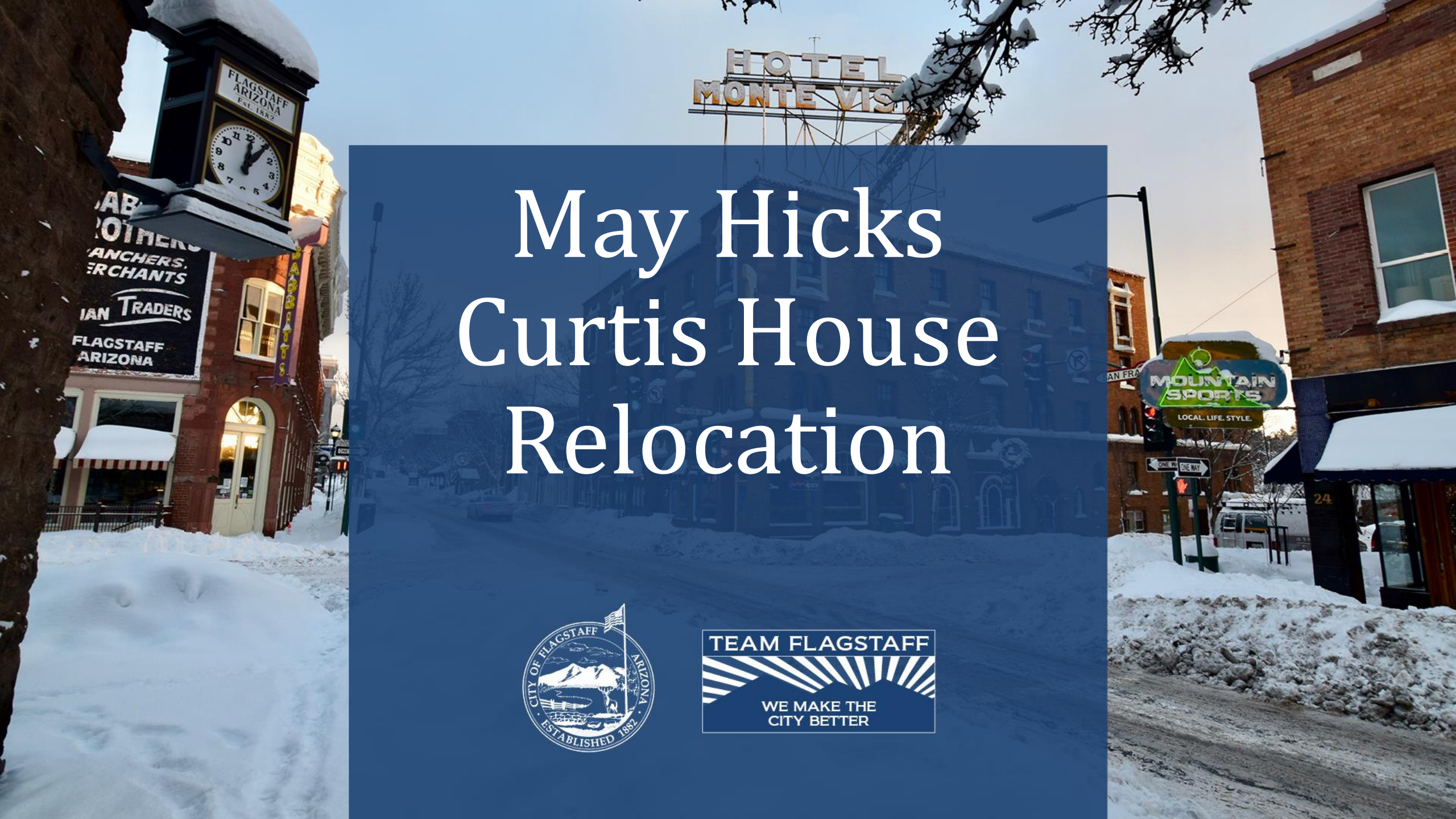
May Hicks Curtis House Relocation



CITY OF FLAGSTAFF · ARIZONA · ESTABLISHED 1882 ·

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

May Hicks Curtis Hill





May Hicks Curtis House

1964



2022



House Move



House Move



Introduction

- What we've done so far:
  - Moved it
  - Secured it
  - Evaluated potential relocation sites
  - Code Analysis and Interior Concepts to make sure other uses would work
  - Initial Construction Cost estimates
- Current step:
  - Future site and use selection

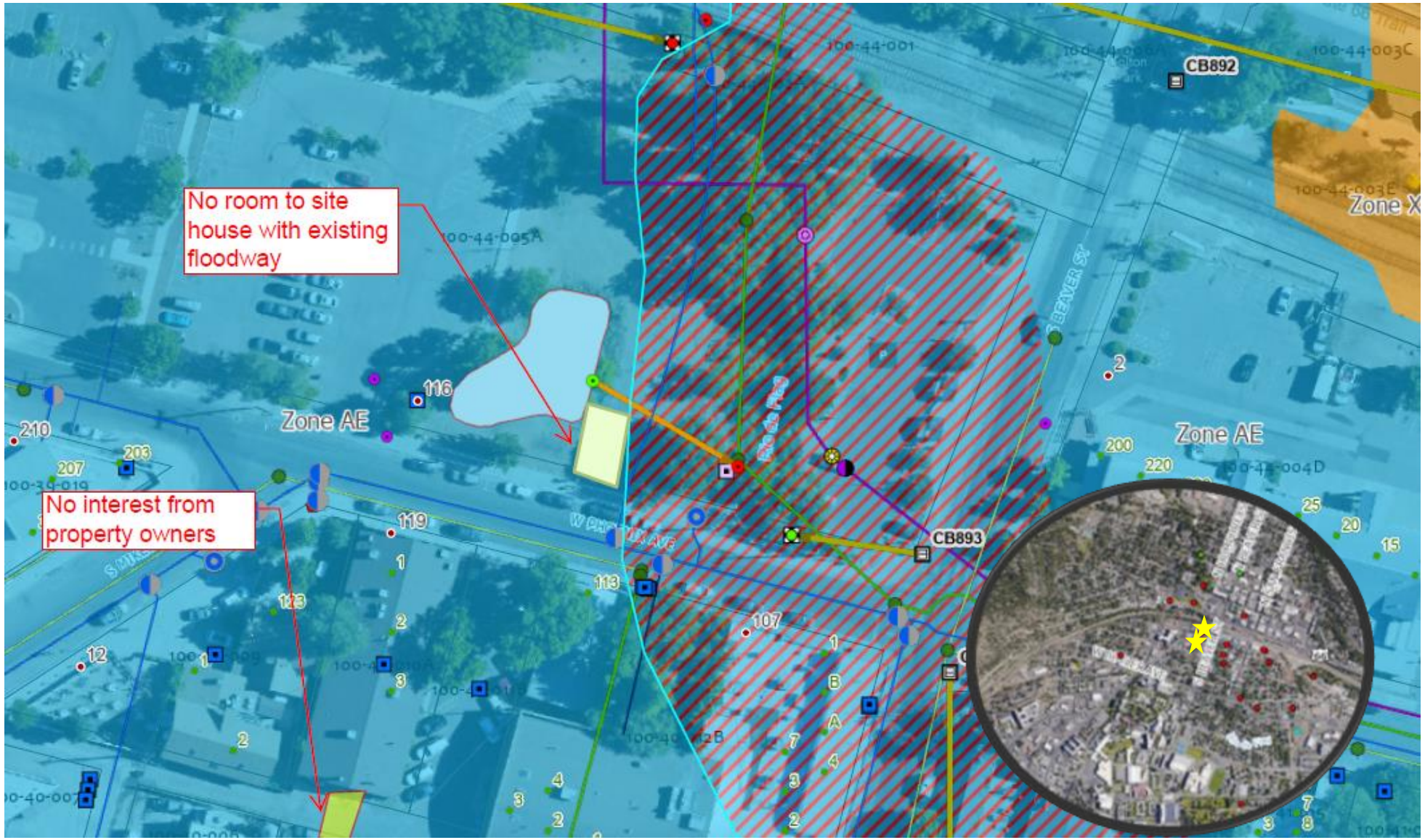
Options Not Moved Forward

- 21 municipal sites evaluated
- Additional private parcels evaluated
- Outreach to other organizations
- Focus on parcels in or adjacent to Southside Historic District



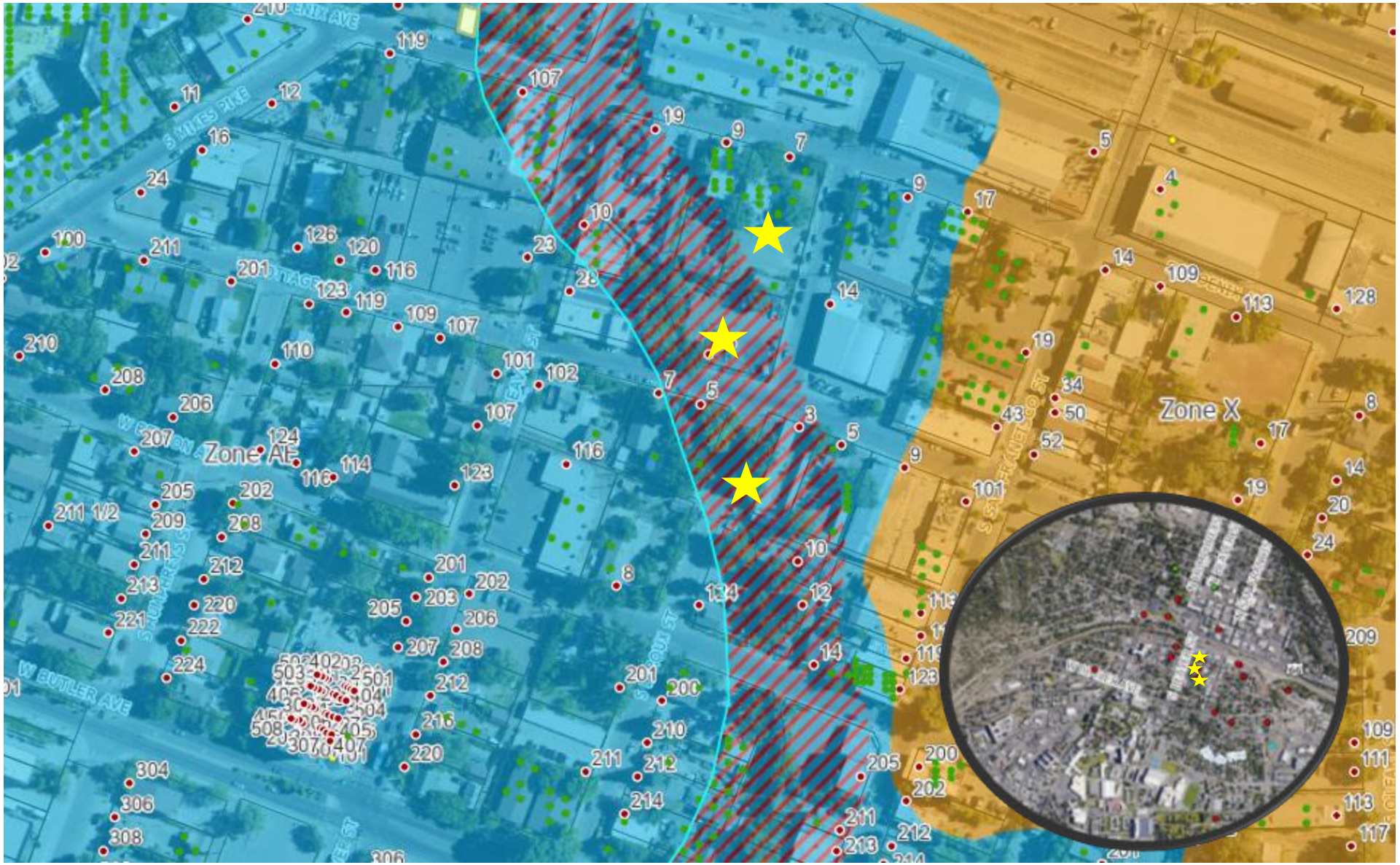
Downtown Connection Center

- Great Commercial prospects
- Currently programed as Cultural space
- Pre-RDF floodway too restrictive for siting
- Requires Army Corps release of Construction Area



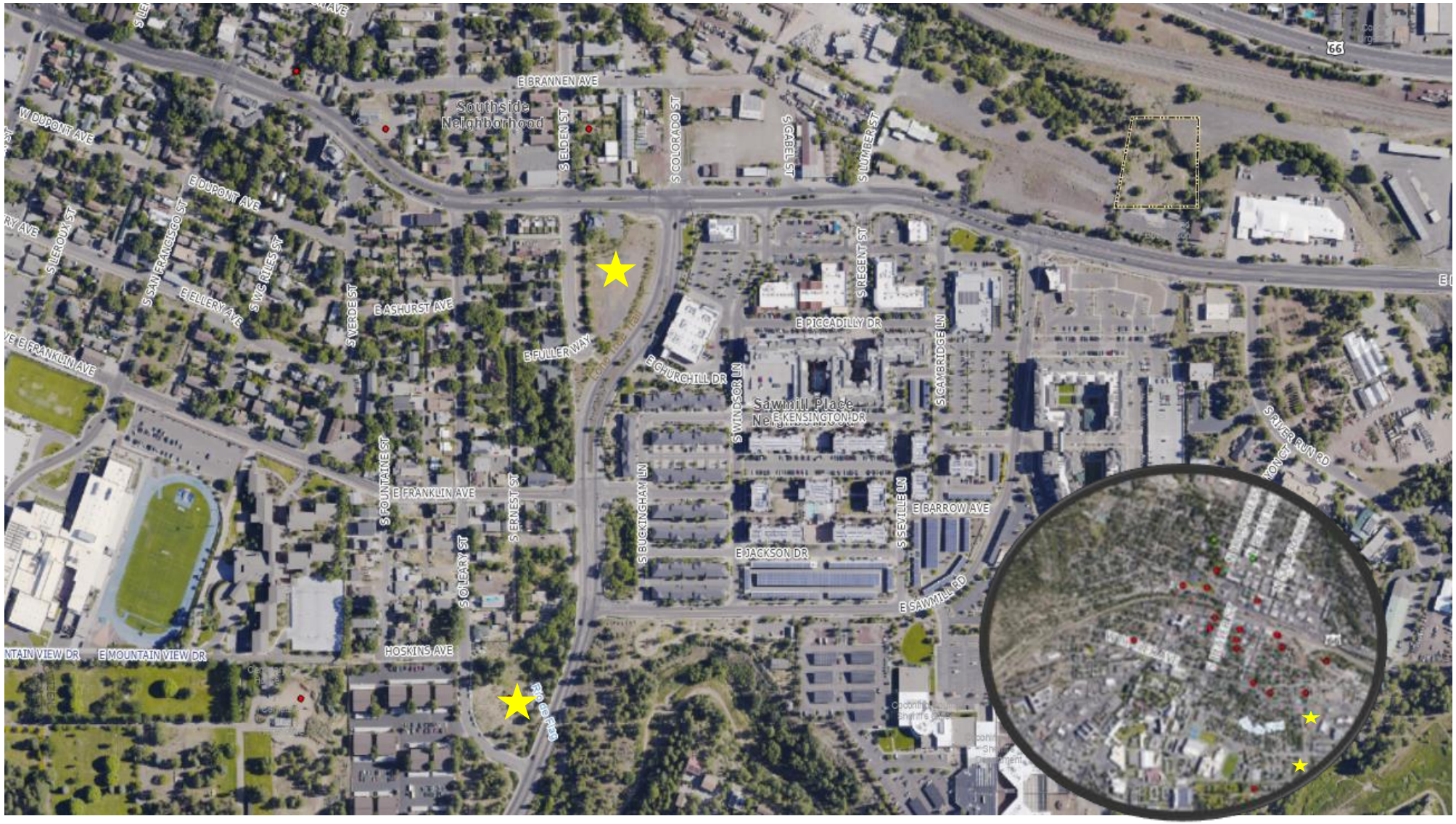
Southside Floodplain

- Floodway does not permit structures
- Flood zone designations also limit CDBG funding opportunities



Housing Parcels

- Opportunity cost is too high
- Program one 1-2 bedroom house at the expense of greater density on these sites



Phoenix Ave

- BNSF is demoing its building to East. Was thought that it couldn't demo w/out demoing other building on City land, but that is not the case.



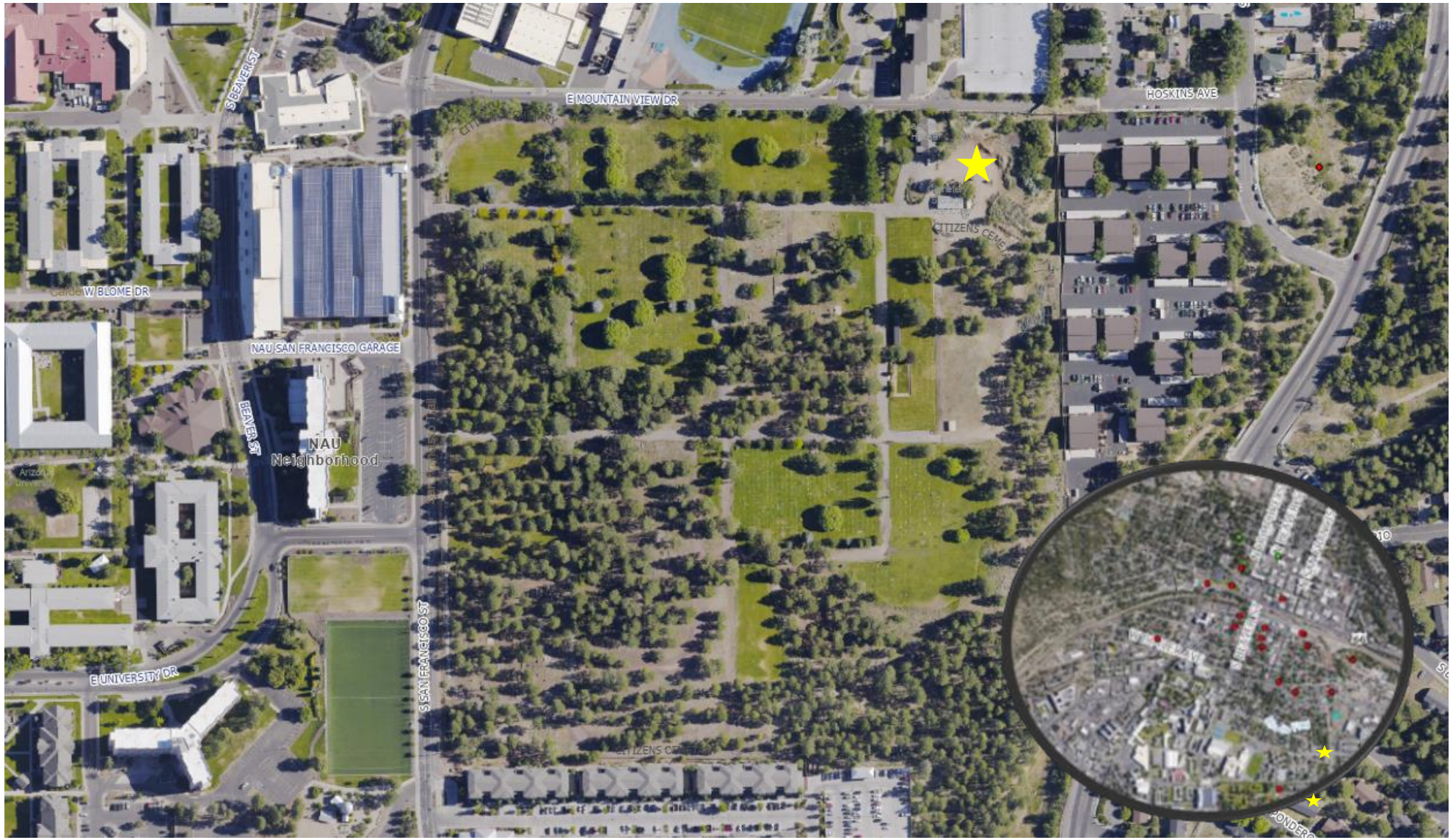
Murdoch Center / Butler Lot

- Murdoch Center: undefined use; limited meeting space or use potential beyond what's already provided
- Butler Lot: base flood elevation issues



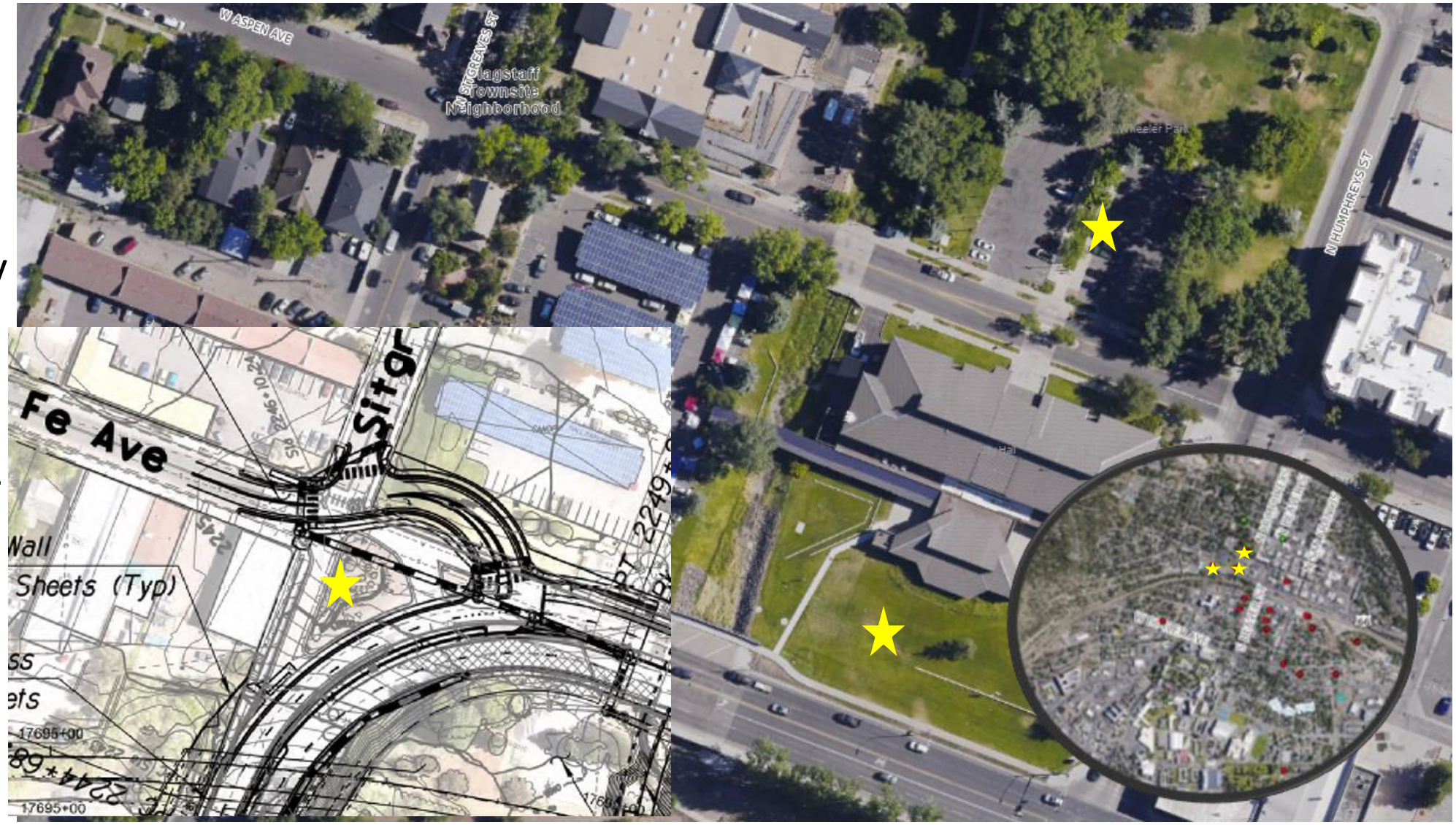
Citizen Cemetery

- Uncompelling uses—bathrooms, storage, bat-house
- May be in area inaccessible to public



Wheeler Park / DCC / City Hall

- Use at Wheeler won't be additive to the experience
- Floodway at City Hall
- Porkchop could be interesting gateway, but for what use?
- Extended timeline to site house



526 W. Clay – La Plaza Vieja Park

- La Plaza Vieja Neighborhood meeting space
- Loss of park parking
- Too small of a building for proposed use
- Ongoing rental/maintenance cost considerations



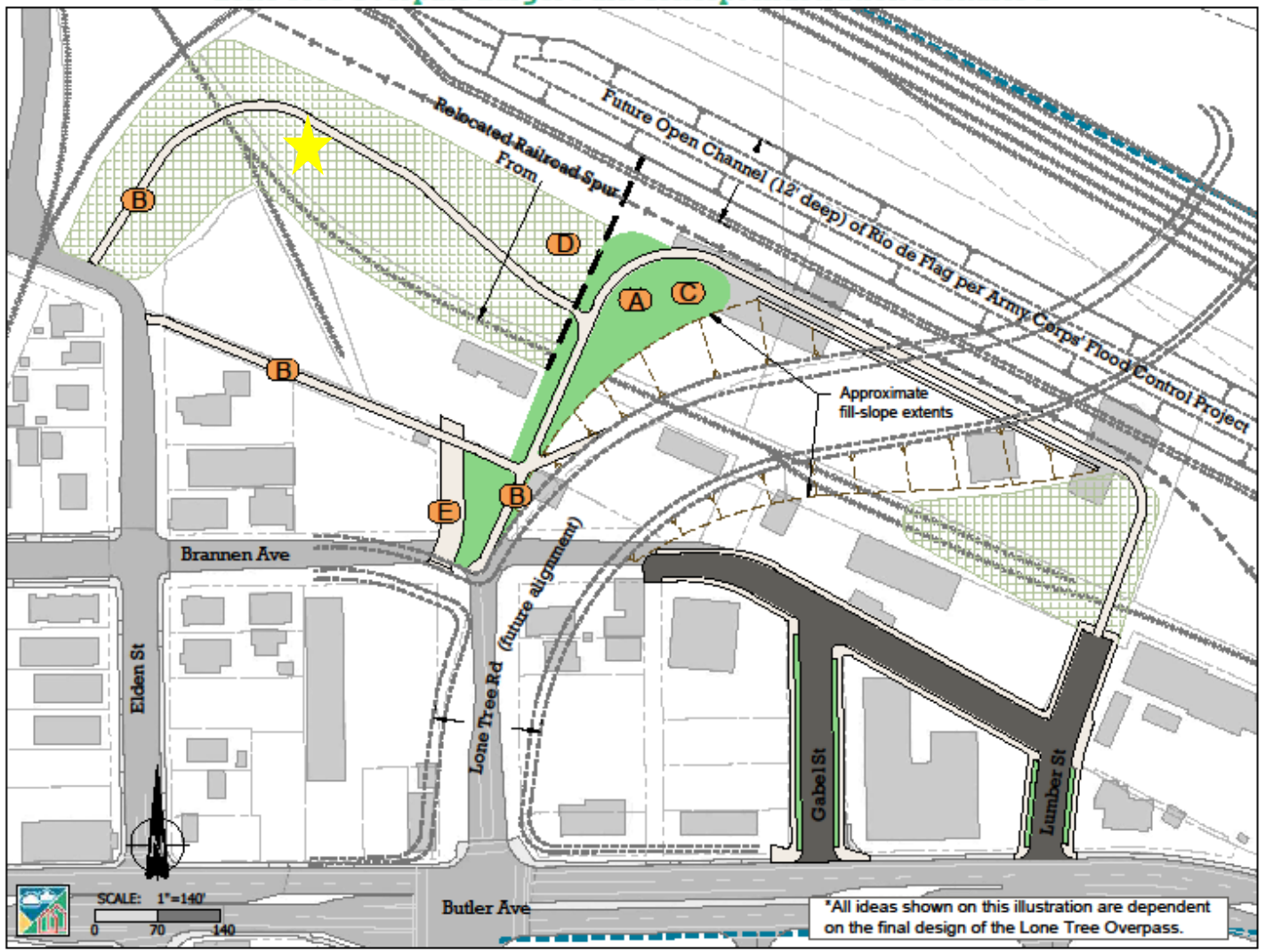
104-01-098A – Lone Tree Parcel

- Undetermined Park Use or Affordable Housing (with rezone – currently Light Industrial)
- Possible CDBG funding or future Heritage Fund cycle
- Timing – several years before available
- No funding for future park



104-01-098A – Lone Tree Parcel

Lone Tree Overpass Larger Park Concept Illustration Scenario 1



McAlister Ranch

- Impacts historic integrity of existing structures
- Competing COF projects (trailhead, urban farm incubator, etc.)
- No funding for preservation of existing buildings



Two Remaining Sites







311 W. Cherry Ave.

- Zoning: CC
- Use:
  - City Office, Affordable Housing, Prospective Employee Housing
- Historic District/Overlay:
  - Townsite
- Funding:
  - $116k in insurance holdback
  - Heritage Fund eligible
  - Not CDBG eligible
- Concerns:
  - Rio de Flag TCE needs
  - Sewer easement



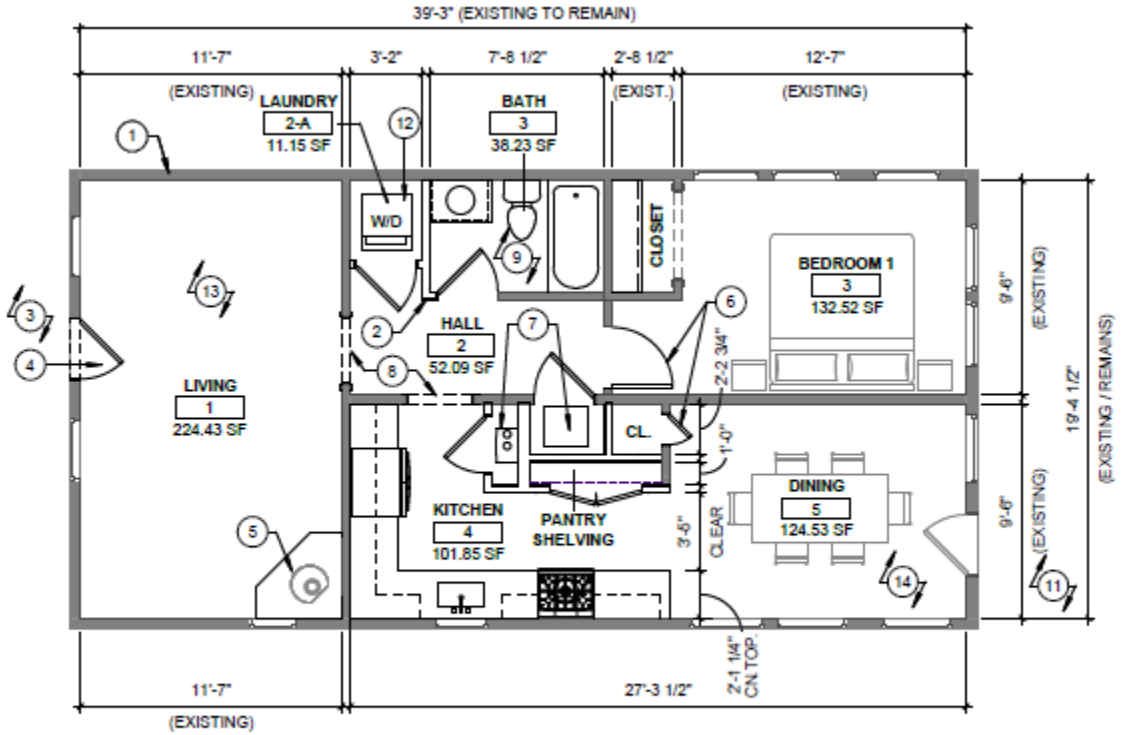
Proposed Use: Housing ($406k est.)

PROS

- Putting in land trust could meet Heritage Fund easement requirements
- Meets Regional Plan Core Priority (Housing attainability and equity)

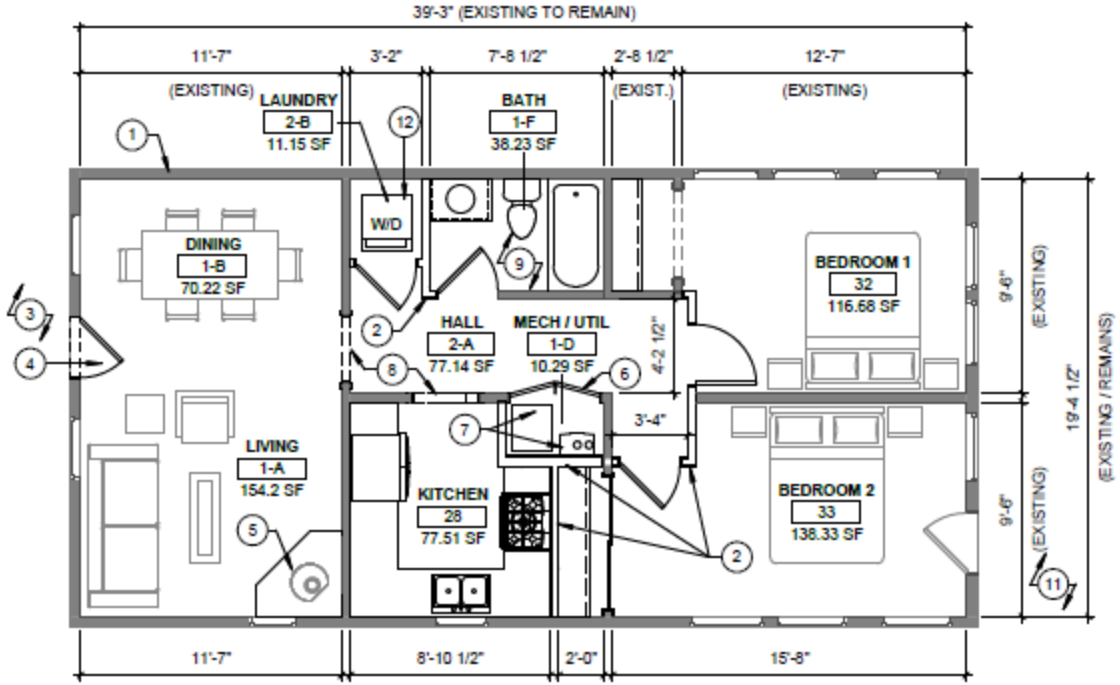
Challenges

- Expensive rehab for minimal occupancy
- Limited public benefit - not open to public but could do interpretation from FUTS



2 CONCEPT PLAN - 1 BEDROOM RESIDENCE

SCALE: 3/16" = 1'-0"



2 CONCEPT PLAN - 2 BEDROOM RESIDENCE

SCALE: 3/16" = 1'-0"

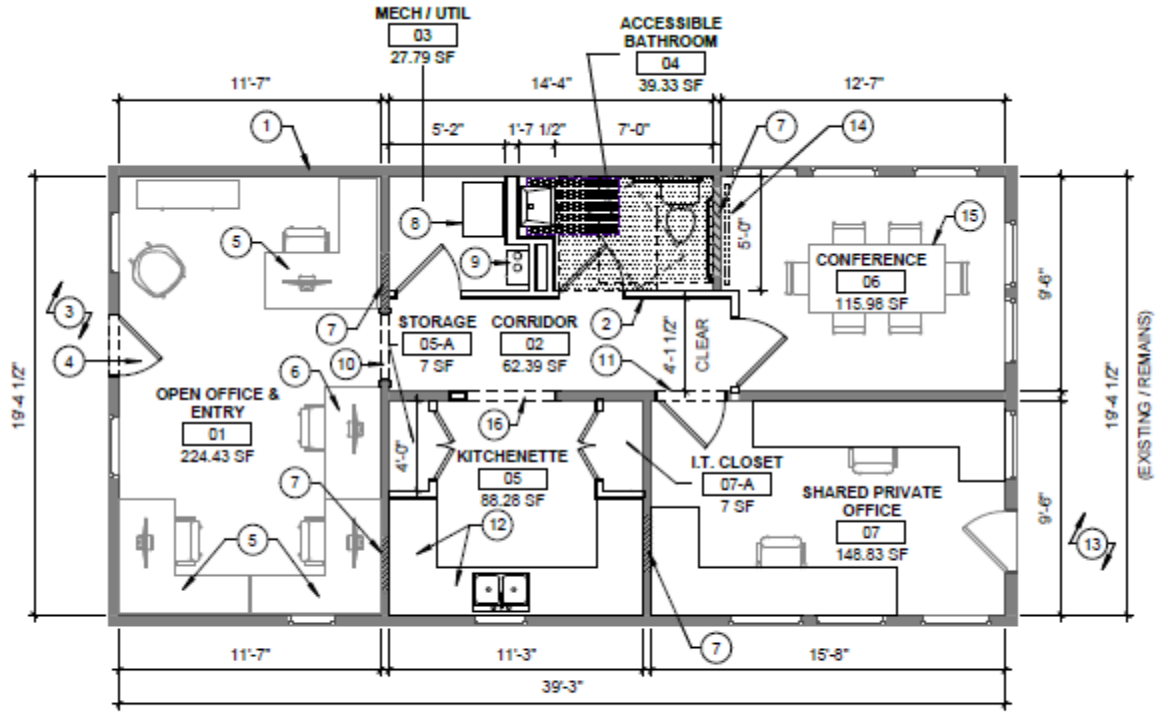
Proposed Use: Office ($467k est.)

PROS

- Beneficial use
- Serve City staff needs or leased out for community needs

Challenges

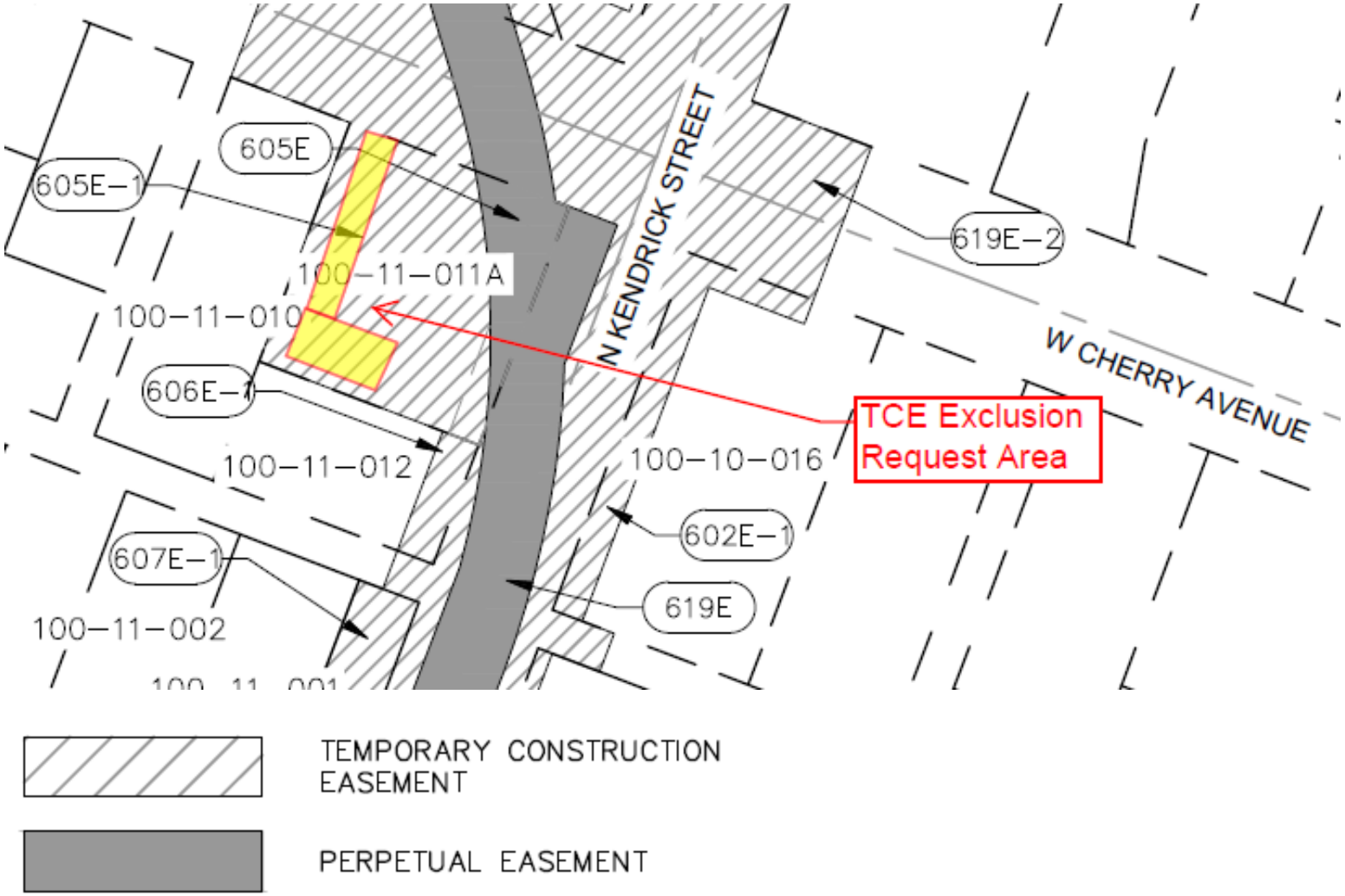
- Expensive rehab and ongoing maintenance costs
- 6-person occupancy
- Limited public benefit



2 CONCEPT PLAN - OFFICE LAYOUT

SCALE: 3/16" = 1'-0"

Army Corps Needs On Site



- Phase 2 construction is several years out >2030
- Highly likely we can exclude this area if requested based on design engineering

311 W. Cherry-Current View



311 W. Cherry-Post Move Render



11 W. Cherry Ave.

- Zoning: CB
- Use:
  - Rent as separate commercial space
- Historic District/Overlay:
  - Not in District
  - Downtown Overlay
- Funding:
  - AZ250 Legacy Project funding commitment of $25k
  - Possible state bill for additional funding
  - Not CDBG eligible
  - Most likely not Heritage Fund eligible



11 W. Cherry-Current View



11 W. Cherry-Post Move Render



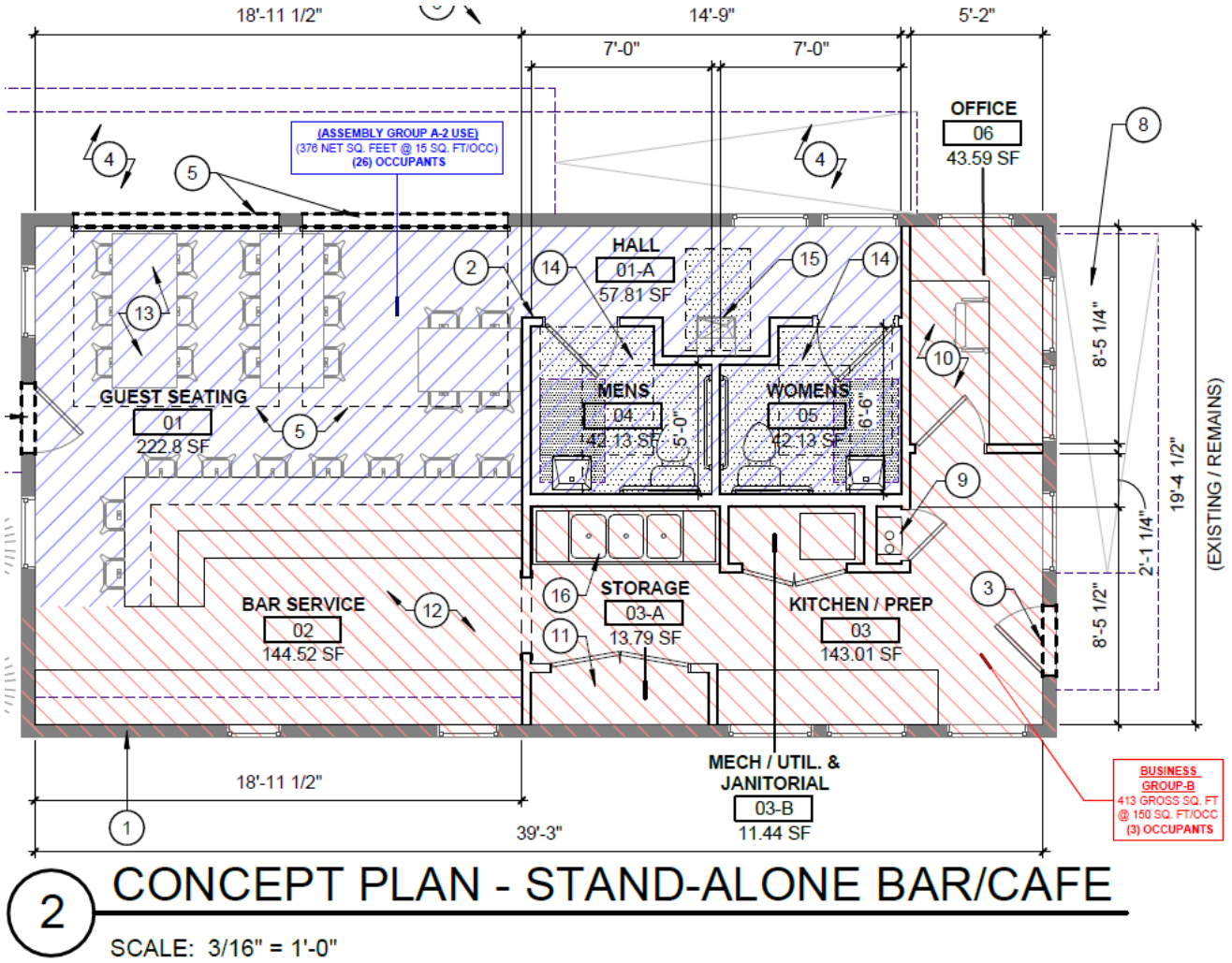
Proposed Use: Bar / Café ($481k est.)

PROS

- Could provide needed space for small restaurant/bar (26 occupants)
- High public access (anyone could patron)
- Could solicit proposals for lessees who could perform the rehab in exchange for nominal rent
- Rental income could offset ongoing facility maintenance costs
- Support of AZ Secretary of State Adrian Fontes

Challenges

- Lose downtown parking (new permanent parking is locating across the street)
- Locating on existing site with tough redevelopment challenges (already historic building on site)



Costs

- Estimates prepared by Loven Contracting based on concept plans
- Floor price estimates

Expense	Cost	
Office Concept	$	467,717
Residential Concept	$	406,685
Bar Café Concept	$	481,005
Moving Costs	$	30,000
Design	$	100,000
Site Prep	$	200,000
Contingency	$	100,000
Total Range	**$850,000-$920,000**	

Funding Considerations

- Heritage Fund
  - Maximum award is $60,000 with a 40% match
  - Listing in the National Register of Historic Places is required
  - Preservation Easement is required
  - Cannot cover work to prepare the building for a new use (e.g., office setup)
- CDBG
  - For housing, parcel would need to be completely outside both the floodway and any Special Flood Hazard Area
  - For non-housing, would need to be located within a target area

Funding Considerations

- AZ250 Commission Legacy Project Funding
  - The Commission voted to award $25k in funds to this project, if:
    - The bar/cafe option at 11 W. Cherry is selected
    - The City of Flagstaff makes a commitment to this option before March 31, 2027
  - Flexible funding - it doesn't have to be brick and mortar work and could be put towards something like a fundraising gala to garner additional funds

Funding Considerations

- Potential State Funding Bill
  - State Rep. Justin Wilmeth from Deer Valley is interested in sponsoring a state bill to provide funding for the bar/cafe option at 11 W. Cherry.
  - Suggested to be in the $300,000-500,000 range if the City is willing to commit to matching the state funds.
  - Wilmeth previously sponsored the bill to designate Pluto as our state planet.

Alternatives

- Solicit to sell house to highest bidder
  - Offer to move it to someone's property as part of solicitation
  - Could try to put rehab/use stipulations or conservation easement
  - Potential loss of control over final outcome
- Investigate other non-municipal sites and funding for acquisition
- Determine conditions for considering demolition

HPC Feedback

- Staff presented to the Heritage Preservation Commission in October 2026
- HPC feedback:
  - General support for proposed alternatives
  - Preference for café/bar or housing over office use
  - Split preference on location

Direction Sought

- Direct staff to pursue a particular site and use

311 W. Cherry



- Office
- Housing
- Cafe/bar

11 W. Cherry



- Direct staff to pursue another alternative