



HOTEL MONTE VISIT

Mogollon Property Planning

February 4, 2020

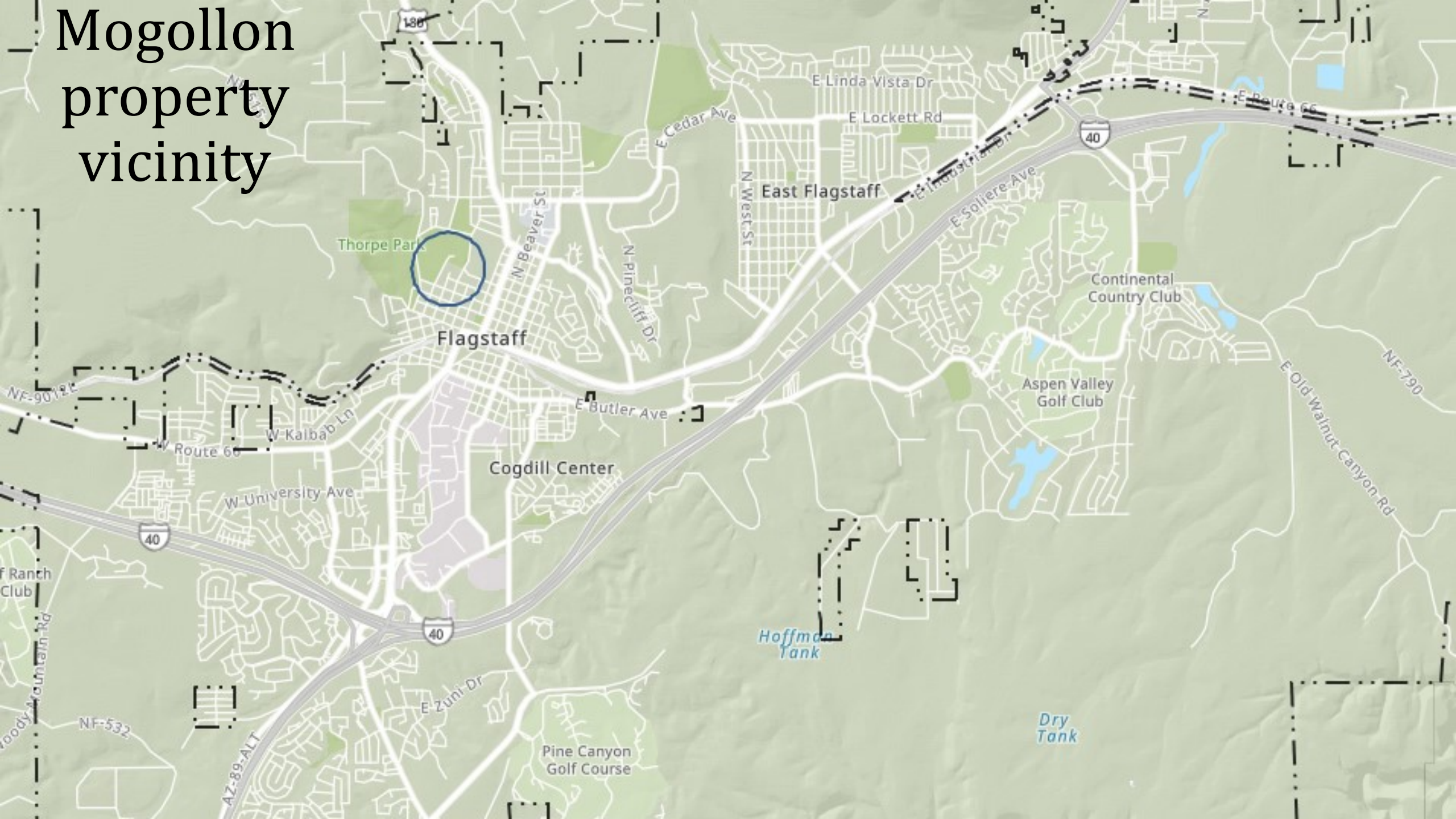




Mogollon property planning

- Overview of the property and current uses/condition
- Real estate history
- Regional plan and Zoning code
- Public participation process
- Interest in the property
- Other considerations
- Council feedback and direction

Mogollon property vicinity



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Mogollon Site 2019
Eight Acre Site of the Old Public Works Yard



Google Earth
Image © 2019 Maxar Technologies



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Current condition and uses at the property

- Sustainability Section offices in the previous Solid Waste building
- Vehicle overnight parking in existing garage bays – Bookmobile, PalsMobile, Graffiti Busters van, etc.
- \$200,000 spent to date on other building removal and remediation
- Additional remediation will be needed as well as new fencing and ongoing maintenance of the site for litter, vegetation, security, etc.

Mogollon property

- Streets office/storage building removed
- Garages removed
- Old Fleet and Solid Waste office/garage buildings remain





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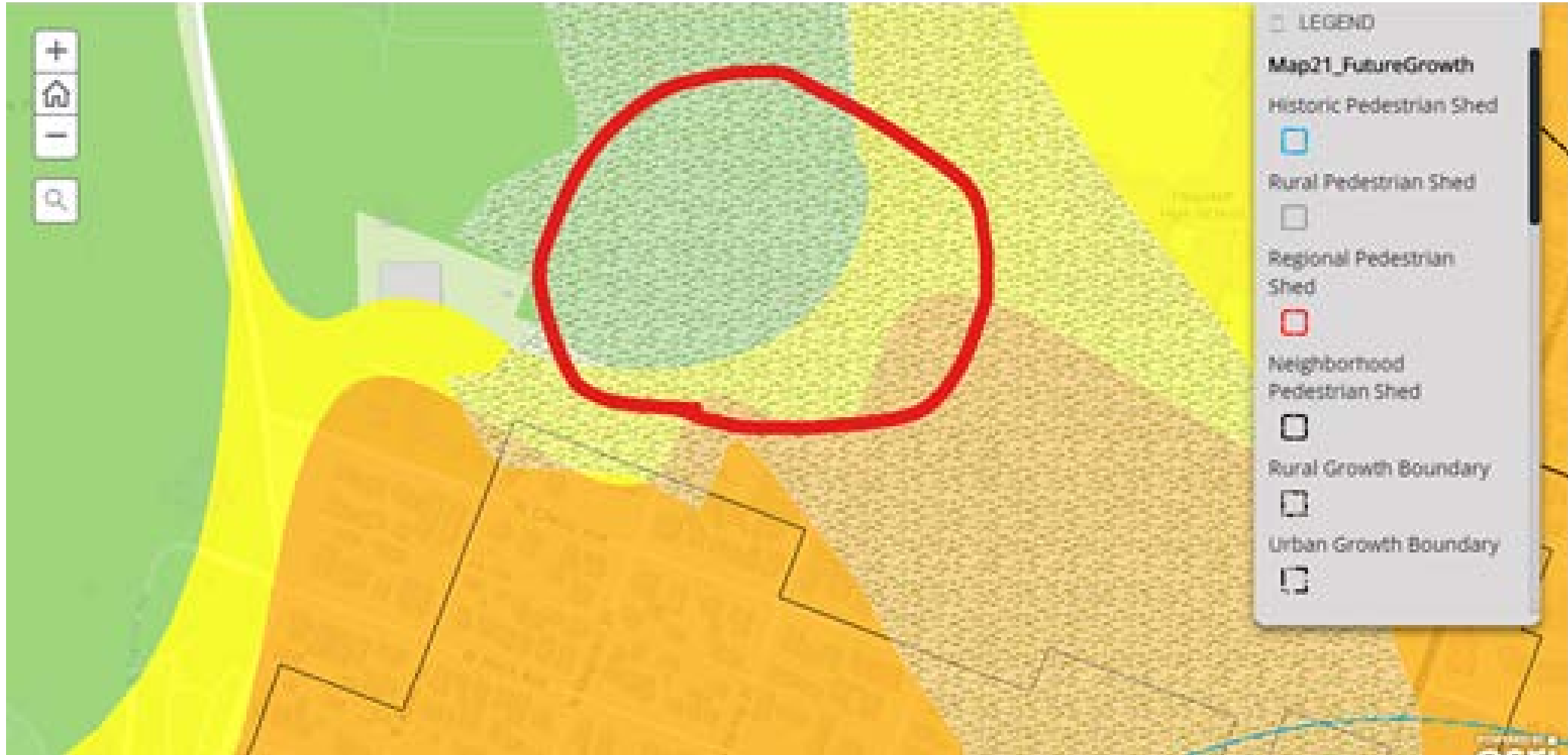
Real Estate History

- City acquired property from John Clark on October 9, 1917
- In 1957, City Council passed and adopted Ordinance No. 425
 - Dedicating property as Public Parks for the “exclusive use of Park, Recreational and Museum Purposes.”
 - “No use of said property shall ever be made which is inconsistent with the uses and purposes set forth in this dedication per the ordinance.”



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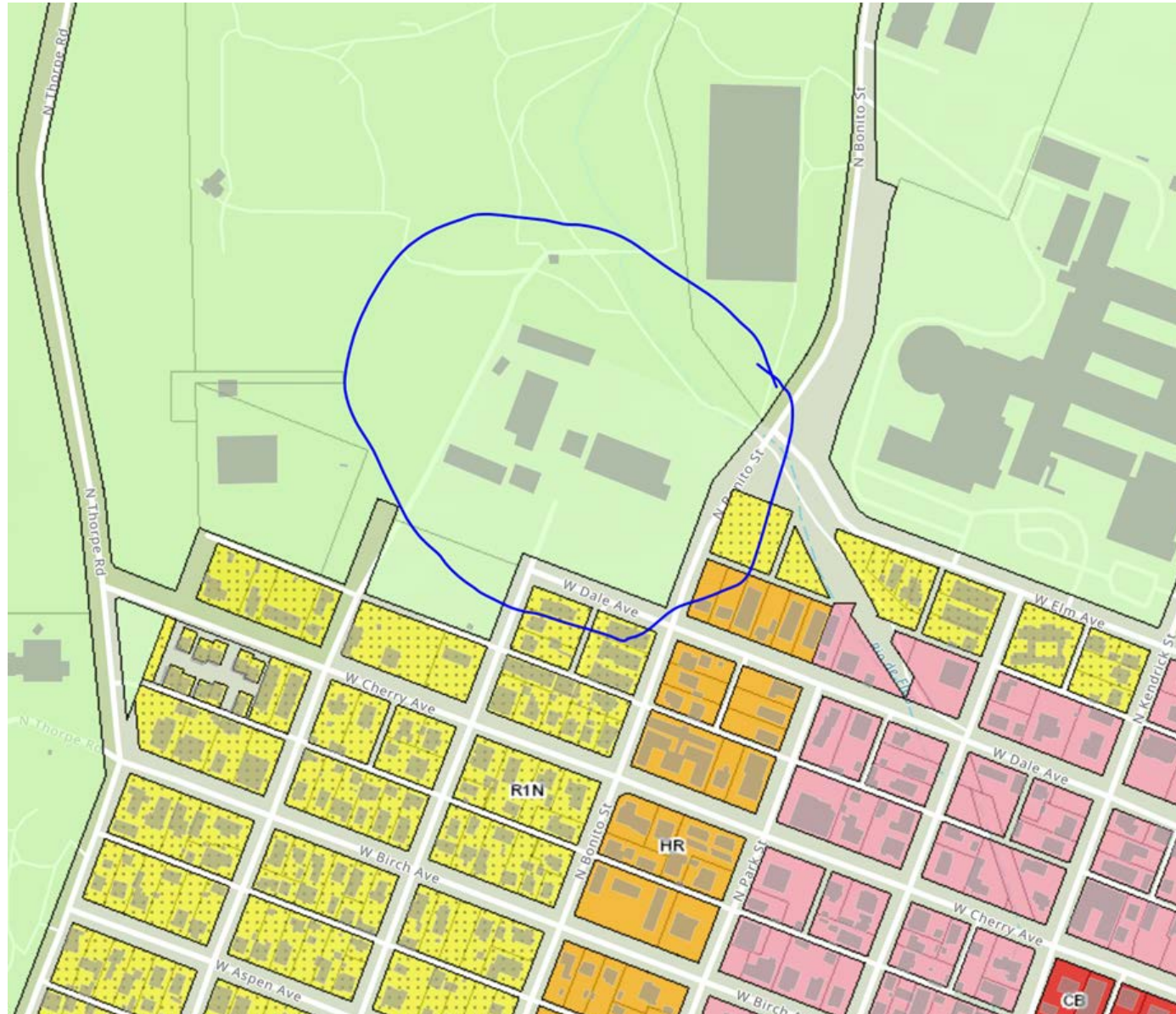
Regional Plan





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Zoning Code





Public Participation Core Values

- Those who are affected by a decision have a right to be involved in the decision-making process.
- The public's contribution will influence the decision.
- Promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
- Seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
- Seeks input from participants in designing how they participate.
- Provides participants with the information they need to participate in a meaningful way.
- Public participation communicates to participants how their input affected the decision.



Public Participation Process

Process Design Decisions

1. How much potential influence on the decision or action are you (the Council) willing to provide to the public?
2. Who are the internal and external stakeholders? How should they be contacted (time and funding)?
3. Is there enough trust and good will for the City to lead the process credibly?
4. What will the decision-making process be and who will endorse the project at milestones (like alternative development)?

Sharing Influence with the Public

- Really about the “Promise to the Public”
- Important this promise is established up front and carried out faithfully from staff and Council
- Ultimately about how much power is being shared with the public and “who” is making the final decision.

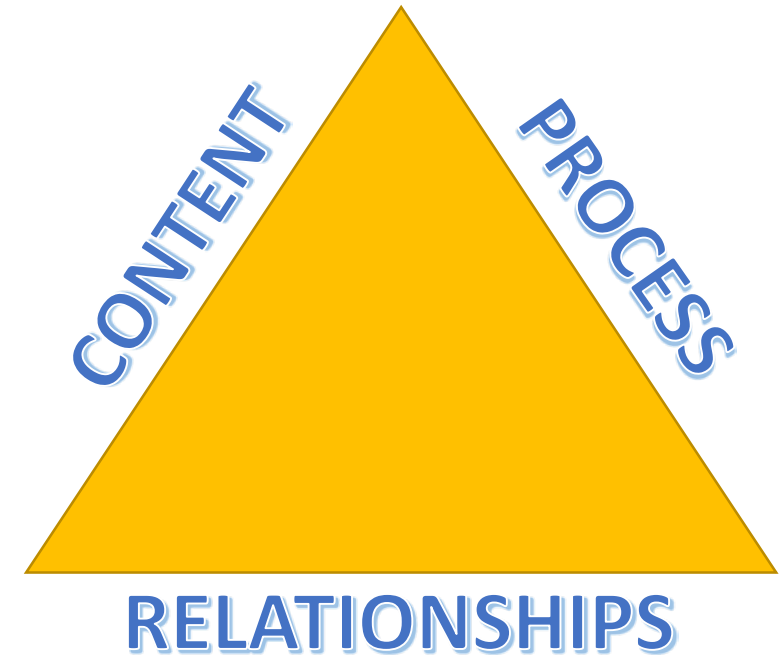




Internal and External stakeholders

Considerations for determining stakeholders

- Scale – Townsite, City-wide, Region-Wide?
- Diversity – How important is diversity of backgrounds and viewpoints to the decision?
- How to include user groups and those interested in partnerships on the site?
- How will “fairness” be measured and evaluated?



Credibility

The last public meetings about this site did not demonstrate public trust in staff.

Building trust and earning credibility takes time.





Decision making

Roles in making decisions

- Community organizations?
- Specially designed working groups?
- Project Manager
- Divisions
- City Manager
- Boards and Commissions
- Council



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Interest in the property

- Neighborhood concept plan for a passive park
- Indigenous Circle of Flagstaff interest in old Fleet building
- Recreation, museum, art, cultural interest for old Fleet bldg.
- Some affordable housing on a portion of the property
- Multigenerational space – gardens, sculptures, greenhouses
- Community gardens / orchard / edible forest
- Active recreation / park amenities
- Office space and other city operational needs



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Other considerations

- Current conditions / use of the property
- Limited funding for ongoing maintenance needs
- No current funding for redevelopment or upgrades
 - Not one of the top priorities for Parks and Recreation or Open Space Commissions



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Questions for City Council (request for direction)

- What is the Council's vision for this property?
- Is the Council willing to consider uses for this property outside of those identified in the 1957 ordinance?
 - Park, Recreation, or Museum
- What is Council's public participation objective?
- Timeline?

Thank you.

Questions?

Rebecca Sayers
Parks and Recreation Director
rsayers@flagstaffaz.gov
928.213.2306

