



Flagstaff Regional Plan Housing Commission

Sara Dechter, AICP CP3
Comprehensive Planning Manager






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Flagstaff Regional Plan

Regional Plan History

- **1977 – Flagstaff’s first General Plan adopted**
- **1987 – First General Plan to incorporate land use maps**
- **2001 – Regional Land Use and Transportation Plan (City and County)**
- **2014 – Flagstaff Regional Plan 2030: Place Matters**




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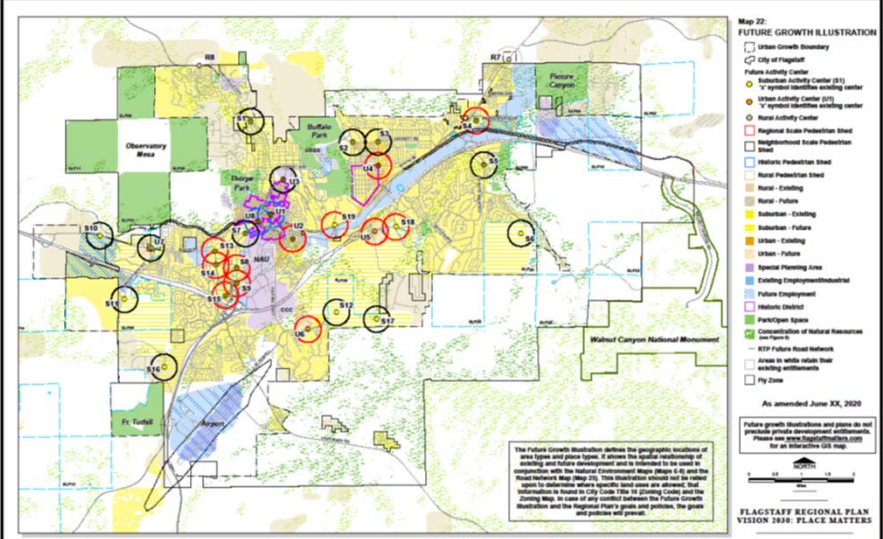
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Future Growth Illustration



- **Area Types:**
 - Urban
 - Suburban
 - Rural
 - Employment
 - Special Areas
 - Parks/Open Space
- **Place Types:**
 - Activity Centers
 - Neighborhoods
 - Commercial Corridors



Map 22: FUTURE GROWTH ILLUSTRATION

Legend:

- Urban Growth Boundary
- City of Flagstaff
- Future Activity Center (FAC)
- Neighborhood Activity Center (NAC)
- Urban Activity Center (UAC)
- Rural Activity Center (RAC)
- Regional Scale Pedestrian Street
- Neighborhood Scale Pedestrian Street
- Historic Pedestrian Street
- Rural Pedestrian Street
- Rural - Existing
- Rural - Future
- Suburban - Existing
- Suburban - Future
- Urban - Existing
- Urban - Future
- Special Planning Area
- Existing Employment/Industrial
- Future Employment
- Historic District
- Park/Open Space
- Concentration of Natural Resources and Parks
- RTP Future Road Network
- Area in white refers to existing conditions
- Fly Zone

As amended June XX, 2020

Future growth illustrations and plans do not constitute private development commitments. Please see www.flagstaffaz.gov for an interactive GIS map.

FLAGSTAFF REGIONAL PLAN VISION 2030: PLACE MATTERS

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Flagstaff Regional Plan



Refinement in Specific Plans

- **Create more specific versions of the Regional Plan**
- **Can amend the Regional Plan if necessary**
- **Provides goals and policies that eliminate conflicts from the broader goals and policies**



Downtown-Five Points Commercial Core

Legend:

- Existing
- Neighborhood
- Regional
- Proposed Historic Activity Centers
- Downtown-Five Points Commercial Core
- Railroad
- Southside National Historic District
- Downtown Regulating Plan Boundary
- NAU

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Uses of a Specific Plans



A Specific Plan can...


- Provide a roadmap for City-community relationship
- Refine the Regional Plan's area and place types
- Influence rezoning requests and Zoning Code updates
- Identify new projects for capital improvement programming
- Offer well thought out concepts and early insight into public participation for other projects
- Support grant applications and partnership strategies

A Specific Plan cannot...


- Change existing entitlements without further action
- Commit City resources or preempt decisions of the current or future Council
- Compel a private property owner to develop a particular use or type of building.
- Influence applications that are already



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What do these Plans say about Housing?




Regional Plan


- Stabilization of a neighborhood's identity and maintain cultural diversity
- Preserve existing housing
- Create a variety of housing types at different price points
- Increase the availability of affordable housing
- Reduce and renovate substandard housing units
- Address accessibility
- Eliminate homelessness



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What do these Plans say about Housing?




High Occupancy Housing


- HOH.9.1. Pursue affordable housing opportunities in HOH buildings because of their access to work, transit opportunities and services to meet the daily needs of residents.
- HOH.9.2. Provide more effective incentives in the Zoning Code to favor housing affordability and sustainability in a way that expands their use in HOH developments.
- Set a base residential density for mixed-use development in all or certain commercial zones and only allow densities above the base with certain thresholds of affordable housing contribution.



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What do these Plans say about Housing?



Flagstaff's High Occupancy Housing (HOH) Peer Cities

<http://flagstaff.az.gov/hohplan>

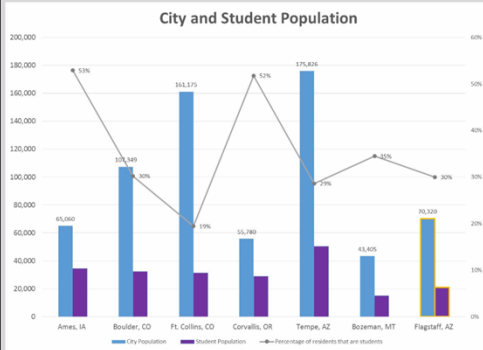
Peer Cities | Flagstaff | Ames | Boulder | Bozeman | Corvallis | Fort Collins | Tempe

Flagstaff's Peer Cities

City Staff initially researched twenty highly livable college communities by examining planning documents, policies, regulations, zoning codes, and third-party information. Staff also conducted personal interviews with planners and university liaisons from the identified peer communities. Based on findings, six focus cities were selected that are experiencing concerns similar to Flagstaff: growth, density, housing shortages and affordability.

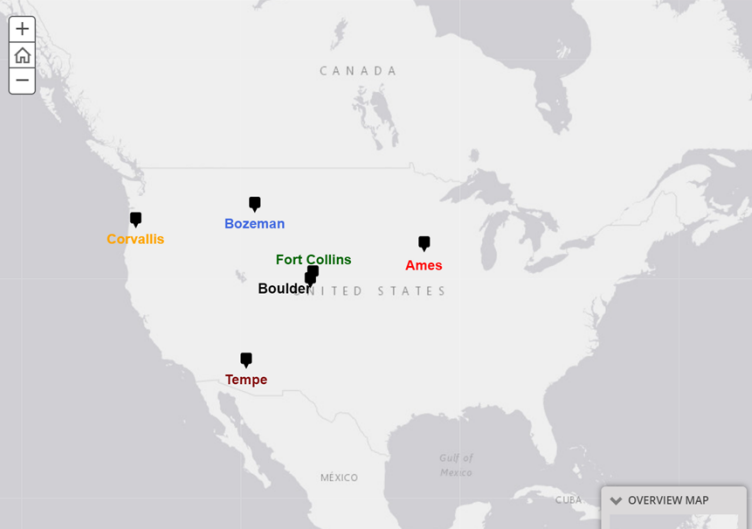
Approximately 1/3 of Flagstaff's population are students.

City and Student Population



City	City Population	Student Population	Percentage of residents that are students
Ames, IA	65,000	35,000	51%
Boulder, CO	107,149	35,000	30%
Ft. Collins, CO	161,175	35,000	19%
Corvallis, OR	55,789	35,000	52%
Tempe, AZ	175,824	35,000	20%
Bozeman, MT	43,805	35,000	40%
Flagstaff, AZ	70,129	23,000	30%

Sources: U.S. Census 2015 Population Estimates, Fall 2015 National Center for Educational Statistics (NCEES)



OVERVIEW MAP

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What do these Plans say about Housing?



Neighborhood Plans

- La Plaza Vieja
 - Promote the City's Owner-Occupied Housing Rehabilitation Program
 - Support efforts to establish a pilot rehabilitation program for rental housing in La Plaza Vieja.
 - Welcome affordable housing projects
- Southside Plan
 - Identifies potential sites for affordable housing
 - Retaining existing housing stock
 - Allowing for small lots to have multi-family clusters and small apartments similar to historic patterns.



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What have we heard about affordable housing?



- Diversify location of affordable housing
- High percentage of rental properties in some neighborhoods
- Limitations of using federal funds
- State law preventing inclusionary zoning
- Land value inflation from high occupancy housing
- Parking requirements and/or lack of requirements



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Regional and Specific Plan resources




- Regional Plan: www.flagstaffmatters.com
- High Occupancy Housing Plan: www.flagstaff.az.gov/hohplan
- La Plaza Vieja Plan: www.flagstaff.az.gov/laplazavieja
- Southside Plan: www.flagstaff.az.gov/southsideplan
- Regional Plan Annual Report:
www.flagstaff.az.gov/3313/Annual-Reports




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Flagstaff Regional Plan



***Housing Commission
Comments, Questions and Discussion***



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