

Goals and Policies

Heritage Preservation

Goal S 1. Create awareness of the human stories that are the foundation of the Southside community.

Policy S 1.1. Create a collection of stories from Southside residents about people, places and events instrumental to the community, especially the stories of underrepresented people.

Policy S 1.2. Create platforms and experiences that connect visitors and residents to the historic stories of the Southside.

Policy S 1.3: Develop useable and accessible public art and historic interpretation that returns the value of research and storytelling to the community.

Goal S 2 Protect the landmarks and historic character that make Southside a unique community in Flagstaff.

Policy S 2.1. Support adaptive reuse through the adoption of incentives for the Southside's commercial buildings that provide relief from landscaping, parking, and other requirements.

Policy S 2.2. Preserve the integrity of contributing and individually significant historic commercial and residential buildings, through targeted landmark overlays and local historic or character preservation overlays.¹

Policy S 2.3. Protect and promote the adaptive reuse of landmarks in the Southside, including Route 66 signs, architecture and history, and cultural and familial landmarks and places of importance.

Policy S 2.4. Replicate patterns, materials, and architectural features of historic building in new construction.

Policy S 2.5. Encourage interpretation of demolished buildings with permanent installations with photos and stories tied to the people and events of the community's history when new buildings are proposed on site.

GOAL S 3. Create greater awareness of programs and incentives that support the preservation of historic properties, particularly single-family homes.

Policy S 3.1. Encourage the preservation and rehabilitation of, and allow for appropriate additions to small historic structures, such as cottages and family homes, over demolition and replacement in all subareas.

Heritage Preservation - Flagstaff Regional Plan 2030 Relevant Goals and Policies

Goal CC.2. Preserve, restore, and rehabilitate heritage resources to better appreciate our culture.

Policy LU.10.3. Value the Historic Neighborhoods established around downtown by maintaining and improving their highly walkable character, transit accessibility, diverse mix of land uses, and historic building form.

1. Landmarks, historic properties, and historic overlay zones all fall under the Flagstaff Register of Historic Places per the Flagstaff Zoning Code.



Chapter 4: Potential Strategies

As stated in Chapter 3, strategies are suggestions and ideas on how to achieve the goals and policies of the Southside Community Plan. Strategies were compiled from public participation, subject matter expertise, and the tools available to the City for plan implementation. All strategies in this Chapter are conceptual, and if they are implemented, may be adjusted based on changes in conditions, available technology, and further public input. Changing how a strategy is implemented does not require a plan amendment so long as the new strategy achieves the goals and policies of the Plan.

Heritage Preservation

- Invest seed funds and access grant funding for a Southside Historiography project to collect stories and make them accessible to all.
- Form collaborative partnerships with the City of Flagstaff, Southside Community Association, the Arizona Historical Society and individuals, non-profits, and institutions centered on storytelling and documentation of historic populations underrepresented in the story of Flagstaff.
- Work with property owners to create targeted landmark overlays and local historic preservation districts and to support grants, which preserve the integrity of historic commercial and residential buildings, especially in the following locations:
 - Phoenix Avenue
 - Agassiz Street north of Butler Avenue
 - Humphreys Street and Mikes Pike
 - South San Francisco Street
 - South Leroux Street
- Consider a historic preservation overlay that gives the Heritage Preservation Commission the ability to review the design of exterior changes to contributing structures that change the material, bulk, mass, or scale of the structure.
- Require a public notice for Heritage Preservation Commission (HPC) agenda items in the Southside to be posted on the property 14 days prior to the Commission's review.
- Change the Zoning Code to allow a hold of demolition permits for contributing structures with significance and integrity for 30-90 days with the recommendation of the HPC in order to give the property owner and community time to consider the findings of the report.
- Ensure that homeowners are aware that the alternative building codes, such as the International Existing Building Code (IEBC), can be applied to contributing structures and their renovations.
- Work with congregations on Landmark Overlay designations for all historic churches within the Southside.

- Support grant applications for National Park Service African American Civil Rights Grants, Underrepresented Community Grants, Save America's Treasures, and other historic preservation grants in the Southside, along with any other grants that would assist with protecting and maintaining the character and recording the neighborhood's historic and cultural significance.
- If the contributing structures in the historic district fall below fifty percent, redraw the district to prevent delisting of the entire district.

Growth and Change

- Develop Zoning Codes Standards and guidelines for all subareas that reduce or eliminate nonconformity for historic buildings.
- Revise the Zoning Code to implement the Southside Community Plan policies by rescinding the Conventional and Transect Zoning in the Southside and replace with new zones that simplify regulations, add flexibility, and accommodate diverse incomes and lifestyles.
- Encourage redevelopment projects to involve local organizations to help them get necessary space to provide public services and facilities.
- Encourage the addition of childcare, school, and medical facilities in redevelopment projects.
- Allow for one-story commercial buildings in the transect zones south of Route 66, if the transect zoning is retained.
- Encourage affordable housing projects in the Southside, including those that adaptively reuse historic homes and buildings.
- The community will continue to research and investigate linkage funds, community benefits agreements, and other ways to ensure a just transition of land uses.
- Monitor and create response plans to the issue of short term rentals in the community. Consider limits and licensing if allowed by State law.
- Offer one-on-one discussions of current zoning code requirements and proposed changes to property owners.

