

**RESOLUTION NO. 2015-02**

**A RESOLUTION OF THE CITY OF FLAGSTAFF, ARIZONA ADOPTING  
A COMMUNITY REINVESTMENT PLAN**

**RECITALS:**

WHEREAS, in enacting this resolution, it is the intent of the City of Flagstaff to encourage efficient utilization of City infrastructure and services, support development and redevelopment of land within the City limits that can access existing City infrastructure and services, preserve established neighborhoods, and improve the quality of life for Flagstaff residents; and

WHEREAS, the *Flagstaff Regional Plan 2030 – Place Matters* includes a series of goals, such as preserving current resources, the efficient prioritization of infrastructure, and the optimal relationship between desired land uses and future development patterns, that make infill and reinvestment a priority; and

WHEREAS, infill and reinvestment can benefit the residents of Flagstaff by reducing the cost of basic City services, providing additional housing and commercial choices, encouraging walkable communities and revitalizing existing neighborhoods; and

WHEREAS, the City of Flagstaff, in order to ensure consistency and uniformity in the City's decision making processes, now desires to establish a community infill and reinvestment policy, as set forth in the attached City of Flagstaff Community Reinvestment Plan.

**ENACTMENTS:**

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF  
AS FOLLOWS:**

SECTION 1. That attached Exhibit "A", City of Flagstaff Community Reinvestment Plan, is hereby adopted.

SECTION 2. That City staff is hereby authorized to take the measures and actions as outlined in the Flagstaff Community Plan attached hereto which are necessary and appropriate to carry out the terms, provisions and intents of this Resolution.

PASSED AND ADOPTED by the City Council and approved by the Mayor of the City of Flagstaff this 6<sup>th</sup> day of January, 2015.

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MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

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CITY ATTORNEY

City of Flagstaff

# Community Reinvestment Plan

January 2015

## **INTRODUCTION**

The Flagstaff Regional Plan 2030 includes a series of goals and policies that support community reinvestment as an objective and course of action to achieve the goals and policies of the Plan. These include goals less directly seeking reinvestment such as preserving resources and open spaces, efficient infrastructure, energy efficiency, urban land-uses and development patterns, and multimodal commuting. However, the Plan also directly calls for compact development, investing in existing neighborhoods and urban areas, adaptive re-use, historic preservation, and promoting infill and redevelopment.

This Community Reinvestment Plan presents an over-arching Community Reinvestment Policy as well as objectives and potential actions to implement the policy. The term “reinvestment” is used so as not to evoke legal definitions and implications of the term “redevelopment” and refers to the improvement, including re-use, historic preservation, intensification, and infill of vacant, underutilized, or abandoned buildings and properties that are already developed or located in developed areas, and served and supported by existing public and private infrastructure. It is distinct from “greenfield development” which refers to the improvement of primarily undeveloped land, distant from existing activity centers and requiring the extension or development of most if not all necessary infrastructure, and often involving the subdivision of land.

The development of this plan was initiated by talking to our customers and learning their perceptions about how to promote reinvestment in Flagstaff. This was followed by research of other communities and the development of a broad menu of possible actions to accomplish this goal. Each item on this broad menu was then measured against our current activities, obvious fatal legal challenges, potential effectiveness, and the desires of the City Council.

## **COMMUNITY REINVESTMENT 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.

## **OBJECTIVES**

- OBJECTIVE 1: The City will address the physical constraints of existing urban properties.
- OBJECTIVE 2: The City will change regulatory requirements and remove or add provisions so as to incentivize reinvestment projects.
- OBJECTIVE 3: The City will provide beneficial financial mechanisms that would be applied to reinvestment projects.

## **POTENTIAL IMPLEMENTATION STRATEGIES**

For OBJECTIVE 1: The City will address the physical constraints of existing urban properties.

1. Each Division of the City shall incorporate into their work program the development of an inventory of their respective physical infrastructure and develop prioritized plans to install or upgrade incomplete, missing, or inadequate physical infrastructure.
2. All presentations of capital improvement projects shall include a completed "Service to Reinvestment Scorecard". This rating shall be used in the process of prioritizing projects within five-year capital improvement plans such that all other variables being equal, those projects that have a higher score will have a higher priority than those with lower scores.
3. The City of Flagstaff Capital Improvement Plan shall be modified to include a separate category entitled "Reinvestment" and reinvestment serving Capital projects shall be identified under that category.
4. The City will invest in infrastructure replacement and upgrades.

For OBJECTIVE 2: The City will change regulatory requirements and remove or add provisions that favor reinvestment projects.

1. The City will make changes to the development requirements in the Zoning Code that are specific to the urban areas of the City (already identified in the Regional Plan 2030).
2. The City will change the Zoning Code to increase the Minor Modification authority of the Planning Director for reinvestment projects.
3. The City will make changes to the Engineering Standards, or alternative standards, that are specific to the urban areas of the City (already identified in the Regional Plan 2030).
4. The City will change the Engineering such that the Modification authority of the City Engineer is greater for reinvestment projects.
5. The City will make changes to the development requirements in the Storm Water Design Manual that are specific to the urban areas identified in the Regional Plan 2030.
6. For transportation impact analyses of reinvestment projects, factors to adjust the baseline ITE trip generation data shall be developed by City staff for alternative mode travelers (transit, bicycle, and pedestrian), based on vehicle occupancy, and other best practice adjustments.
7. Using the inventories of infrastructure system needs (See Objective 1.1) and the growth projections of the Regional Plan 2030, City staff shall map high value needs that are likely to require physical or financial contributions based on impacts of development on surrounding property (Sewer, Water, Storm Water, and Traffic) .
8. For development requirements that yield undesired on-site features or where a community or municipal system is more efficient, City staff shall prepare an In-lieu-of Fee Schedule.
9. The City will have an Aging Infrastructure Credit that would provide City funds for the partial replacement of public infrastructure when such work is required in association with a reinvestment development application.
10. The City will have a Transfer of Obligations / Development Rights ordinance that allows resource protection requirements to be met off-site and that allows density to be relocated from peripheral areas to urbanized areas of the city.

For OBJECTIVE 3: The City will provide beneficial financial mechanisms that would be applied to reinvestment projects.

1. Review and inspection fees shall not be required for the replacement of public infrastructure by a developer and City staff shall prepare for City Council consideration and possible adoption necessary changes to the appropriate fee schedules.
2. The City will have a Reinvestment Incentive Program that offsets development costs.
3. The City will have an “Empty Building Tax” for buildings that are not under construction and unoccupied for long periods of time.