City of Flagstaff

Community Reinvestment Plan

DRAFT - Presented to the City Council

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Goals

Flagstaff Regional Plan 2030

Compact Development
Investing in Existing Neighborhoods
Adaptive Re-use
Historic Preservation
Promoting Infill and Redevelopment

Preserving Open Space and Resources
Efficient Infrastructure
Energy Efficiency
Urban Land-uses / Development Patterns
Transportation Alternatives

Goals

Developers choose a reinvestment site
over
a Greenfield site.

How We Got Here

Customer Feedback

What do other communities do?

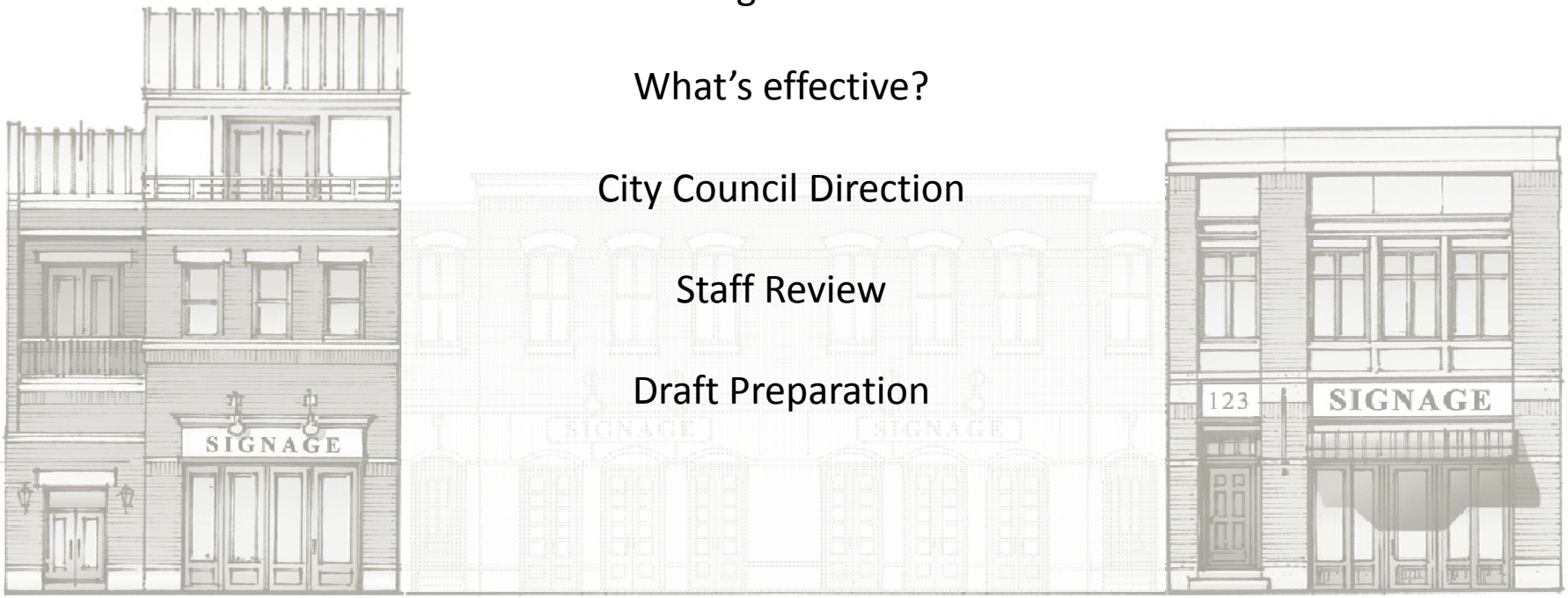
What's legal in Arizona?

What's effective?

City Council Direction

Staff Review

Draft Preparation

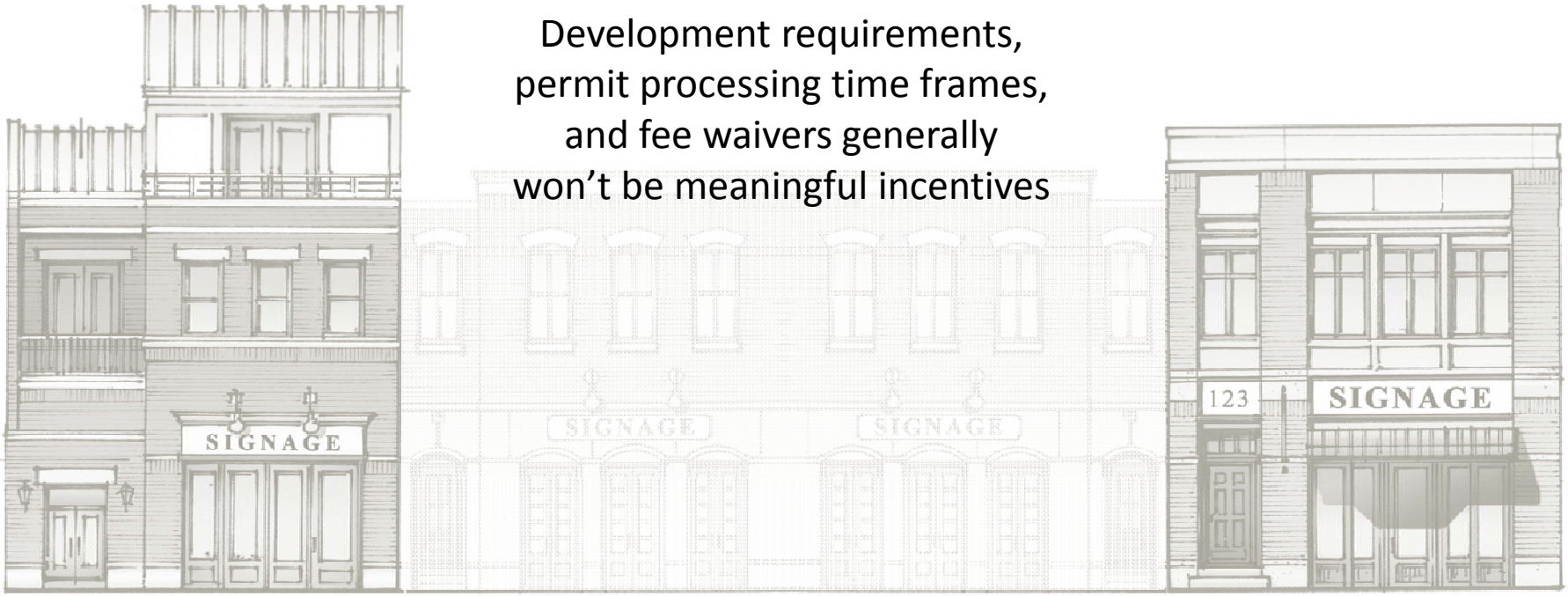


Previous City Council Direction

Increase “Gap” Between Requirements for Reinvestment and Other Sites

Target Urban Centers and Corridors
(Not “slum and blight” neighborhoods)

Development requirements,
permit processing time frames,
and fee waivers generally
won’t be meaningful incentives



The Term “Reinvestment”

“Redevelopment” – Undesirable meaning and limited by Arizona Law.

Improvement, Re-use, Preservation, Intensification, and Infill
of property in generally developed areas.

The Plan

Draft Policy

While preserving the character of the community, the City of Flagstaff prefers reinvestment (redevelopment and infill) over greenfield development and peripheral expansion of the City, and as a matter of public policy will promote, favor, and give priority to reinvestment.

The Plan

Draft Objectives

The City will address the physical constraints of existing urban properties.

The City will modify regulatory requirements and remove or add provisions so as to incentivize reinvestment projects.

The City will provide beneficial financial mechanisms that would be applied to reinvestment projects.

The Plan

Possible Implementation Strategies - Physical Constraints

Inventory Infrastructure – Replacement Planning

Reinvestment Scorecard

Reinvestment Section in CIP

Invest in Infrastructure

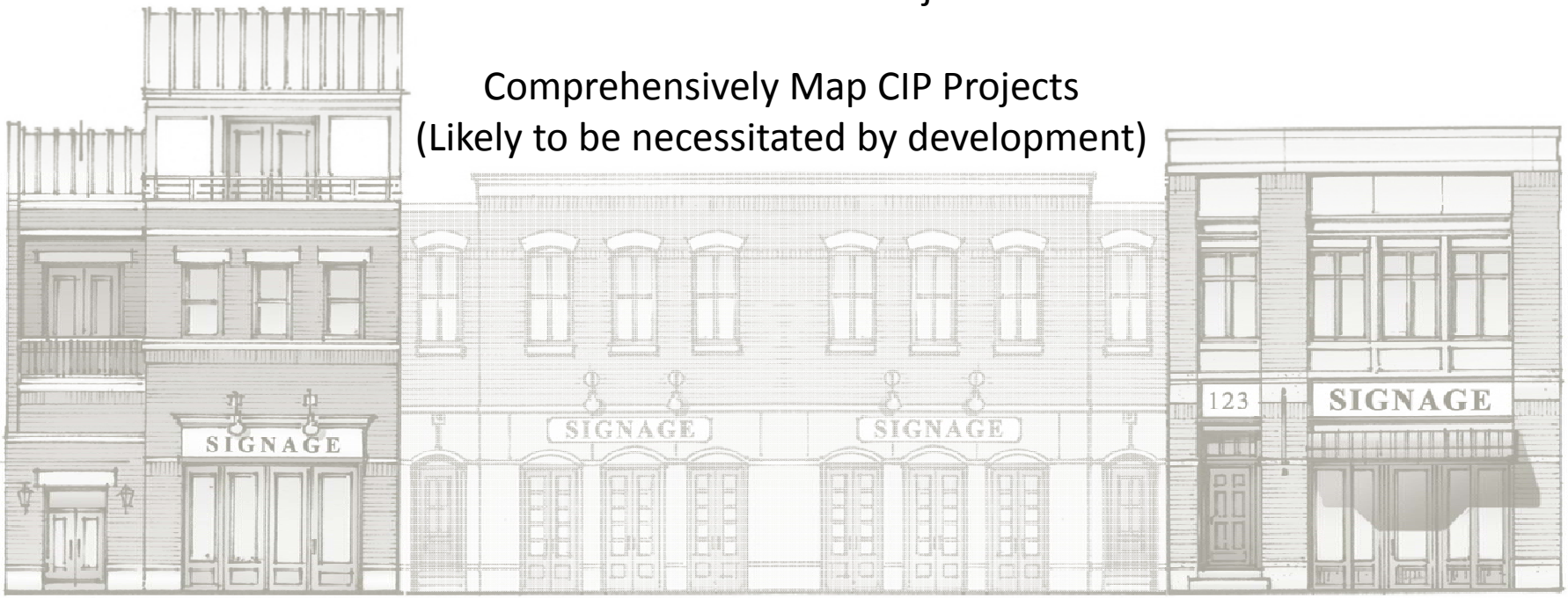
The Plan

Possible Implementation Strategies – Regulatory Requirements

Calibrate to Urban Environments:
Zoning Code, Engineering, Storm Water, and Traffic Requirements
(Regular Zones)

Greater Modification Authority
for Reinvestment Projects

Comprehensively Map CIP Projects
(Likely to be necessitated by development)



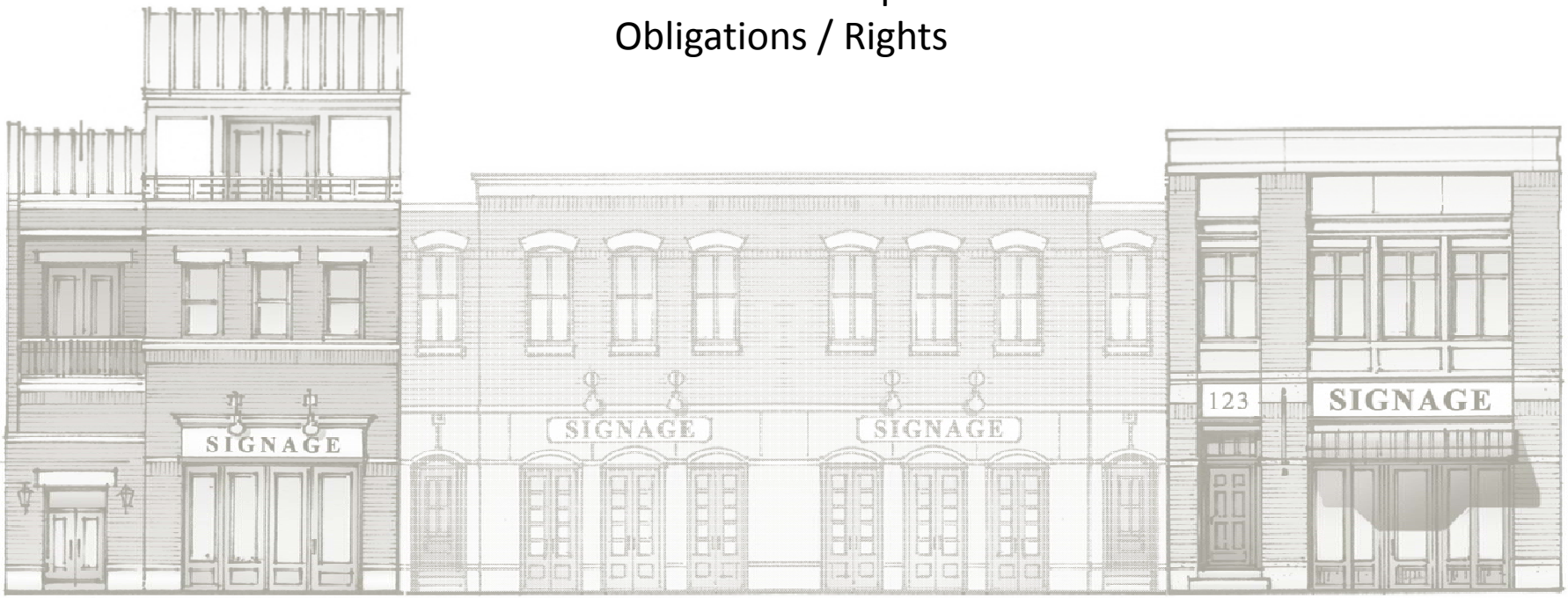
The Plan

Possible Implementation Strategies – Regulatory Requirements

In-lieu-of Fees

Aging Infrastructure Credit

Transfer of Development
Obligations / Rights



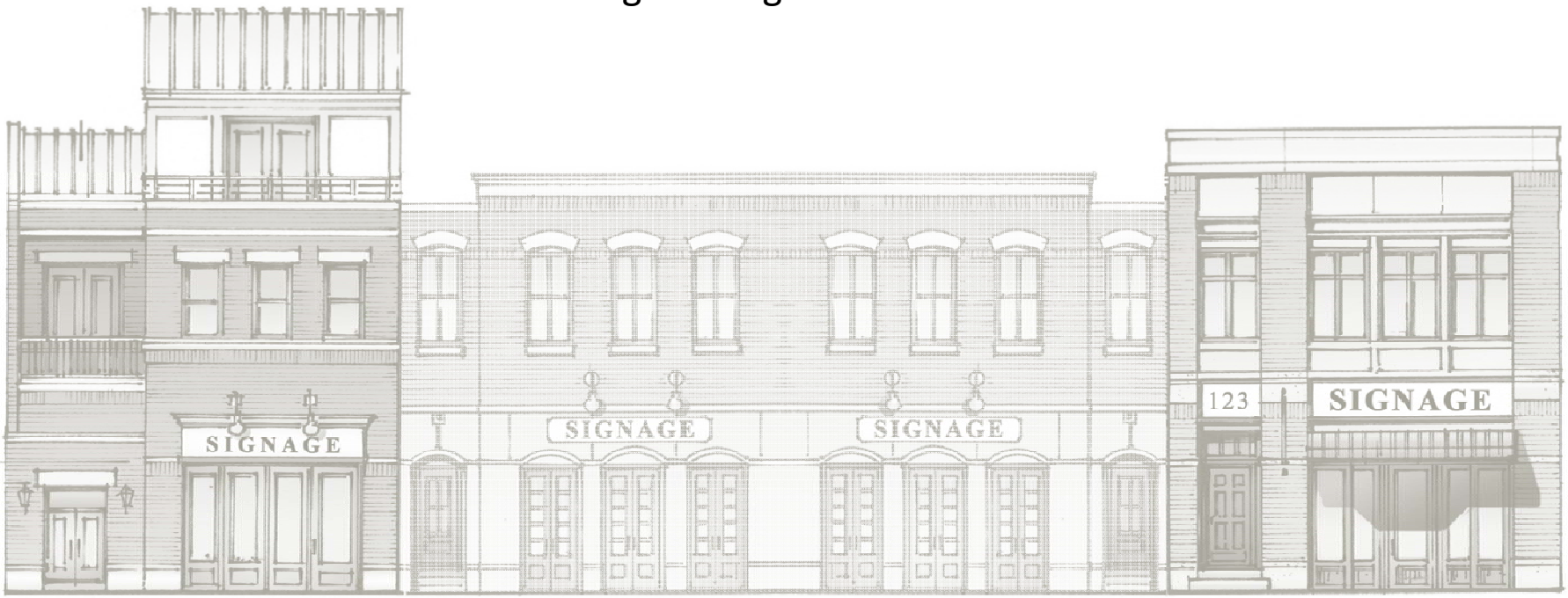
The Plan

Possible Implementation Strategies – Financial Mechanisms

Reinvestment Off-sets

Empty Building Tax

Engineering Fee Waiver



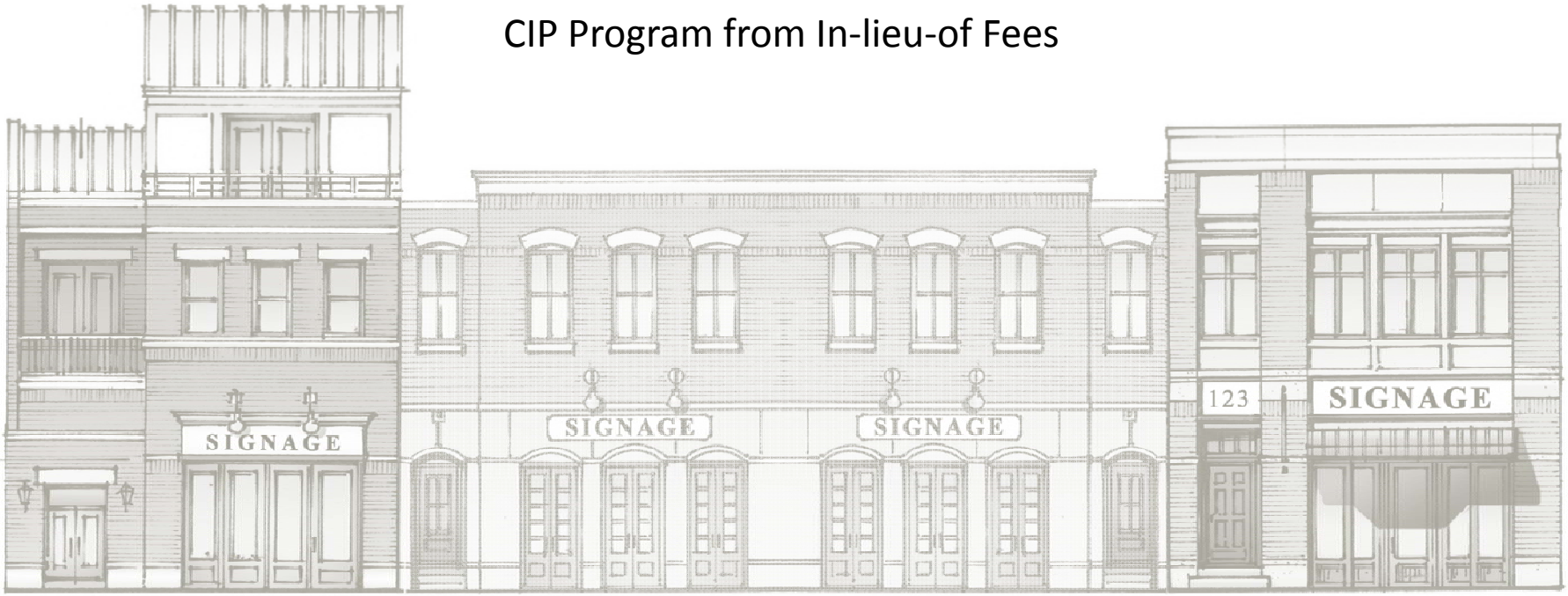
The Plan

Financial Implications

Short Term – Staff Time to Develop Implementing Tools

Most Effective Strategies = Most Expensive
(Infrastructure Investment, Aging Infrastructure Credit, Cash Incentives)

CIP Program from In-lieu-of Fees



Next Steps

Review, discuss, and provide direction on
Draft Community Reinvestment Plan

Final Plan Prepared

Adopt Final Plan

Then …

Next Steps

Staff Develops Draft Implementing Tools
(Such as Ordinances)

Review, discuss, and provide direction

Adopt Final Implementing Tools
(Likely one at a time as developed)

Questions and Discussion

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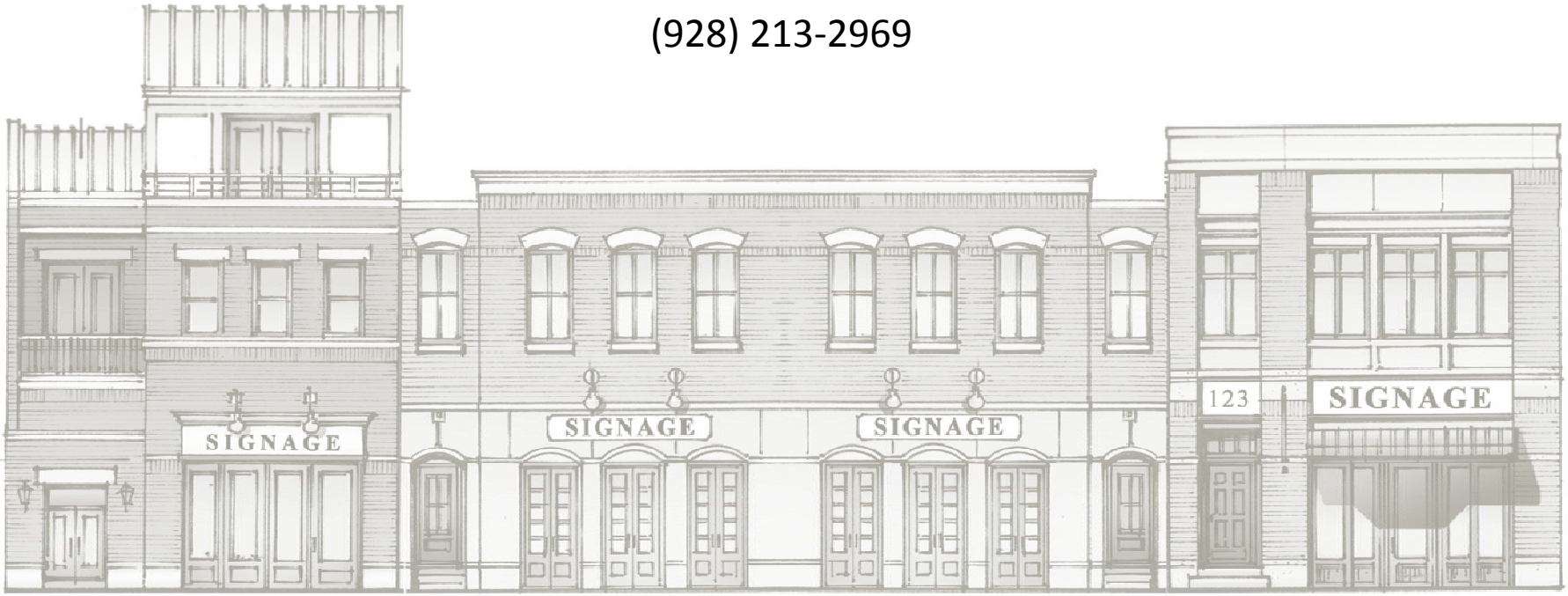
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