

# Agenda Item 10.I

Land Availability and Suitability  
Study and Development Code and  
Process Analysis





# Project Introduction

This is a multi-pronged initiative to address critical long-term planning and resiliency needs:

- Partnership between Planning, Housing and Sustainability
- Provides much-needed base for high-level coordination between numerous City Divisions/Sections
  - Engineering (Development Engineering and Transportation), Fire, Building Safety, Economic Vitality, Water Services, Mountain Line) and others



# Project Introduction

The project will conduct an in-depth analysis of:

1. What land is available in Flagstaff and what is development potential and barriers
2. In-depth development code and process analysis through the lens of City Council commitments to address Housing and Climate
3. Analysis what's working and what is not

*\*This analysis will test theory against approved projects.*



# Coordination and Public Outreach

## Project Meetings and Coordination



## Public Outreach

- Focus Groups
  - Developers
  - Design Community
  - Other Interested Groups
- Advisory Committee Meetings
  - Housing Commission
  - Transportation Commission
  - Sustainability Commission
  - Others as appropriate
- Planning & Zoning Commission and City Council

# Scope of Project

1. Land Availability and Suitability Analysis (LASS)
2. Code and Process Analysis





# 1. LASS



## Why Doing?

- Limited land left to develop and many needs
- Provides context for recommending “right-sized” code amendments

## Scope Overview

- Land Inventory and Analysis
  - Identify approximately 50 Opportunity Sites
- Suitability Analysis
  - Evaluation of Site Constraints
  - Infrastructure Gap Analysis
  - Regional Cost Reduction Strategies
- Vacant Residential Land Report



# 2. Code and Process Analysis

## Codes to Be Evaluated

- Fire Code
- Engineering design standards and Specification for new infrastructure
- Zoning Code
- General Plans and Subdivision
- Public Ways and Property
- Building Regulations
- Transportation Impact Analysis Manual
- Incentive Policy for Affordable Housing
- Other identified affected codes, standards, policies and plans

## Process Analysis

- Development Review
  - Inter-Division Staff (IDS)
- Planning reviews
  - Concept plans, site plans, conditional use permit, and zoning map amendments
- Other processes as identified



# Deliverables



Public Outreach Plan



Vacant Residential Land  
and Site Suitability Report



Code Diagnosis



Code Recommendations  
and Impact Report

# Schedule

## Performance Schedule

6/29/2023



Notice to Proceed-->	2023		2024			
	Q3	Q4	Q1	Q2	Q3	Q4
<b>Task 1.0 Project Meetings and Coordination</b>			★			
1.1 Kickoff Meeting						
1.2 Project Meetings and Coordination						
1.3 Commission Council Meetings						
1.4 Developer and Stakeholder Outreach						
1.5 Optional Project Team Meetings						
1.6 Committee Meetings / Community Engagement						
<b>Task 2.0 – Land Availability / Site Suitability Analysis</b>						
2.1 Vacant and Partially Vacant Land Analysis						
2.2 Suitability Analysis - Policy Recommendations Matrix						
2.3 Infrastructure Gap Analysis						
2.4 Regional Development Cost Reduction Strategies						
2.5 Suitability Analysis - Evaluation of Site Constraints						
2.6 Vacant Residential Land and Site Suitability Report						
<b>Task 3.0 – Development Code Diagnosis</b>						
3.1 – Code Diagnosis Approach Memorandum						
3.2 – Recent Project Case Studies						
3.3 – Equity and Displacement Vulnerability Assessment						
3.4 – Building-related Code Diagnosis						
3.5 – Engineering Standards Diagnosis						
3.6 - Physical and Financial Prototype Modeling						
3.7 – Code Diagnosis Deliverable						
<b>Task 4.0 – Code Update Concepts</b>						
4.1 – Code Update Concepts Approach Memorandum						
4.2 – Best Practices and Literature Review						
4.3 – Staff Brainstorm Meetings						
4.4 – Code Update Concepts Deliverable						
<b>Task 5.0 – Code Recommendations and Impact Report</b>						
5.1 – Code Recommendations and Impacts Approach Memorandum						
5.2 – Code Recommendations						
5.3 – Code Impact Modeling - Prototypes						



## Performance Schedule

6/29/2023

5.4 – Code Impact Modeling – Citywide Housing Capacity						
5.5 – Code Impact Modeling – Equity and Displacement						
5.6 – Code Impact Modeling – Sustainability and Carbon Neutrality						
5.7 – Code Recommendations and Impacts Report						
<b>Task 6.0 - Transit-related Code Assessment</b>						
6.1 – Transit Related Code Assessment Coordination						
6.2 – Approach Memorandum and Barriers Investigation						
6.3 – Code, Plan and Policy Review						
6.4 – Infrastructure/Operations Cost Sharing Opportunities						
6.5 – Code Recommendations Memorandum						



# Then What?



- Inform (and be informed) by the Regional Plan Update
- Staff will develop work program based on prioritized recommended code changes
- Staff will draft recommended code changes and conduct community outreach on those changes
- Staff will draft updated development review processes as recommended (vetted with stakeholders)



# What are We Doing in the Interim?

## Evaluating opportunities to complement the Code and Process Analysis

- Routine updates
  - Building Code is scheduled to be updated in 2024
  - Other minor code updates as applicable
- Engineering Standard
  - Level of Service
  - Vehicle Miles Traveled Calculator
- Regional Transportation Safety Plan/Vision Zero

# Discussion & Questions

Michelle McNulty, AICP  
Planning Director

[Michelle.mcnulty@flagstaffaz.gov](mailto:Michelle.mcnulty@flagstaffaz.gov)

Nicole Antonopoulos  
Sustainability Director

[nantonopoulos@flagstaffaz.gov](mailto:nantonopoulos@flagstaffaz.gov)

Sarah Darr  
Housing Director

[sdarr@flagstaffaz.gov](mailto:sdarr@flagstaffaz.gov)





# Project Background

## Declared Emergency

- Climate Emergency declared by City Council June 23, 2020
  - Residents asked the City to move more quickly than outlined in the 2018 Climate Action and Adaptation Plan
  - Flagstaff Carbon Neutrality Plan adopted June 2021

## Carbon Neutrality Plan

- 3 Core Climate Goals:
  - Goal One: Achieve carbon neutrality by 2030 through a combination of dramatic emissions reductions and significant investments in carbon dioxide removal
  - Goal Two: Prepare Flagstaff's communities, systems, and resources to be more resilient to climate change impacts
  - Goal Three: Address climate change in a manner that prioritizes those most impacted and ensures the costs and benefits of climate adaptation and mitigation are equitably distributed



# Project Background

## The “Big Shift”

- Integrating climate-focused strategy into all codes, regulations, and processes
- Rethinking our land use and transportation systems to prioritize walking, biking, and transit
- Changing the way the City plans infrastructure and works with developers
- Reconsidering land availability and density in existing and new neighborhoods



# Project Background

## Declared Emergency

- Housing Emergency declared by City Council December 1, 2020
  - Council committed to prioritizing affordable housing within City operations to create safe, decent, and affordable housing opportunities for all community members
  - A 10-year Housing Plan was developed to address the housing crisis by summarizing the City's immediate and long-term needs and strategies for improving housing affordability

## Flagstaff's 10-Year Housing Plan

- Code and Process focused policies
  - Create 1: Incentivize the creation of affordable units through various programs and mechanisms
  - Create 4: Amend the Flagstaff Zoning Code to facilitate the development of all housing types
  - Create 5: Explore regulatory efficiency and cost-saving practices
  - Preserve 1: Encourage the adaptive reuse of buildings
  - Protect 2: Ensure affordable housing is a part of every Flagstaff neighborhood and work to address disparate impact as part of any development or redevelopment



# Project Background

## Flagstaff Regional Plan 2030

### Goals Supporting this Project:

- Goal E&C.2. Achieve carbon neutrality for the Flagstaff community by 2030
- Goal E&C.3. Prepare Flagstaff's community systems and resources to be more resilient to climate change impacts, and address climate change in a manner that prioritizes those most impacted and ensures the costs and benefits of climate adaptation and mitigation are equitably distributed
- Goal E&C.4. Integrate available science into policies governing the use and conservation of Flagstaff's natural resources
- Goal LU.4. Balance housing and employment land uses with the preservation and protection of our unique natural and cultural setting
- Goal LU.6. Provide for a mix of land uses
- Goal LU.10. Increase the proportion of urban neighborhoods to achieve walkable, compact growth
- Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors