

Student Housing Possible Action Items

December 3, 2014

This list is intended to identify ideas from the Student Housing Symposium held in October 2014 that are known to be within the legal and financial realm of possibility for the City of Flagstaff and Northern Arizona University. It is unlikely these all could be completed within a single fiscal year, but it might serve as a work program for the foreseeable future.

1. Present to the City Council and the appropriate NAU authority, the list for buy-off. Council could adopt this work plan in the form of a Resolution.
2. Designate internal and external City –NAU work groups to possibly accomplish the following.
 - a. Internal NAU-City Work Group (WG)
 - i. City to Include: Police Department, Community Development (Planning, Engineering, Code Enforcement), Flagstaff Metropolitan Planning Office, and the City Manager's Office; NAIPTA
 - ii. NAU to Include: Student Life, Student Transportation, President's Office, NAU PD.
 - iii. Possible Work Items in addition to those below
 1. Applying NAU Code of Conduct to off campus behavior
 2. Student Housing Action Plan (SHAP)
 - b. External NAU-City and Stakeholders Group
 - i. Possibly Use the Good Neighbor Coalition
 - ii. Possibly use Town-Gown Steering Committee (open to anyone)
 - iii. Possible Work Items in addition to those below
 1. SHAP
 - a. Review Regional Plan for Possible Amendments
 2. Neighborhood component for freshman orientation or sophomore move-out.
 - a. Work with private sector on an off-campus housing guide
3. City/NAU Police Department
 - a. Review Party Ordinance with an eye on holding landlords & hosts more accountable, extending warning period from 90 to 180 days, initiating a police response fee upon first offense, Security Plans
 - b. Develop a Security Ordinance focused upon Crime Free Multi-Housing
 - c. Determine Standard Security Conditions for Development Agreements (D.A.) and Zoning Ordinances
 - d. Invite City/NAU PD to Community Development's (CD's) Inter-Divisional Staff meeting for developments involving more than XX residential units.
 - e. Work with CD & Legal to determine Post Construction Consequences for non-compliance
4. Look at a Neighborhood/University Liaison position in FY16 Budget Cycle. (Internal WG)
 - a. Get job descriptions from Ft. Collins for their 2 positions.
 - b. Understand budget to include outreach dollars.
 - c. Determine if outreach dollars go to Southside officers in meantime
 - d. Develop a work plan for position

5. Map our review process with goal of understanding when and how neighbors are informed. Compare this to the City of Fort Collins process. (City CD)
6. Re-examine a Parking Permit System in the Southside. Determine who should pay for the system. (External WG)
7. Review definition of "Family" in City Zoning code with the City Attorney's Office to explore the legal risk, if any, and the practical concerns, with reducing the number of unrelated people living in a single dwelling unit. (City CD/Attorney's Office)
8. Student Housing Proposals on Land with appropriate Entitlements (a.k.a. Use-by-Right) (City CD)
 - a. Explore requiring a public meeting for Use-by-Right developments over Certain Units.
 - b. Understand what is informative vs. Discretionary.
 - c. Discuss what do you do when people don't like it, but there is no discretion.
9. Traffic Impact Analysis (Internal WG)
 - a. City/FMPO consider funding a consultant to develop trip generation models for the Student Housing Category.
 - b. Re-examine the adopted Milton Avenue Corridor Plan in a City/NAU Work Session.
 - i. Use Internal Work Group plus ADOT and FMPO to continue to explore the Lone Tree alternative to Milton.
 - ii. Re-examine Pedestrian access corridors across Milton with an eye towards combining improvement
 - c. Multi-Modal Traffic Impact Analysis – develop a tool to measure bike, ped, and bus transportation impacts of a development. (FMPO)