



**SOUTHSIDE COMMUNITY PLAN**  
**EMBRACE OUR HERITAGE**  
**ENHANCE OUR FUTURE**

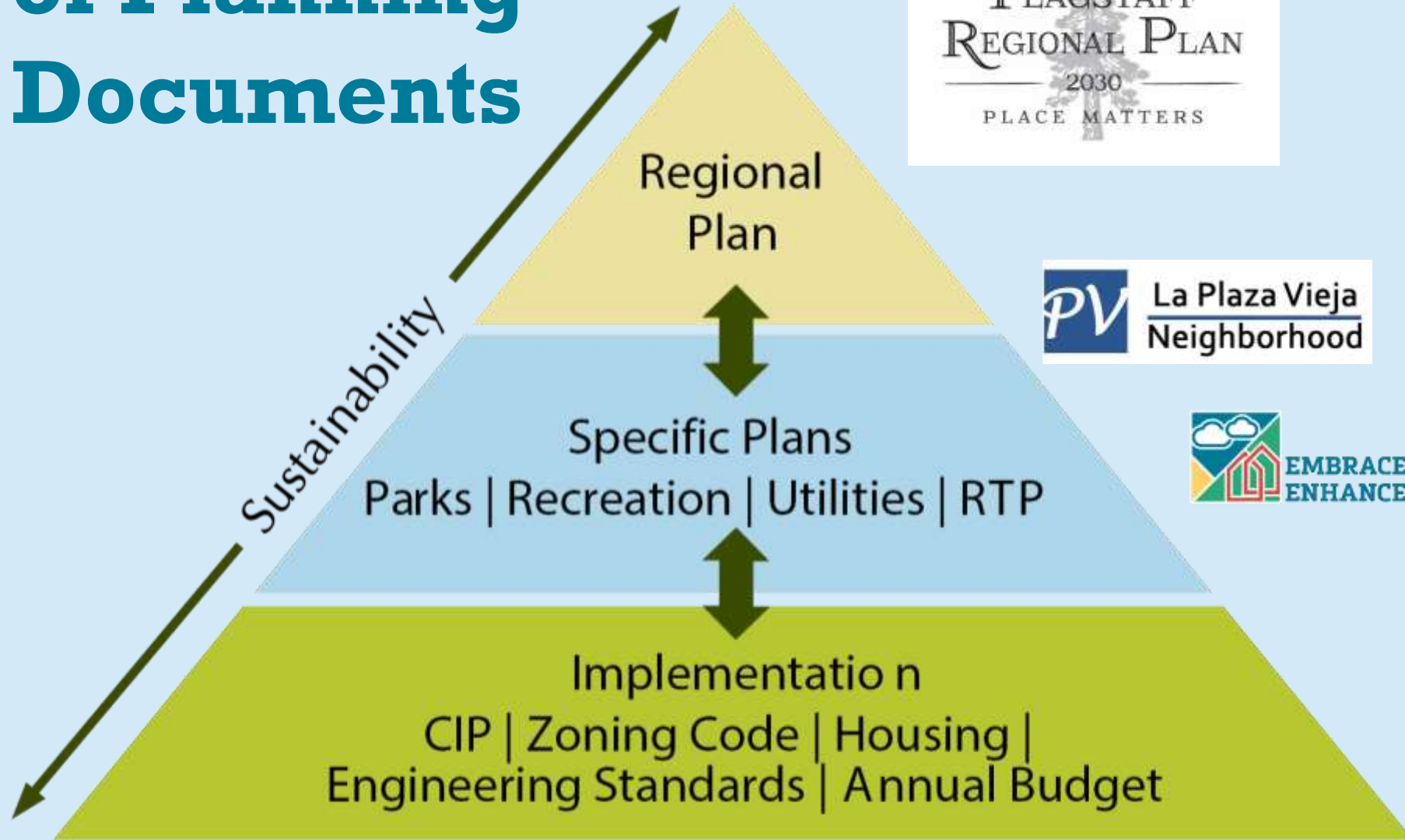
**60-Day Public Review**  
**Planning and Zoning Commission**

Wednesday, January 8, 2020

Sara Dechter, AICP, CP3

Comprehensive Planning Manager

# Hierarchy of Planning Documents



# Southside Plan Public Participation

Fall 2017 to  
Spring 2018



Community  
Visioning

*What do we  
want?*

Spring to  
Spring 2018



Needs &  
Solutions

*What needs  
to change and  
how?*

Summer to  
Winter 2019



Policymaking  
& Partnerships

*What can  
government &  
partnerships do  
to make the  
vision reality?*

WE  
ARE  
HERE

Winter 2019 to  
Summer 2020



60-Day Public Review

Prepare and  
Adopt a Plan

*Do we have  
consensus  
about the  
future of  
Southside?*



## The Southside Stakeholder Group

- Invited by the Southside Community Association
- 14 meetings to consider, revise and evaluate goals, policies and strategies
- Neutral facilitation supported by the City
- Open and advertised to the public

# 60-day Public Review Objectives



- Identify gaps and generate alternatives for the draft plan
- Gain an understanding of how the public would prioritize strategies given limited resources
- Surface any fatal flaws in the draft Plan
- Hear from as many people as possible

Comments should be submitted to Sara Dechter,  
Comprehensive Planning Manager, by Tuesday February 4,  
2020 by email or mail

# Plan Content



- Summary of Site and Area Analysis
- Goals and Policies
  - Proposed Regional Plan amendment
  - Subareas with desired characteristics
- Concept Plan
- Potential Strategies (unprioritized)

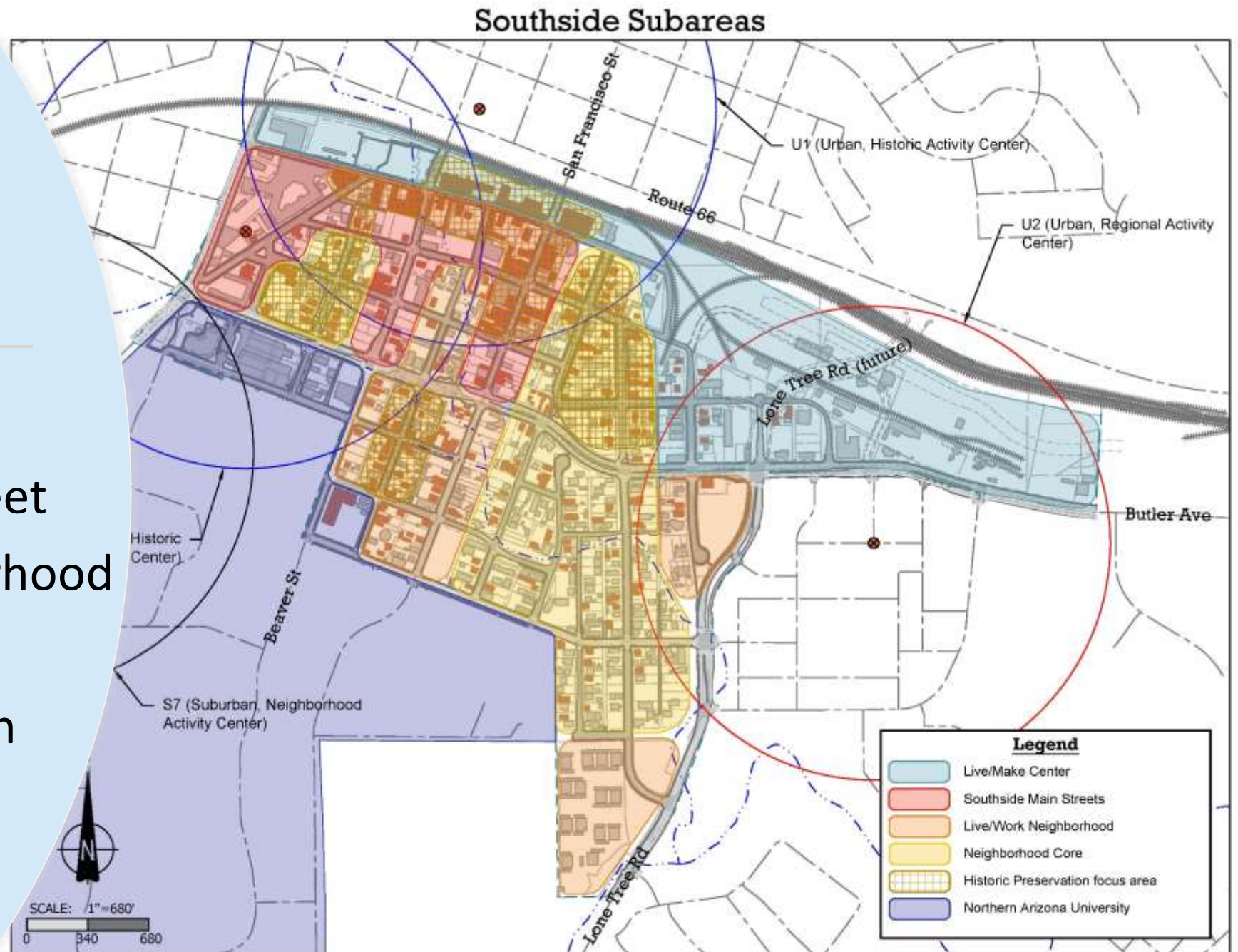
# Goals and Policies

- Heritage Preservation
- Growth and Change
- Business and Live/Work
- Parks and community Spaces
- Parking
- Transportation
- Flooding and Other Emergencies
- Public Safety



# Southside Subareas

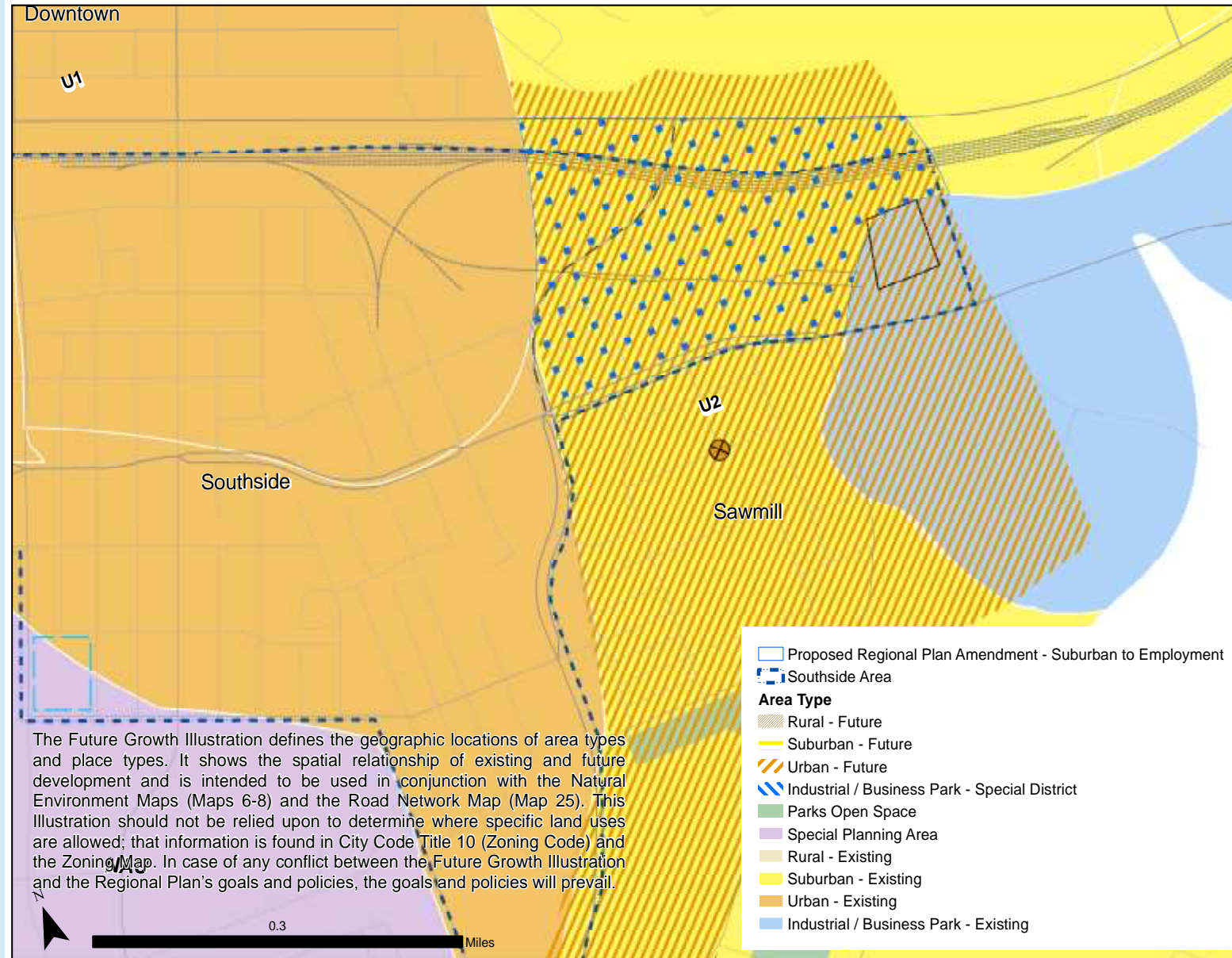
- Live/ Make Center
- Southside Main Street
- Live/Work Neighborhood
- Neighborhood Core
- Historic Preservation focus areas
- Historic Preservation focus areas



# Proposed Regional Plan Amendment

- 35.6 acres of Existing Suburban to Future Urban and Existing Employment area types
- Text amendment: “Industrial not appropriate for urban context” to “Industrial not appropriate for urban context unless allowed by a specific plan.” (page IX-39)

Proposed Regional Plan Amendment



# Live/Make Center

- Few historic resources, except for Phoenix Avenue
- Manufacturing and Transportation history
- Scale larger but architecture and materials draw from historic character



# Southside Main Streets



- San Francisco is a significant community asset
- Adaptive reuse focus with compatible infill
- Moderate increases in density



# Live/Work Neighborhood

- Historic pattern shows flexibility between residential and commercial environment that current zoning limits.
- Infill for apartments and Live/Work buildings
- Allowing “hidden” density
- Preserving historic single-family homes





**Live/Make Concept**



**Larger Lot Main Street Infill  
with Parking Garage**



**Larger Lot Main Street Infill  
without Parking garage**

Variations in  
Scale and  
Architecture by  
Subarea

*What needs to  
be added to  
accurately  
communicate the  
desired character  
in these areas?*



**Small Lot Main Street Infill**

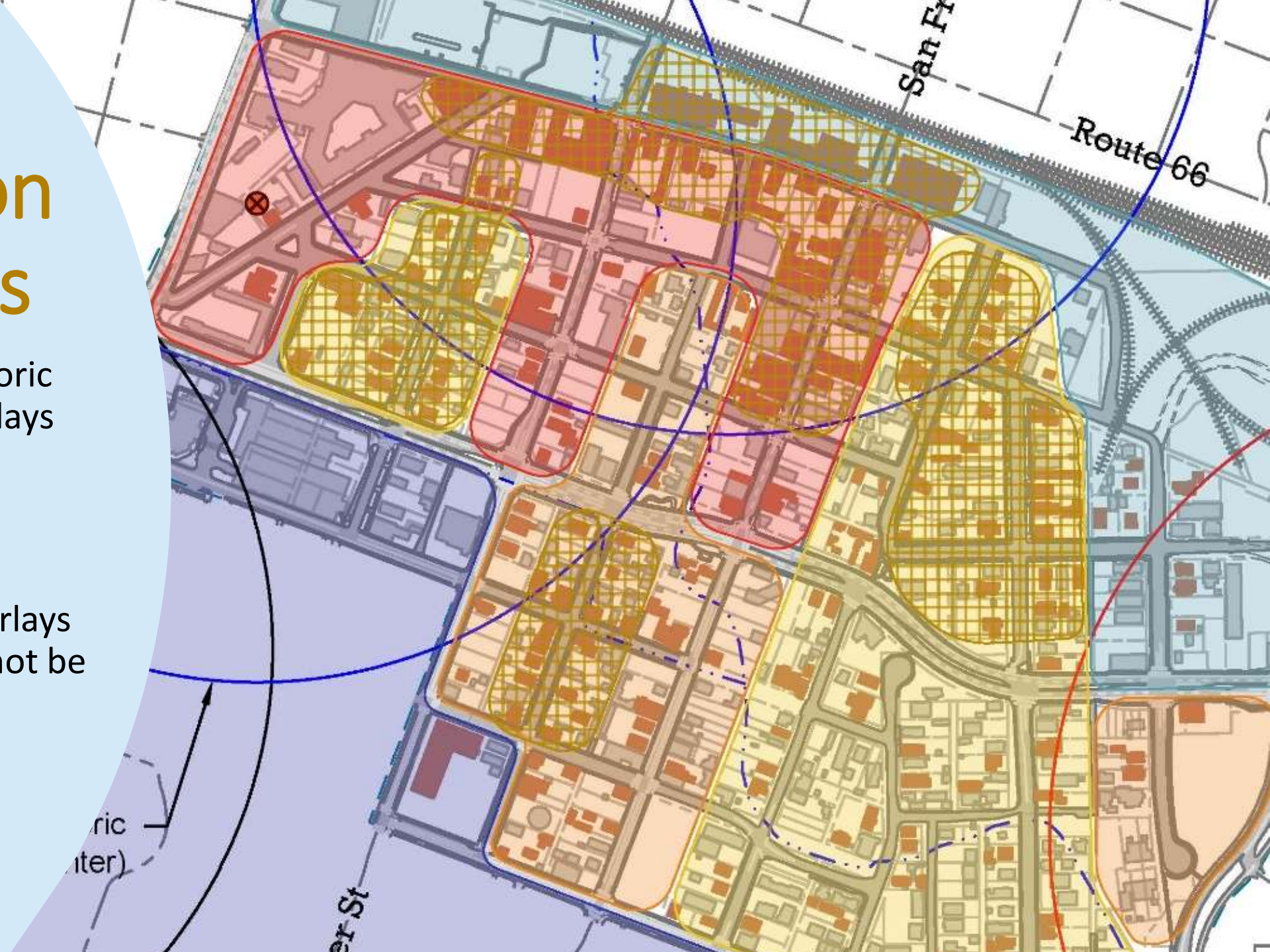
# Neighborhood Core

- Preserving historic single-family homes
- Small apartments, Accessory dwelling units and duplexes for infill
- Transect add Basque dormitories needed to allow re-occupation of historic building type.



# Historic Preservation Focus Areas

- Prioritize work on historic designations and overlays for smaller areas with property owners
- Consensus process
- Support landmark overlays where consensus cannot be reached

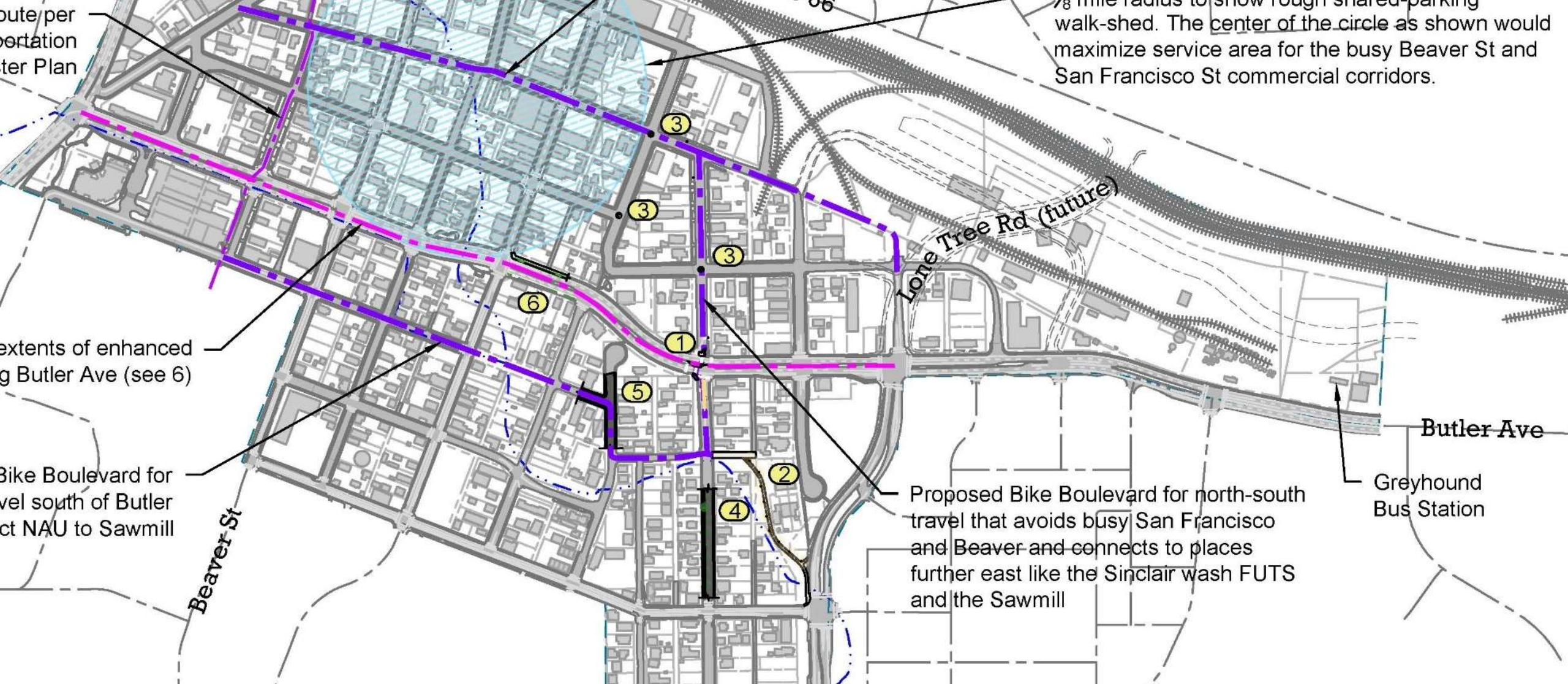




# Transportation Issues and Opportunities



- Lone Tree Corridor
- Crossing Butler Avenue
- Bicycle and Pedestrian Safety
- Parking
- Lack of Park Space
- Incomplete Infrastructure



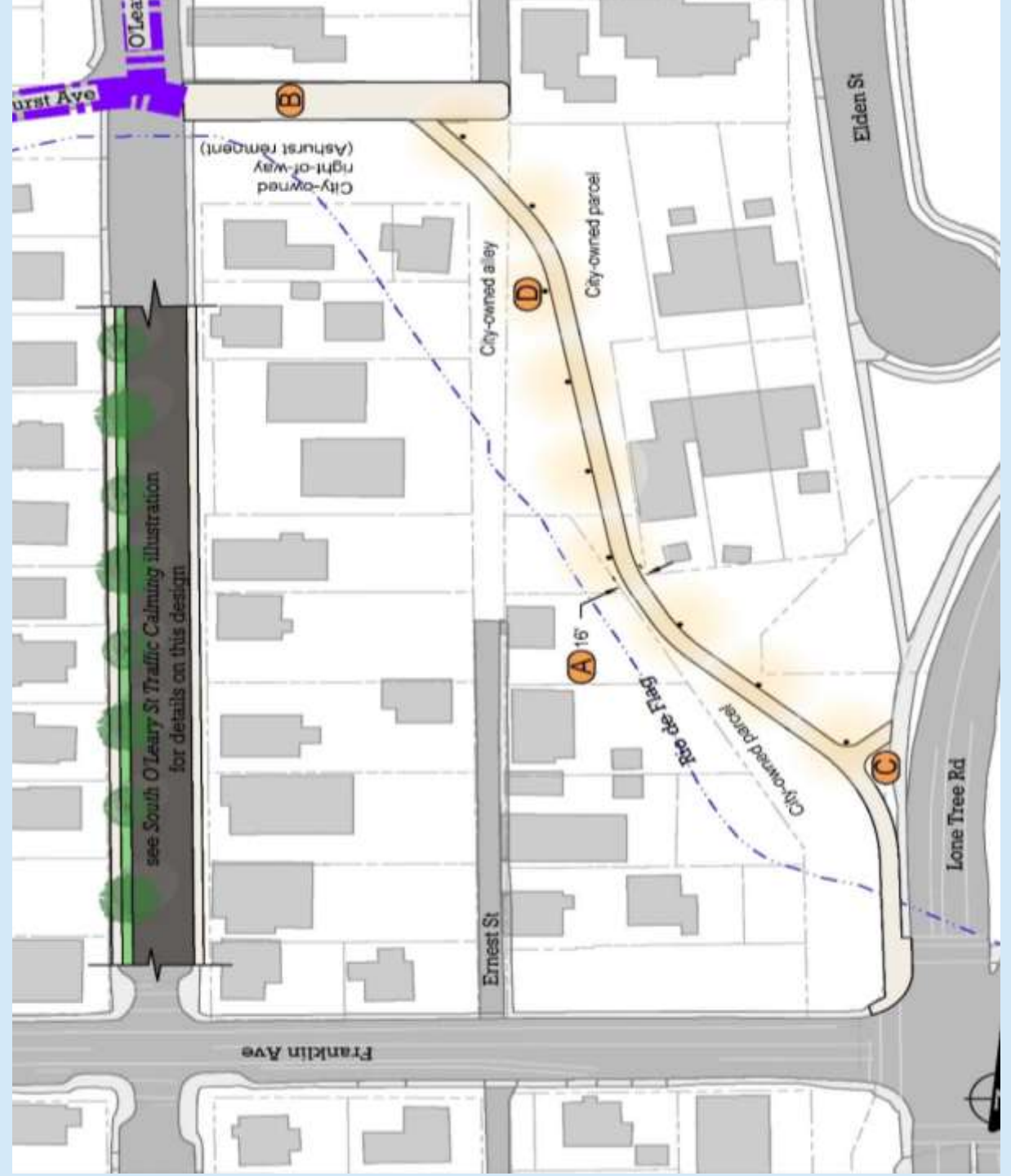
# Lone Tree Corridor

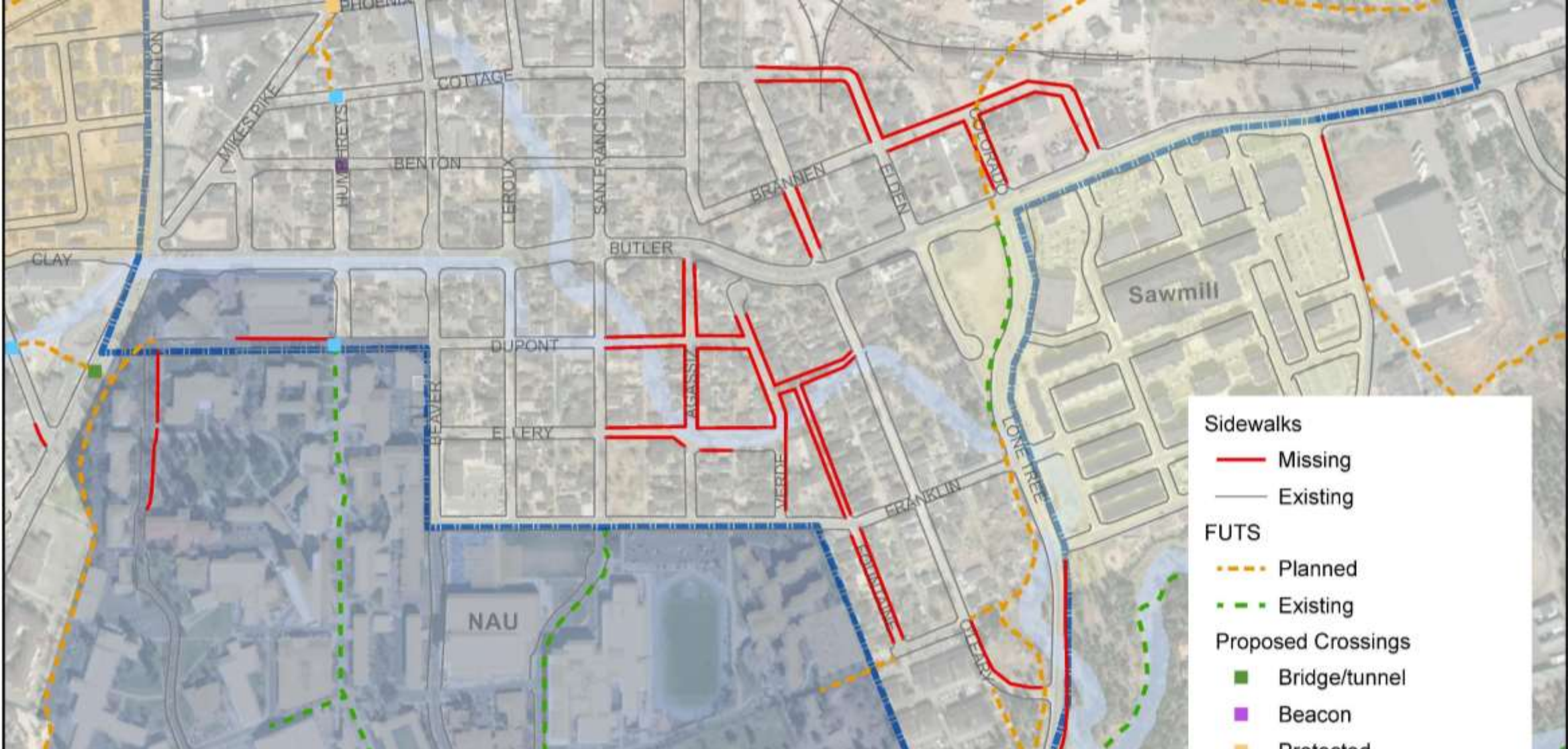
**Legend**

1 - Enhanced Pedestrian/Bicycle Crossing

# O'Leary Street FUTS Connection

- Controversial with nearby residents
- Crime Prevention through Environmental Design is highly requested
- City will have specific neighbor meeting for this location during the 60-day review





# Incomplete Infrastructure



# Parks Issues and Opportunities



- Finding an appropriate location
- Expense of property in the Southside
- Desire for a vibrant urban neighborhood
- Parity with other urban neighborhoods
- Mixed feedback on what to do about the Rio



## Park Concepts in the Southside Community Plan





# 1 – Mikes Pike Pocket Park





# 4 – Under Lone Tree Park Opportunities



# Potential Strategies



- 110 potential strategies identifies
- Asking the public to provide feedback that will help prioritize them
- In some cases, choose between alternative strategies

## Keep in mind



- Embracing Our Heritage and Enhancing Our Future is not an easy task.
- This is a key opportunity to influence the plan.
- Until the plan is adopted by City Council, nothing in the draft Southside Community Plan or the associated documents is final.
- Based on the community's feedback, goals, policies, strategies and illustrations may be changed before the final plan is produced.

Public Review  
ends on  
Feb. 4, 2020



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