



# Mogollon Property Planning

February 4, 2020

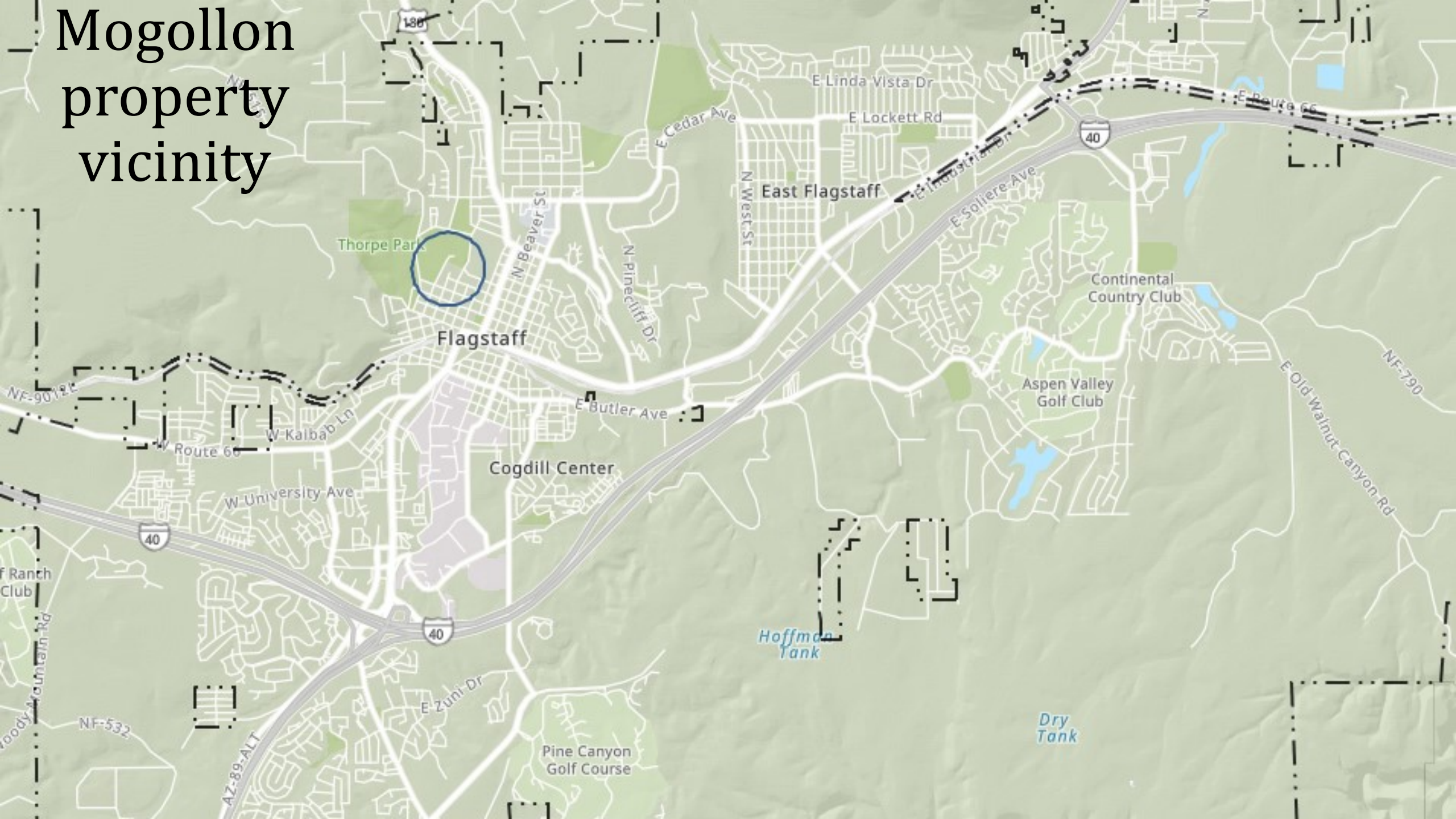




# Mogollon property planning

- 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



# Mogollon property planning



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



Google Earth  
Image © 2019 Maxar Technologies



# Mogollon property planning

## **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 building removal and remediation
- Previous Fleet building (eligible historic bldg.) remains on site
- 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 (eligible historic) and Solid Waste office/garage buildings remain





# Mogollon property planning

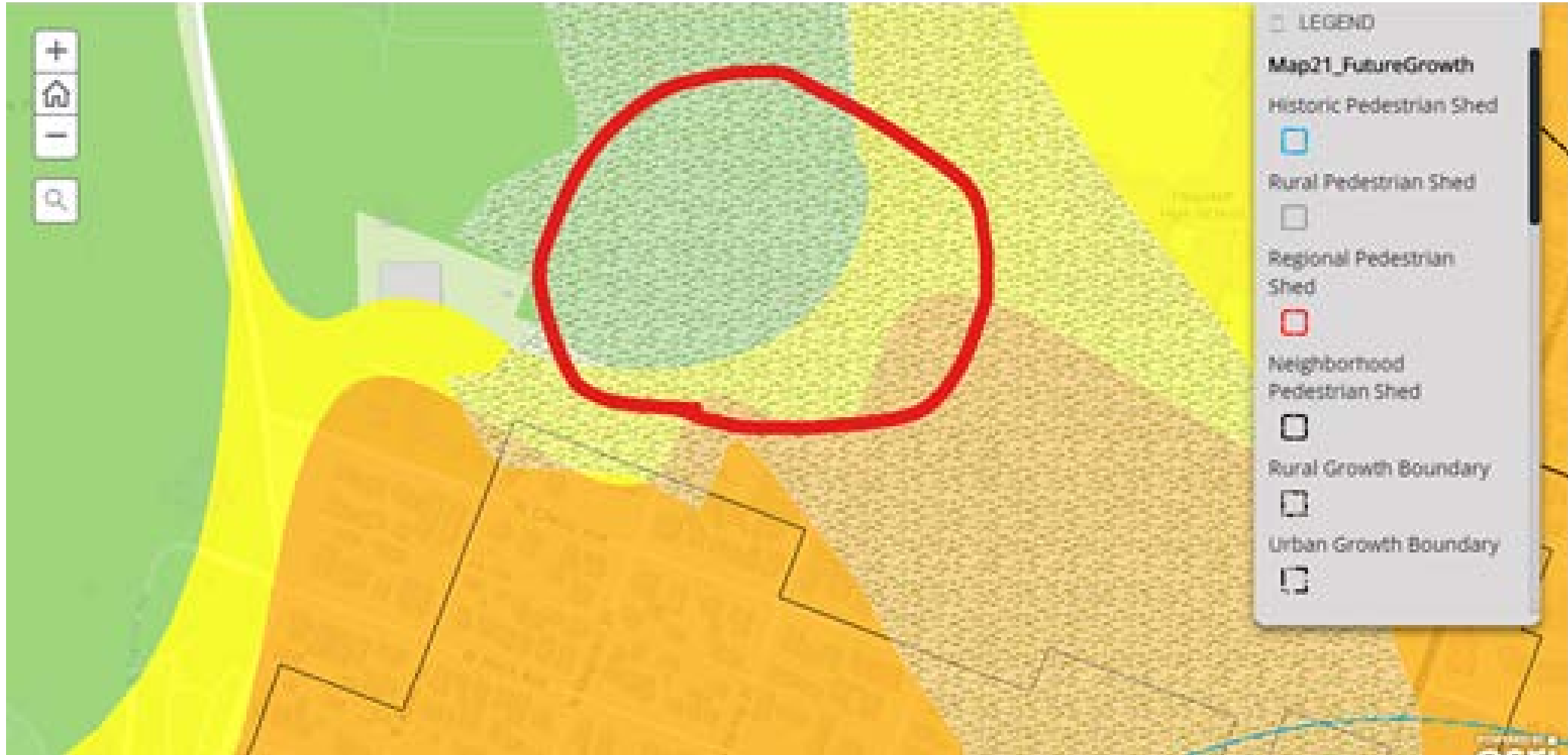
## Real Estate History

- 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.”



# Mogollon property planning

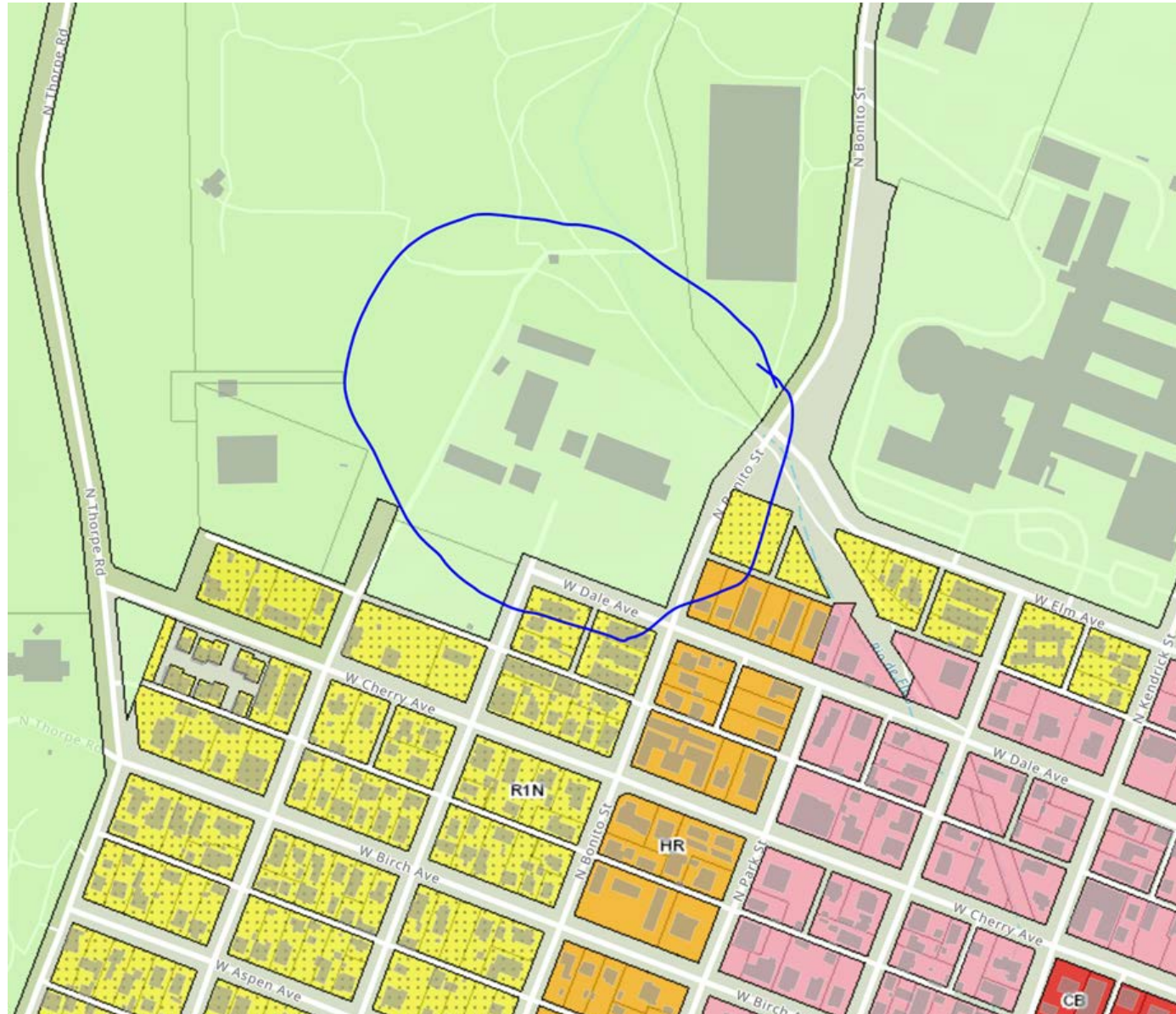
## Regional Plan





# Mogollon property planning

## 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)?



# 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. 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.

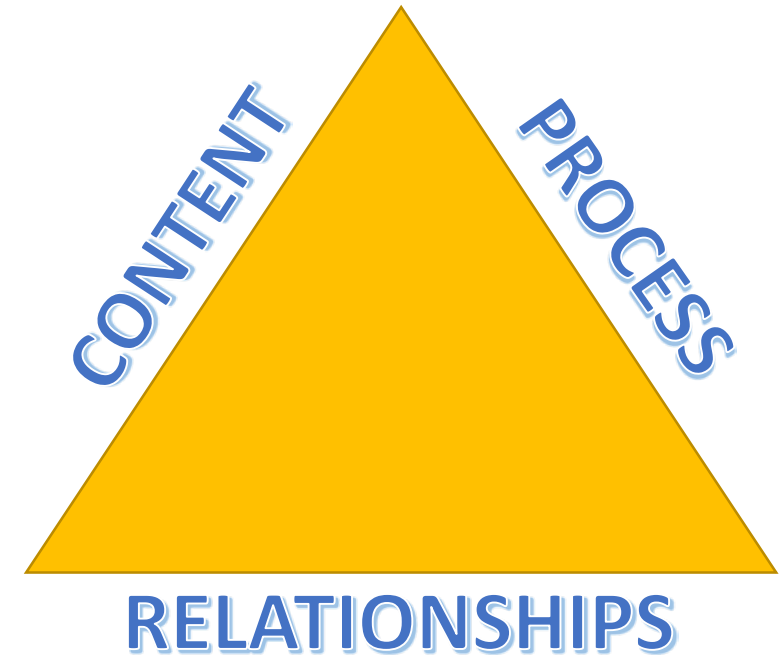




# Internal and External stakeholders

## 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



# Mogollon property planning

## Public Participation Consult Example

- Collect as much information as possible about public opinion
- Review with City Commissions
- Bring summary to City Council and have a work session about the topic
- Hold public hearings on proposed outcome



# Mogollon property planning

## Public Participation Involve Example

- Engage the public about options for the property
- Develop alternatives and present to a city group such as Council or a Commission to endorse,
- Hold workshop and allow the public to modify scenarios
- Poll the public on preference between alternatives on the Community Forum and at events,
- Bring Council information on preferences and Council selects alternatives.



# Mogollon property planning

## Public Participation Collaborate Example

- Create online survey and advertise widely
- Assemble focus groups based on survey information
- Invite key focus group participants to sit on a working group
- Provide information to the working group and allow them to create scenarios for the future of the property with guidelines from Council
- Hold workshops about possible alternatives and allow them to be modified
- Allow working group to select a preferred alternative, hold public workshop and present to Council for feedback
- Working group modifies the preferred alternative and staff presents to Council on their behalf



# Mogollon property planning

## 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



# Mogollon property planning

## 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



# Mogollon property planning

## 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](mailto:rsayers@flagstaffaz.gov)  
928.213.2306

