businesses
   a. Zone to allow live/work units – zone for TND
   b. Small business incubator services at community center – in conjunction with Small
      Business Development Center at Coconino Community College (CCC)
   c. CCC’s Small Business Development Center to provide ‘how-to’ improve your
      business / grow your business package.

iii. Develop plan to focus commercial development to Clay Avenue Corridor, Rt. 66 and Milton
   a. Form Base Code (FBC) for this
   b. RFP issued for City property redevelopment at Clay/Milton corner with fire station
      property
   c. Pursue redevelopment opportunity for former Catholic School
   e. Utilize Enterprise Zone for non-retail businesses

iv. Conduct market analysis to gain understanding of best commercial development for
    neighborhood
   a. City Economic Vitality team work with Chamber of Commerce for this
   b. NAU class (market analysis)

v. Conduct outreach to existing businesses to see how they can better fit into / work with /
    influence neighborhood
   a. City of Flagstaff Business Retention and Expansion (BR&E) energies towards
      existing business along Clay, Milton and Route 66 for more success & how to better
      serve community – brochure mailed to each business / follow up w/ phone call.
   b. Design and Redevelopment to work with existing business for examples of how to
      address building / public space / street engagement / etc. (same brochure as above)
   c. Chamber of Commerce outreach of existing programs

3G Integrate Appropriate Urban Design

i. Enhance existing FUTS trails
   a. Landscape neighborhood trails through FUTS planning and implementation
   b. Adapt Rio channel into landscaped FUTS Trail through neighborhood
   c. Create FUTS trail landscape buffer along railroad tracks

ii. Enhance landscape design
   a. Establish more trees and green areas – partner with local nurseries to work on annual
      end of year tree/plant donations & volunteer planting
   b. Establish landscaped entryways / gateways
   c. Work on elements through ‘Beautification Days’ – see 3E.iii.

iv. Increase public art projects
   a. Seek out local artists to open gallery space, possibly be part of First Fridays
   b. Establish local art space – work with Artist Coalition of Flagstaff (ACF)
   c. Conduct art classes at community center – work with Coconino Community College
La Plaza Vieja Neighborhood Plan

and Artist Coalition of Flagstaff.

d. Incorporate public art projects into existing park space – work through City’s
   Beautification and Public Art program.

### 3H Enhance Parks Maintenance, Design, Expansion & Connection

Present following proposals to Parks & Rec Committee as a package in Spring 2009.

<table>
<thead>
<tr>
<th>i. Increase Old Town Springs Park safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Increase lighting, remain dark sky night compliant</td>
</tr>
<tr>
<td>b. PD patrol at night – enforce trespassing and curfew</td>
</tr>
<tr>
<td>c. Signage to say “Open during daylight hours only” – Park Dept. is currently looking at revising signage in most of the parks.</td>
</tr>
<tr>
<td>d. Remove graffiti right away (<a href="http://www.donttagflag.com">www.donttagflag.com</a>)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ii. Connect existing parks with each other [Old Town Spring Park, Guadalupe Park, and Plaza Vieja Park]</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Visually – signage (being designed by Park Dept.), design, lighting (Streets Department), etc.</td>
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<tr>
<td>b. Physically – easily walk from one to the other – crosswalks, BNSF underpass at Globe.</td>
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<table>
<thead>
<tr>
<th>iv. Re-design Plaza Vieja Park to be more user friendly</th>
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<tbody>
<tr>
<td>a. Present suggested design changes to Parks &amp; Recreation Committee</td>
</tr>
<tr>
<td>b. Obtain funding (State Parks grant)</td>
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</tbody>
</table>

### 3I Develop and Enforce Property Maintenance Ordinance (contingent on it going into effect)

<table>
<thead>
<tr>
<th>i. Develop plan to address:</th>
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</thead>
<tbody>
<tr>
<td>a. Abandoned / dilapidated structures – see 3A.vii.</td>
</tr>
<tr>
<td>b. Abandoned cars – environmental code enforcement – neighbors need to call, this is a complaint driven service. Phone number: 779-7622</td>
</tr>
<tr>
<td>c. Sidewalks – snow removal - environmental code enforcement</td>
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<tr>
<td>d. Adequate parking – permitting process</td>
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<tr>
<td>e. Lighting – dark skies compliant and adequate for safety – private and public space</td>
</tr>
<tr>
<td>f. Absentee landlords</td>
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<tr>
<td>g. Transients</td>
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<tr>
<td>h. Graffiti (<a href="http://www.donttagflag.com">www.donttagflag.com</a>)</td>
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</tbody>
</table>
5b. Priorities of Goals, Objectives & Strategies

Developed from Community Visioning #4 – September 10th, 2008; 6-8 p.m. Fire Station #7; 25+ people in attendance Identified by community members putting ‘dots’ on the list of strategies.

Priorities (most dots):
1. Increase Traffic & Pedestrian Safety
2. Integrate Appropriate Urban Design
3. Develop a Community Center
4. Enhance Parks Maintenance, Design, Expansion and Connection
5. Increase Historic Preservation Projects
6. Develop and Enforce a Property Maintenance Ordinance (PMO)
7. Increase BNSF Safety
8. Adopt Sustainable & Eco-friendly Development and Projects
9. Economic Development – local businesses, live/work units, etc.
10. Stormwater plans published and short-term solutions developed
6. Design Guidelines

   a) ‘Character Districts’ results
   c) Urban Design Guidelines
7. Defined Programs

Table here with program, scope, manager, financing and timeline

8. Defined Projects

1. Neighborhood Center – youth / elderly / job training / housing training / culture / music and art

Table here with project, scope, manager, financing and timeline
9. Grants/Funding

a) CDBG target neighborhood
b) Weed & Seed Program
c) Safe to School
d) Transportation Enhancements
e) Public Art – National Endowment for the Arts, Arizona Commission for the Arts, Flagstaff Cultural Partners, City of Flagstaff Beautification and Public Art Commission
f) Humanities – National Endowment for the Humanities – cultural heritage, history
g) Heritage Grants – trails, parks and playgrounds
h) Historic Preservation Grants
i) Brownfield – Route 66 Assessment Grants
j) Funding / tax / bond program potential
k) Capital Programming (5-year plan)
l) General Funds

GADA Technical Assistance - Infrastructure

Besides the bonds available through the Financial Assistance program, GADA also provides funding for various stages of project development. **Technical Assistance Grants** – Depending on funding availability, competitive grants are offered periodically for early stage project development elements such as engineering planning, design review, feasibility studies or other infrastructure development elements. Grant awards can be used for the early phases of projects that may ultimately be funded through GADA bonds. The 2008 grant round closed on March 17, 2008. Please email or contact Jennifer Pittman-Leeper at 602-771-1136 to request notification of future rounds.
<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
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<tbody>
<tr>
<td>10.</td>
<td>Plan Adoption Process</td>
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<tr>
<td>11.</td>
<td>Coordinating with Existing City Plans</td>
</tr>
<tr>
<td>12.</td>
<td>Traditional Neighborhood Design (TND) Infill Plan</td>
</tr>
<tr>
<td>13.</td>
<td>Smart Growth and Form Based Code</td>
</tr>
</tbody>
</table>
## Appendix 1

### Core Planning Team

- **City Staff:**
  - Kimberly Sharp, Community Planner
  - Erika Mazza, Housing Planner
  - Autumn Speers, Advanced Planner
  - Roger Eastman, Community Code Administrator
  - Becky Daggett, Economic Development

- **Community Members:**
  - Laura Myers
  - Jesse Dominguez
  - Paul Bustamante

### Internal Stakeholders:

<table>
<thead>
<tr>
<th>Community Development</th>
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<tbody>
<tr>
<td>Advanced Planning Mgr: Jim Cronk</td>
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<tr>
<td>Neighborhood Planner: Kim Sharp (Project Manager)</td>
</tr>
<tr>
<td>Community Design/Historical Preservation: Karl Eberhard</td>
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<tr>
<td>Housing: Sarah Darr &amp; Erika Mazza</td>
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<tr>
<td>Traffic: Gerry Craig &amp; Jeff Bauman</td>
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<tr>
<td>FMPO: Dave Wessel &amp; Martin Ince</td>
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<tr>
<td>Stormwater: Malcolm Alter</td>
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<tr>
<td>Code: Roger Eastman &amp; Greg Brooks</td>
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<tr>
<td>Rio de Flag: Tiffin Miller</td>
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<tr>
<td>Economic Development: Michael Kerski &amp; Becky Dagget</td>
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<tr>
<td>Engineering: Reid Miller</td>
</tr>
<tr>
<td>Development Case Management: Mark Sawyers</td>
</tr>
<tr>
<td>Administrative/Grant Support: Suzanne Brown</td>
</tr>
<tr>
<td>Building Section (Greywater / Energy Code): Ed Larsen</td>
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<tr>
<td>AZ Growing Smarter Principles / Form Based Code/ TND: Roger Eastman</td>
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<thead>
<tr>
<th>Public Works:</th>
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<tbody>
<tr>
<td>Parks &amp; Rec.: Elizabeth Neumeyer &amp; Felipe Garcia</td>
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<tr>
<td>Streets/Sidewalks: Erik Solberg &amp; Kevin Mullaney</td>
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<tr>
<th>Environmental Services</th>
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<tbody>
<tr>
<td>Rebecca Sayers, Director</td>
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<tr>
<td>Environmental Services Operation Mgr.: Pat Bourque</td>
</tr>
<tr>
<td>Sustainability: Nicole Woodman</td>
</tr>
<tr>
<td>Brownfields: April Arroyo</td>
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<tr>
<td>Environmental Code: Stephanie Smith</td>
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<th>Utilities:</th>
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<tr>
<td>Jim Davis</td>
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<th>Fire:</th>
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</table>
La Plaza Vieja Neighborhood Plan

- Tim White

Police:
- Kevin Treadway

Internal Stakeholders (cont’d):
- Traffic Commission
- Historic Preservation Commission
- P&Z Commission
- Beautification and Public Arts Commission
- Parks & Rec Commission
- Pedestrian and Bicycle Advisory Committee
- Disability Awareness Commission

Owners:
- City of Flagstaff – ROW – Kimberly Sharp, Project Manager
- La Plaza Vieja Neighborhood Association – Jesse Dominquez & Laura Meyers, Board Members
- Property Owners
- Residents
- Businesses

External Stakeholders:
- FUSD
- Local Churches – Catholic Church – Father Pat Mowrer
- Local Business owners
- Residents

- NAU – Administration
- NAU Conference Center and Drury Hotel
- Southside Neighborhood Association
- ADOT
- BNSF
- State Historic Preservation Office (SHPO)
- Northern Arizona Intergovernmental Planning Transit Authority (NAIPTA)
- Property Managers of rental property
Appendix 2

Smart Growth Principles¹:

- Create Range of Housing Opportunities and Choices
- Create Walkable Neighborhoods
- Encourage Community and Stakeholder Collaboration
- Foster Distinctive, Attractive Communities with a Strong Sense of Place
- Make Development Decisions Predictable, Fair and Cost Effective
- Mix Land Uses
- Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
- Provide a Variety of Transportation Choices
- Strengthen and Direct Development Towards Existing Communities
- Take Advantage of Compact Building Design

AIA Urban Design Guidelines²:

- Create a neighborhood identity – sense of place
- Provide choices – housing, shopping, recreation, transportation, and employment
- Conserve the open landscape and protect environmental resources
- Encourage Mixed-use development
- Plan on a human scale – for spaces, buildings, signage, lighting, etc.
- Preserve urban centers
- Strengthen the public realm – dignified civic spaces, citizen participation and public / community art

Characteristics of Traditional Neighborhood Design (TND):

- Discernable center
- 5 min. walk
- shop offices and edge
- Accessory bldg. encouraged
- Elementary School within walking distance
- play grounds
- Connected streets
- Narrow streets

¹ [http://www.smartgrowth.org/about/default.asp](http://www.smartgrowth.org/about/default.asp)
La Plaza Vieja Neighborhood Plan

Resources

The following list of contacts will help you get started if you're considering building on an infill site:

TNDhomes.com
(Search for home plans by lot width)

Congress for the New Urbanism
(415) 495-2255
www.cnu.org

LHB Architects & Engineers
www.lhbcorp.com

The American Institute of Architects
www.e-architects.com

Center for Livable Communities
(800) 290-8202
www.lgc.org/center/index.htm

Urban Land Institute
(800) 321-5011
www.uli.org