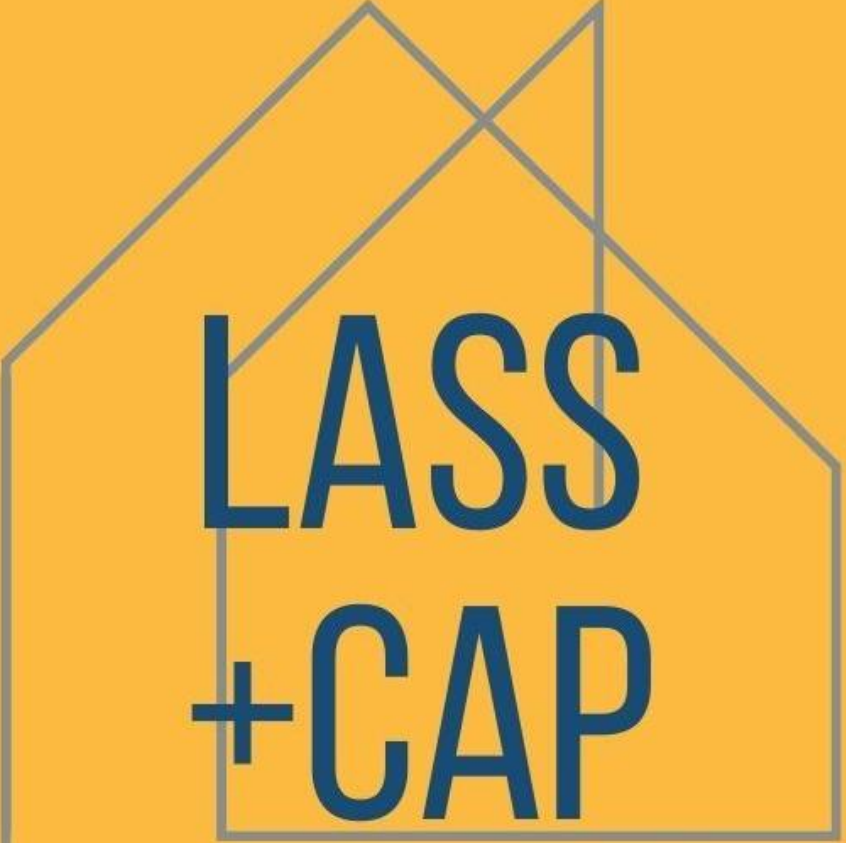


Project Introduction and Update

HOUSING COMMISSION

OCTOBER 26, 2023

PRESENTED BY: MICHELLE MCNULTY, AICP
PLANNING DIRECTOR



**LASS
+CAP**

LAND AVAILABILITY AND
SUITABILITY STUDY +
CODE ANALYSIS PROJECT

Project Introduction

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

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

Project Introduction

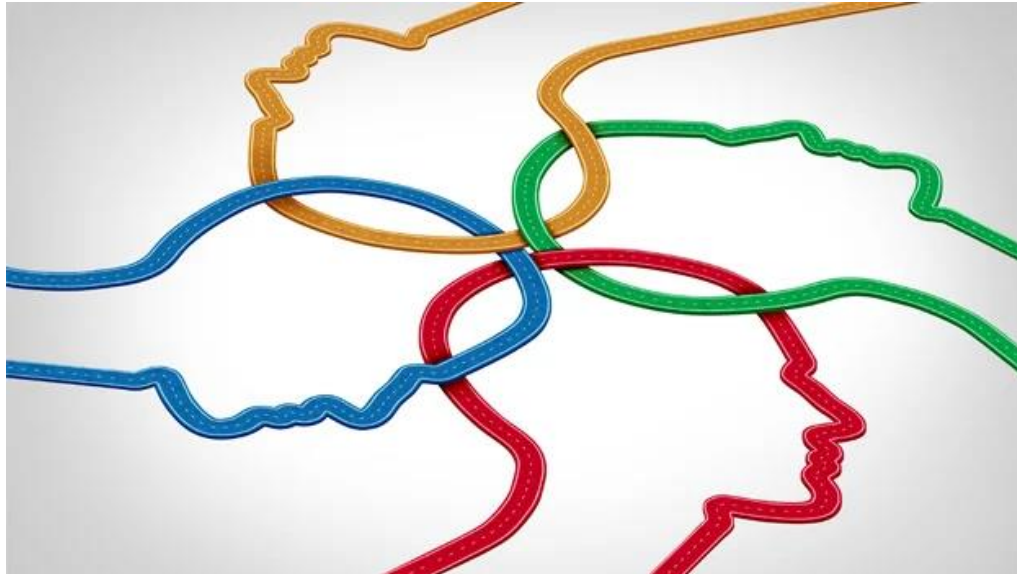
The project will conduct an in-depth analysis of:

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. What's working and what is not
- *Will test theory against approved projects*

Coordination and Public Outreach

PROJECT MANAGEMENT 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 Work

Land Availability
and Suitability
Analysis (LASS)

Code and
Process Analysis

Land Availability and Suitability

WHY ARE WE 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

Codes 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

What's Happening?

- Data Collection:
 - GIS
 - Compiling development codes and processes
 - Building a policy matrix
- Technical Advisory Committees comprised of internal City staff from multiple Divisions/Sections, for both the LASS and the CAP
 - LASS TAC Meetings:
 - Go over criteria and how to provide input on identified properties
 - Further refine available sites and to prioritize opportunity sites for residential development
- Developer and construction cost interviews:
 - Consultant team met with members of our development and construction community to understand what is working well and what barriers our development codes and processes have on development projects
 - Met with key firms to better understand construction costs and funding in Flagstaff
- Continued code and process analysis.
- Updates to the Housing and Sustainability Commissions.
- Preparing for November 14, 2023, City Council work session to provide project update and preliminary LASS findings.

Schedule

Performance Schedule

6/29/2023

	2023		2024			
Notice to Proceed-->	Q3	Q4	Q1	Q2	Q3	Q4
Task 1.0 Project Meetings and Coordination						
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						
Task 2.0 – Land Availability / Site Suitability Analysis						
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						
Task 3.0 – Development Code Diagnosis						
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						
Task 4.0 – Code Update Concepts						
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						
Task 5.0 – Code Recommendations and Impact Report						
5.1 – Code Recommendations and Impacts Approach Memorandum						
5.2 – Code Recommendations						
5.3 – Code Impact Modeling - Prototypes						

Then What?



INFORM REGIONAL PLAN



STAFF WILL WORK PRIORITIZE
RECOMMENDED CODE
CHANGES

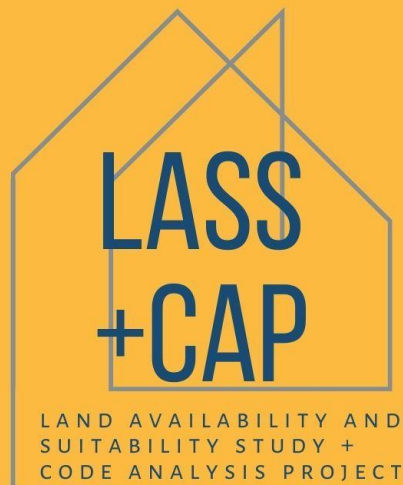


STAFF WILL CONDUCT
COMMUNITY OUTREACH ON
PROPOSED CODE CHANGES



PROCESSES WILL BE VETTED
AND MODIFIED AS
RECOMMENDED

Discussion & Questions



Michelle McNulty, AICP, Planning Director

Project Manager

Michelle.mcnulty@flagstaffaz.gov

Tiffany Antol, AICP, Zoning Code Manager

Co-Project Manager

Tantol@flagstaffaz.gov

Genevieve Pearthree, AICP, Sustainability Analyst

Sustainability Lead

genevieve.pearthree@flagstaffaz.gov

Jennifer Mikelson, Housing Planning Manager

Housing Lead

jmikelson@flagstaffaz.gov