



Strengths


Flagstaff urban areas staying historical, walkable, and open to all.  8.7 /10

Reflection of city and citizen interactions is quite comforting and informative  7.0 /10

Attention to neighborhood concerns and plans  7.0 /10

Local input  8.1 /10

The current plan is wide-ranging in scope (as it should be) and attempts to directly address challenges facing the region related to planning, land use, & the built environment. Related to Chapter IX - Growth Areas & Land Use: Strengths are evident with the detail related to Reinvestment & Infill portions of Chapter IX (Goals LU.1, LU.9, LU.10, LU.11) emphasizing reinvestment and infill development in previously developed urban areas. These goals are stated clearly and directly.  5.9 /10

The Plan is a reasonably well balanced effort to express the positive values held by the greater Flagstaff community.  7.4 /10

Reinvestment policies  5.8 /10

Mixed use developments  6.2 /10

Guiding Principles  6.8 /10

Scenery and Natural beauty  8.6 /10

Inclusion of activity centers, arts, science and education  7.3 /10


Carbon Neutrality and Energy  7.3 /10

Heritage and Culture  7.6 /10

Conservation of the Natural Environment and Open Space  8.5 /10

Opportunities

Create a City/County task force to help coordinate tribal input on regional issues.  - /10


Discuss the "build forward" element in modern city planning. Target is the old model, with parking in front and the building in the rear. The Standard is the new model, with the building at the sidewalk and parking behind or inside. Imagine a nicely landscaped 5' berm in front of Target so that cars driving by saw only the landscaping, the tops of the trees in the parking lot and the mountains beyond. In contrast, imagine Fourth Street built out in the modern style with 60' buildings at the sidewalk and no view of Mt Elden. That canyon effect is the current plan.  - /10

Address the issues of height and set back for commercial properties in the Flagstaff Zoning Code in ways  - /10

Weaknesses


Great streets don't exist much south of Butler.  5.4 /10


Increase surveying of underrepresenting groups: Latina/o, Indigenous, Black etc.  6.7 /10

Weaknesses seem to be (predictably) associated with how to craft text that is applicable to a variety of conceivable land-use scenarios. These more open-ended areas seem to be mostly associated with rural/greenfield development and natural resources. (LU.2, LU.8, LU.14, LU.17).  5.3 /10

Urgency of Climate Change  7.8 /10


Not harvesting windpower to the best of our ability.  4.5 /10


No plans for potable water to residential homes to be used for outdoor gardening/watering. The promotion of rock lawns or artificial lawns will have the ill effect to make temperatures in neighborhoods and throughout the city, rise.  5.9 /10

Adoption of denser activity centers has led to the unpopular high rises in the community and looks like "Phoenixing Flagstaff." The "mountain town" flavor of the community is being lost.  6.0 /10

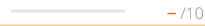
Threats

There are not enough inroads for BIPOC collaborations that don't already serve the dominant social order.  - /10

Structural barriers, banking, policy planning, decisionmakers who maintain a status quo that might be considered "structured racism" (not attitudes, but continued control by those who have inherited power, wealth and privilege via racial privilege).  - /10

Political environment/logjam/seems to threaten collaboration and needed progress on city and county planning and implementation  - /10

that do not trigger Proposition 207 lawsuits. (Most commercial property in Flagstaff is zoned for 60' height 10' back from the sidewalk, leading to projects like the new apartment building that looms over the Highway 180 gateway near Forest Ave.)



7.0/10

Create a joint City/County workforce housing agency with housing land trusts and as a primary goal. (The City has a very good start on this that would be strengthened by County involvement.)



8.8/10

Encourage Accessory Dwelling Units in the City and County as a way to provide more housing while maintaining community character.



8.3/10

Implement standards to create wide multimodal sidewalks instead of street level bike lanes, especially on streets with speed limits over 25mph.



7.7/10

There is the need for more collaboration between city and county with regard to planning for land use and zoning. The city is limited and can not be all things to all residents in the future as far as housing, space for business/employers, as well as goods & services. The county has more developable land than the city will need to plan for the growth and needs that the region is currently experiencing which is inevitable to continue in the future.



5.0/10

Creation of smaller affordable homes



8.3/10

Encourage all-electric utilities in new construction and renovation.



7.4/10

Work with the Snow Bowl on a plan that would provide potable water for snow making in exchange for City water conservation projects funded by Snow Bowl.



7.9/10

Create a plan to incorporate potable re-use into the City water system.



8.9/10

Prioritize the Conservation Land System goal to maintain critical wildlife and vegetation resources on a landscape scale. This is especially important as we see landscape scale renewable energy development being developed.



3.3/10

Create a high level task force to rapidly and effectively implement the Four Forest Restoration Initiative. Council, Supervisors, federal and state agency heads, US Senators and Members of Congress, the Governor.



7.2/10

Welcome new knowledge approaches from new and outgoing residents: Those who come to the mountain can explain better why they are here; and their experiences can help retain others.



5.2/10

establish a strong foundation based on environment and equity



7.7/10

Circle up more engagement with content and service experts who have skills and experience in Diversity, Equity and Inclusion

state legislature restrictions against self-governance, property rights that conflict with good planning



7.0/10

Not enough affordability of housing, jobs, schooling for diverse populations



8.8/10

Rapidly increased construction costs over the last few years will likely impact financial viability for infill, and adaptive re-use projects (and their associated Land Use Goals in Chapter XI). Incentivizing these types of projects would seem to be crucial in ensuring the Urban reinvestment portions of Chapter XI are attainable).



8.3/10

Lack of creativity, courage, regional coordination and financial resources. The Four Forest Restoration Initiative is 12 years old and critical watersheds in the Flagstaff region are still not thinned to make them safe. The City, County and USFS have become masters of flood control but have been unable to address the cause of the flooding - wildfires across landscapes that need thinning. A fire across the Rio de Flag watershed could cause flooding that would cost \$billions and put Flagstaff out of business for years.



7.7/10

Existing legal and policy frameworks stymie efforts to provide residents greater control over resources, utilities, affordable homes, child care needs and new jobs.



5.0/10

Apathy. The city has asked for community input on many issues lately and there is the threat that people will tune out and not engage on this issue. Also, many of our younger residents that are not established or are fearing they will never be home owners here in the Flagstaff area due to the housing crisis will likely not engage if they dont see themselves able to stay here.



7.4/10

Future growth



7.9/10

Climate Concerns - water...fire



8.9/10

4th street has not improved--buildings don't fit with the character of Flagstaff. The road itself is fine, but there are businesses that are so run down, they should be torn down. Look at the number of buildings that are not occupied and what can be done about the "urban blight" in the corridor.



3.3/10

Milton Road not being able to handle the increase in traffic. Milton road is not very safe for pedestrian or bikes.

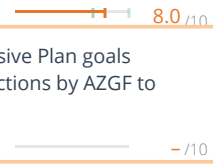

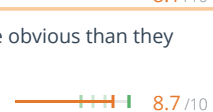
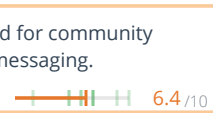






7.2/10

Land ownership by Feds and State create less land to use. This is also a strength.



5.2/10

<p>Create a joint City/County Plant Ecologist position to coordinate the many Comprehensive Plan goals related to vegetation. This would be parallel to the function provided across all jurisdictions by AZGF to maintain goals relating to wildlife.</p>	 <p>8.0 /10</p>
<p>As the indirect impacts of climate change are more directly felt on the local community (increased tourism during heat waves, increased fire activity, etc.) I'm curious if there may be more public interest/support in pursuing land use policies & goals that directly respond to climate and carbon neutrality goals. More broadly, local jurisdictions simplifying or incentivizing desired development typologies (such as the City of Flagstaff's recent ADU incentives) are also opportunities to guide development patterns in a way that align with stated goals of the Regional Plan</p>	 <p>8.1 /10</p>
<p>The impacts of population growth and climate change are now farther along and more obvious than they were a decade ago.</p>	 <p>8.7 /10</p>
<p>There are more opportunities for outreach and messaging about the Plan and the need for community input such as the platform NextDoor and enlisting the assistance of realtors to share messaging.</p>	 <p>6.4 /10</p>
<p>Educational institutions that train future planners and city leaders.</p>	 <p>6.4 /10</p>
<p>Caring about growth in our community - neighborhoods, people, planners</p>	 <p>6.2 /10</p>
<p>The ability to plan for the weaknesses and threats.</p>	 <p>6.2 /10</p>
<p>More knowledge of what works and what doesn't work.</p>	 <p>6.2 /10</p>

