

La Plaza Vieja Neighborhood Plan

Public Review Draft
City Council Work Session
Tuesday, June 9, 2015

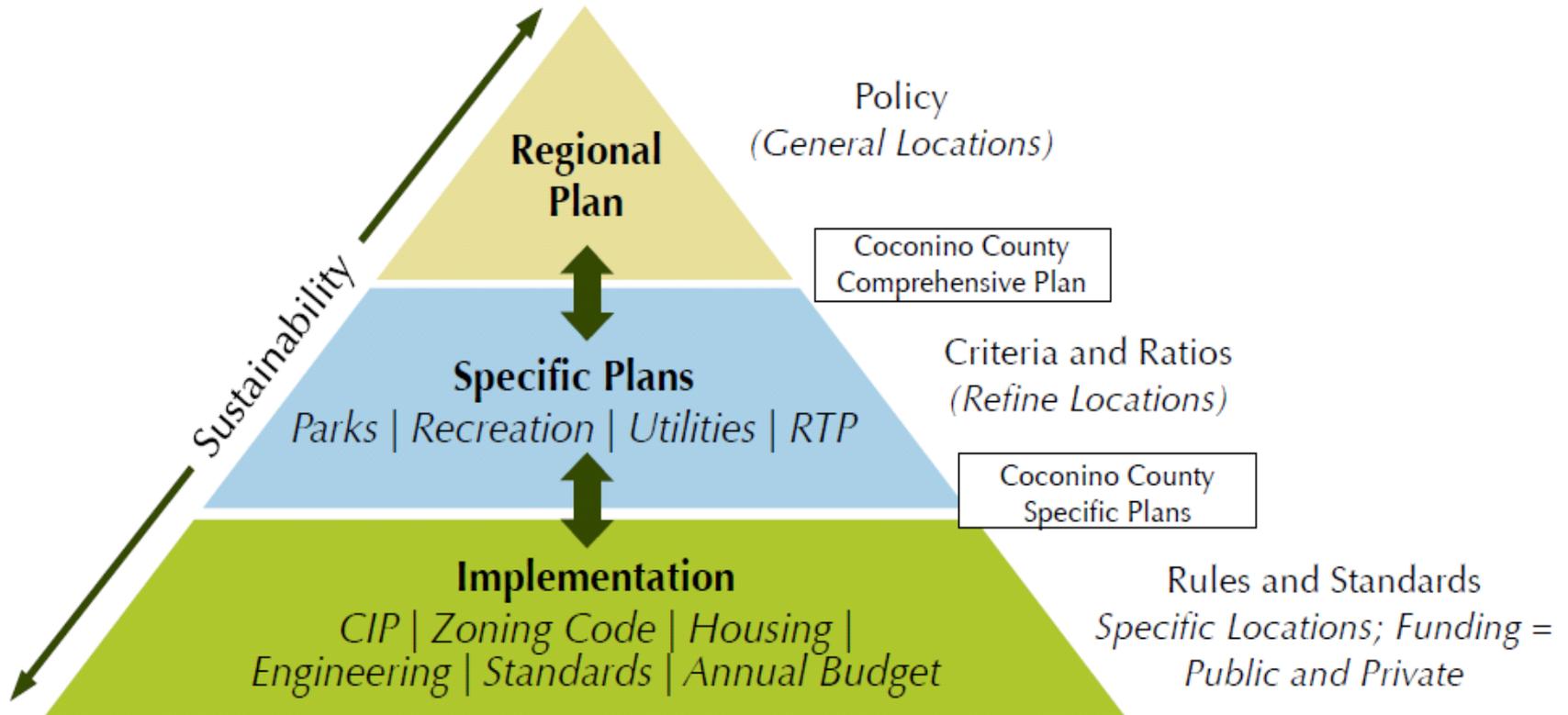


La Plaza Vieja
Neighborhood

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City of Flagstaff
Comprehensive Planning Manager



What is a Specific Plan?



*RTP: Regional Transportation Plan
*CIP: Capital Improvement Program

TIMELINE FOR LA PLAZA VIEJA PLAN



Fall '14

Winter '15

Spring '15

Summer '15

Fall '15

**Kick
off
Mtg**

**Public
Mtgs**

**Publish
Plan
60 days**

**P & Z
Public
Hearings**

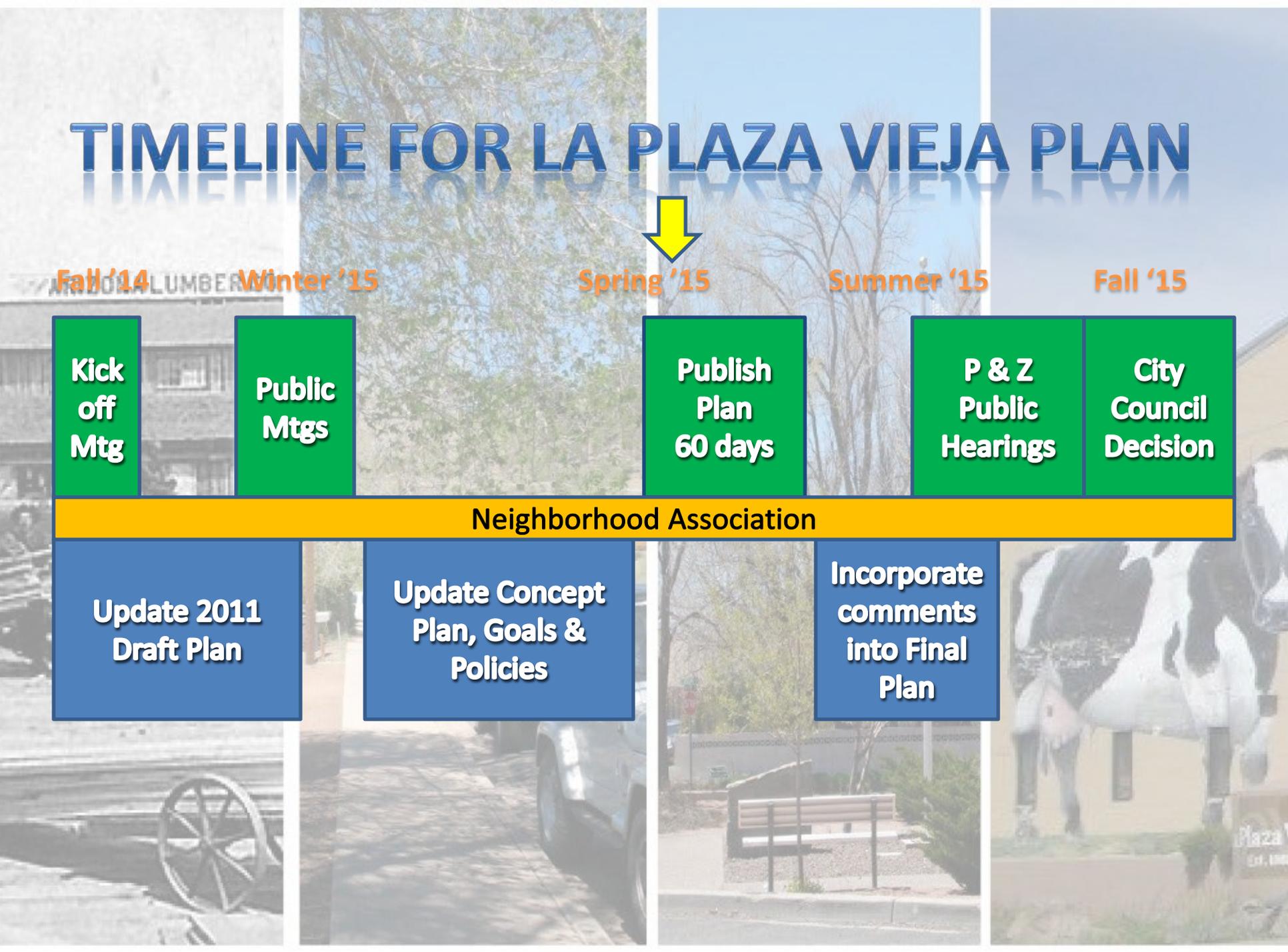
**City
Council
Decision**

Neighborhood Association

**Update 2011
Draft Plan**

**Update Concept
Plan, Goals &
Policies**

**Incorporate
comments
into Final
Plan**



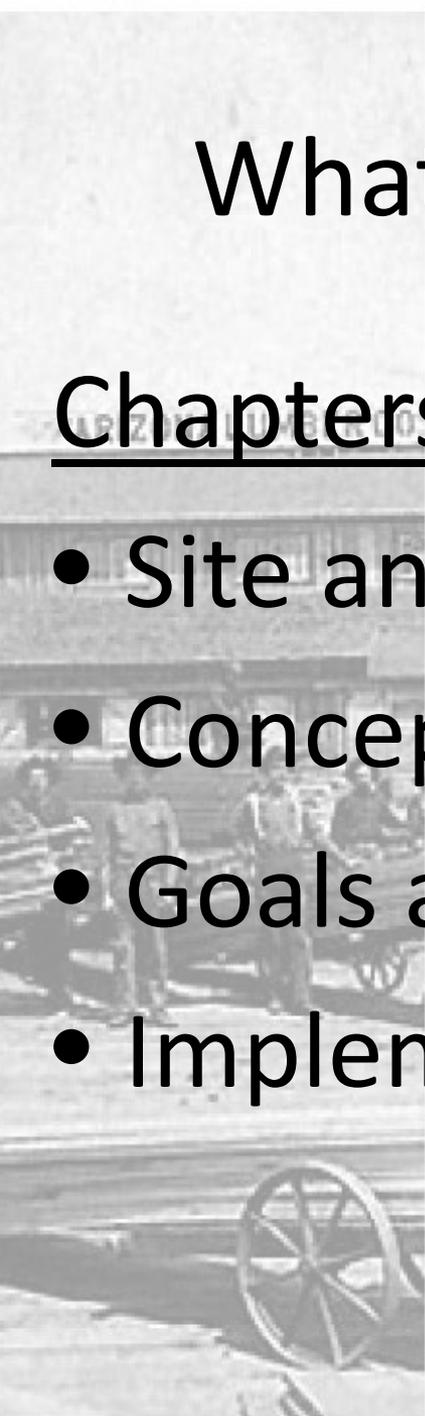
What was considered as part of the Comprehensive Update?



What is the content of the plan?

Chapters

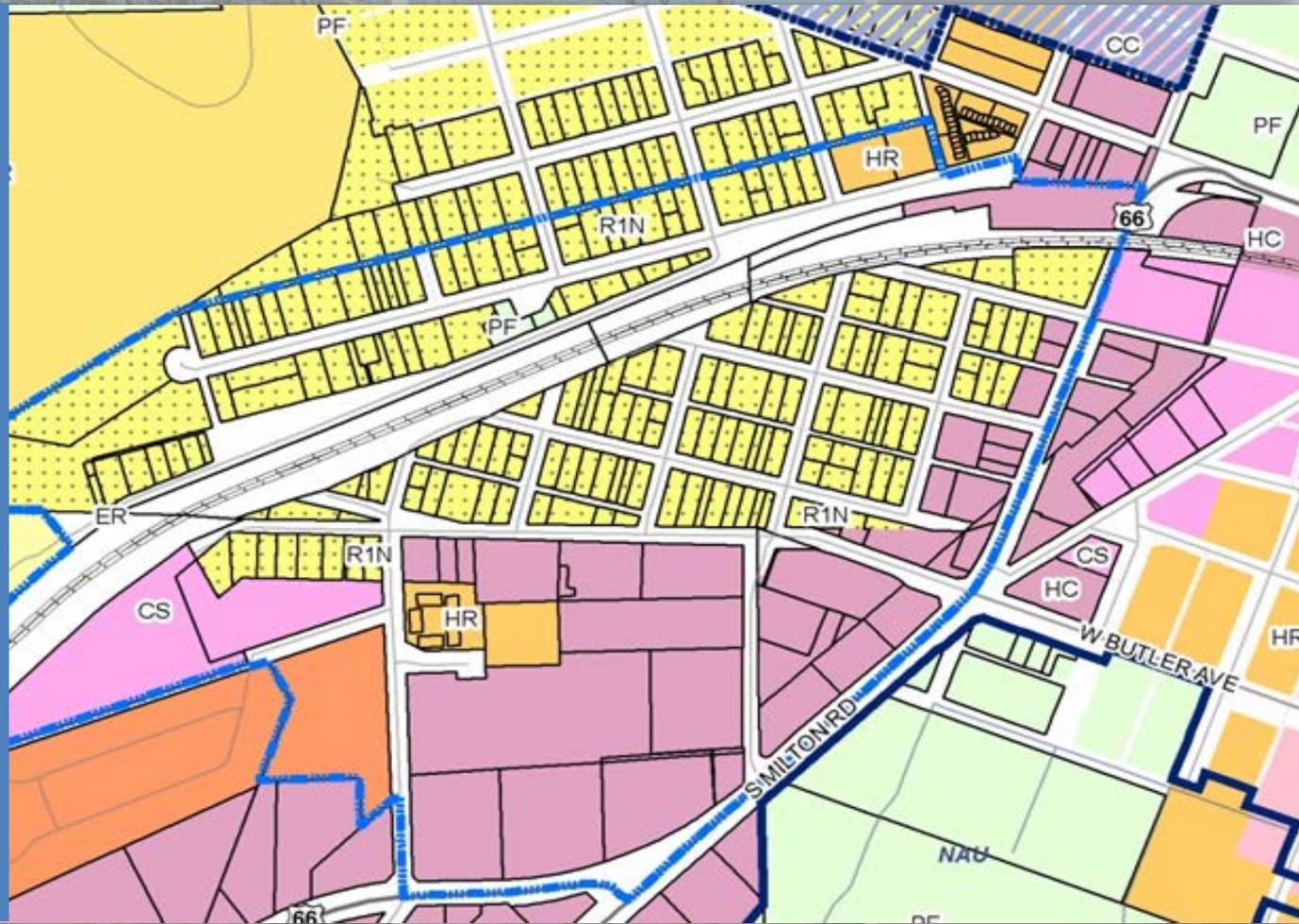
- Site and Area Analysis
- Concept Plan
- Goals and Policy Recommendations
- Implementation Plan



Land Use- Zoning

Current Zoning:

- ~45% Commercial
- ~45% Low Density Residential
- ~5% High Density Residential
- ~5% Manufactured Housing



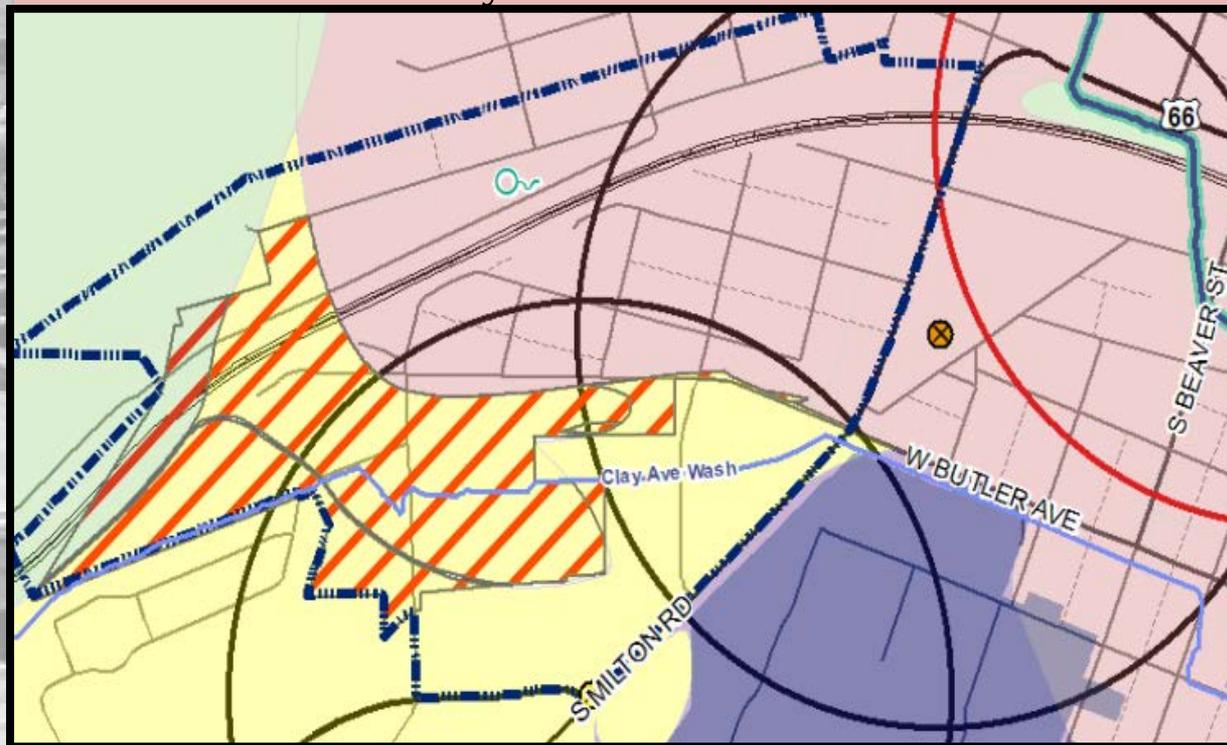
Land Use – FRP30

Regional Plan:

Urban Neighborhood transitioning to
Suburban Corridor and Activity Centers
Urban Activity Center at Butler and Milton
Suburban Activity Center at Milton and 66

Neighborhood Preservation Policy

- *Preserve and enhance existing neighborhoods.*
- *Respect traditions, identifiable styles, proportions, streetscapes, relationships between buildings, yards, and roadways; and use historically appropriate and compatible building and structural materials when making changes to existing neighborhoods, especially in historic neighborhoods.*



Land Use Policy Areas

3 areas identified as
needing slightly
different goals and policies

Goal 6.N

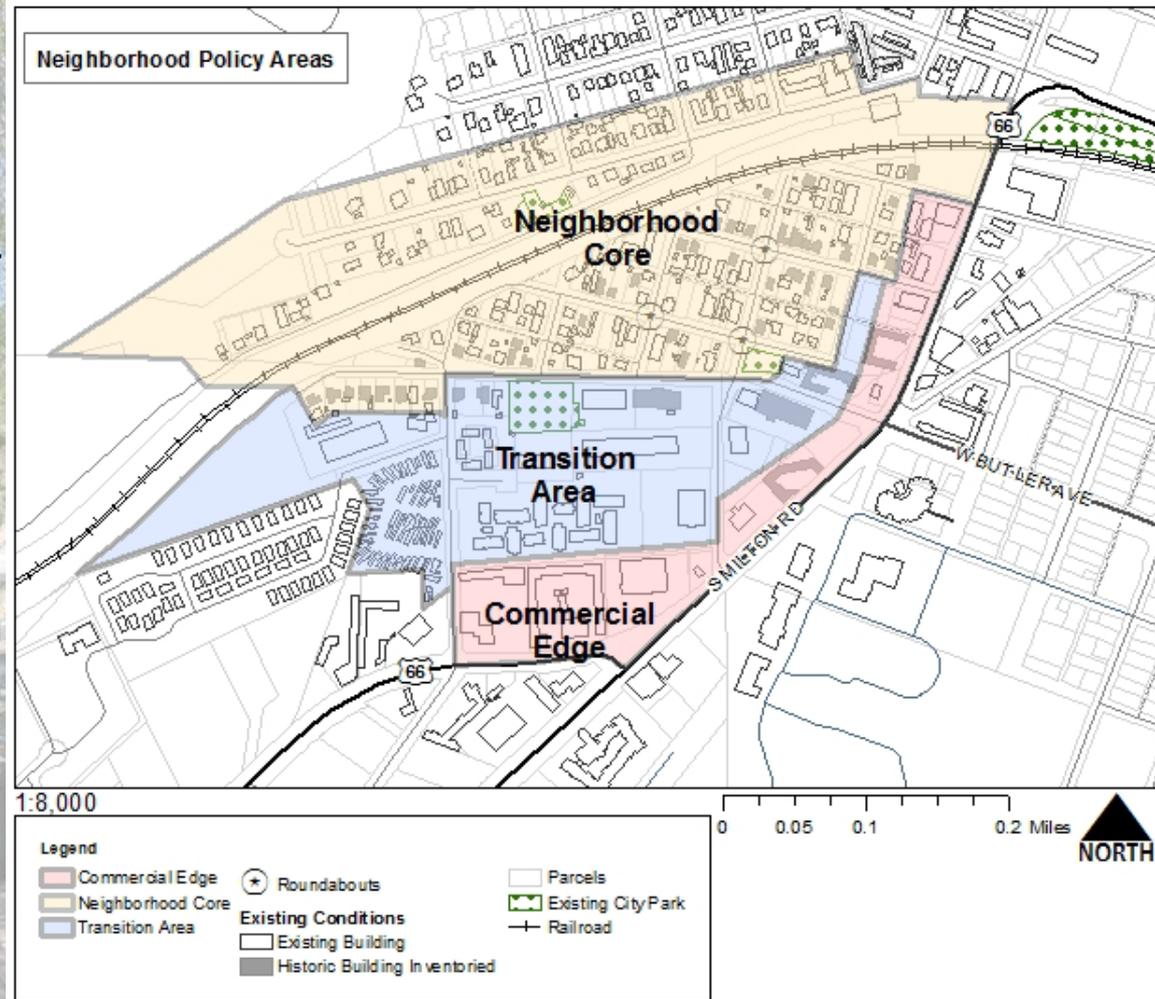
Neighborhood Core

Goal 6.T

Transition Area

Goal 6.C

Commercial Edge



Land Use Goals and Policies

Neighborhood Core addresses:

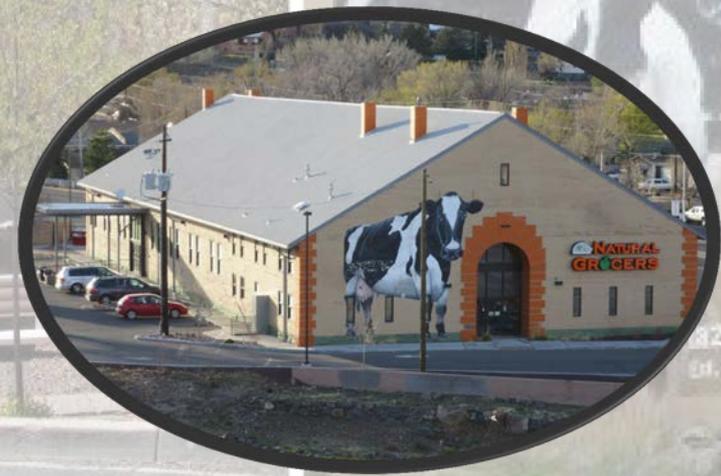
- Small lot and block sizes
- Single family cottages
- Elements of compatible development
- Adequate parking on-site for residential units
- Alleyways

Transition Area and Commercial Edge address:

- Elements of appropriately scaled, compatible development
- Extend the urban street grid in Transition Area
- Connections between parking areas and shared parking
- Rooming and boarding facilities
- Views of Flagstaff's iconic scenery

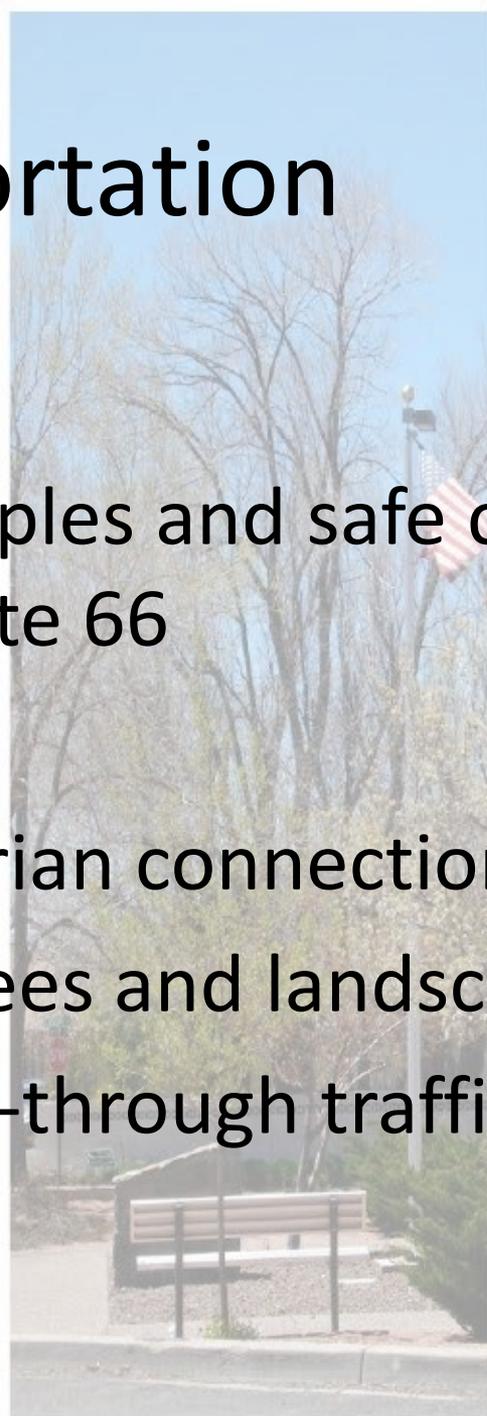
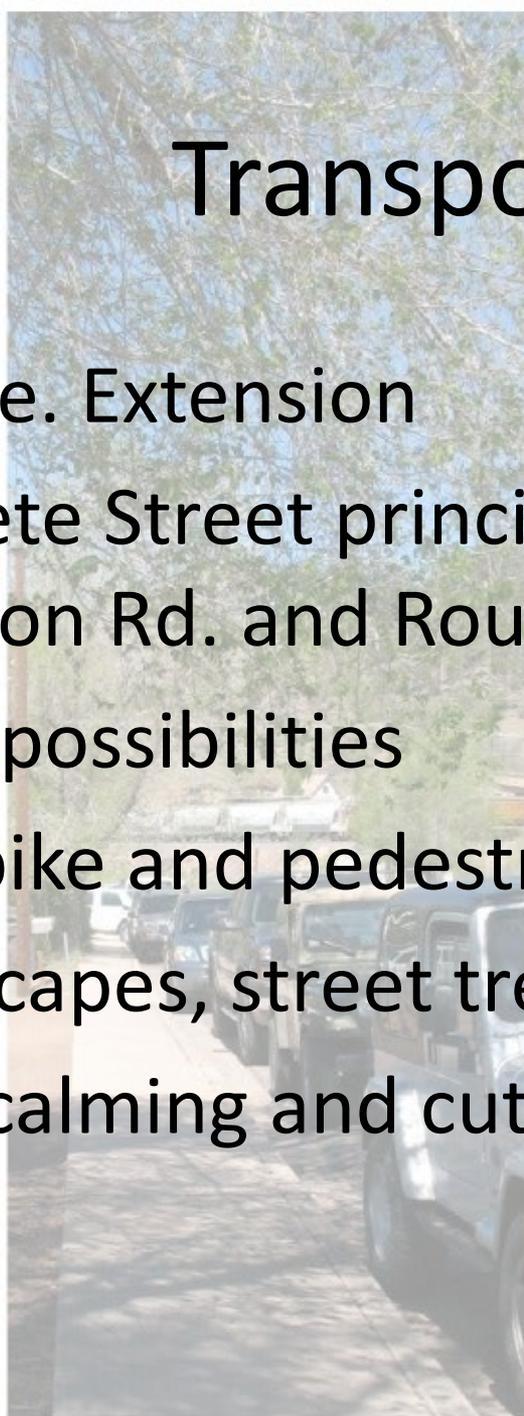
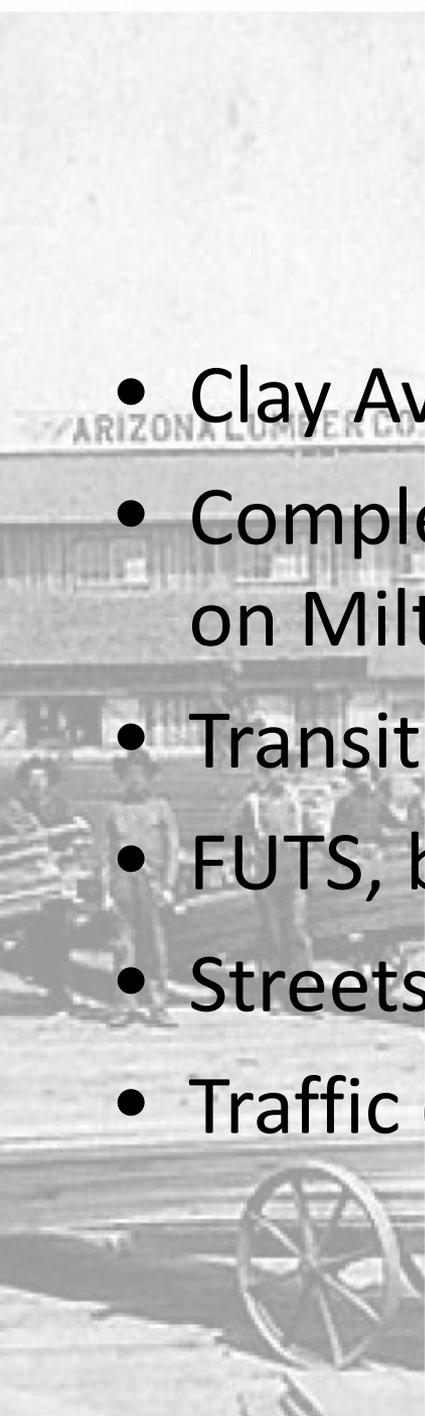
Historic Identity

- Preserve and Enhance Existing Housing Stock
 - Maintains neighborhood character, historic resources and affordability
- Preserve historic structures and landmarks
 - Includes AL&T houses, historic homes, Route 66 motels, the Armory, and school
 - Relies on willing property owners and use of the Landmark Overlay
- Develop Gateways



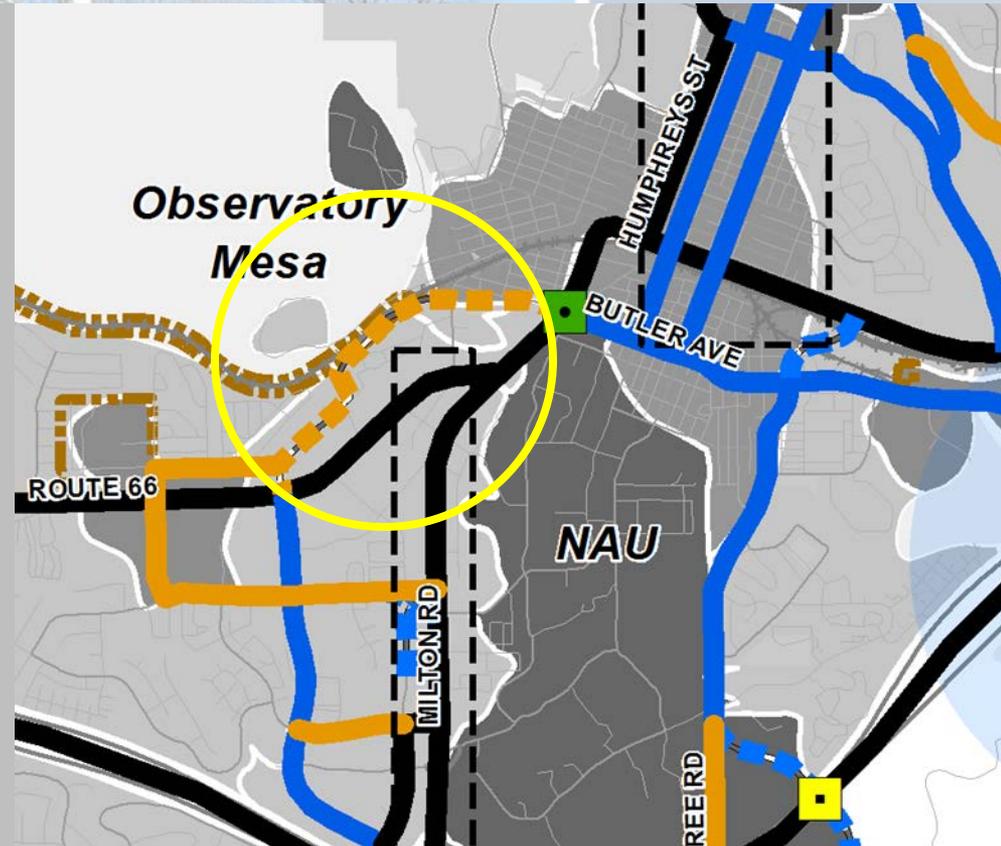
Transportation

- Clay Ave. Extension
- Complete Street principles and safe crossings on Milton Rd. and Route 66
- Transit possibilities
- FUTS, bike and pedestrian connections
- Streetscapes, street trees and landscaping
- Traffic calming and cut-through traffic



Clay Ave. Extension

- Trade-off between regional transportation and neighborhood preservation
- Draft Plan includes policy that Clay Ave. Extension is incompatible with the preservation of neighborhood character
- Concept Plan includes possible alternative route following Chateau/McCracken Alignment
- However, it leaves the final decision to a future Corridor Study and Plan



Parks and Community Spaces

- Enhancement of City-owned parks
- Community Garden proposal at Natural Grocers
- Promote common areas that are open to all neighborhood residents, such as greenways and plazas.
- Continue to research opportunities for a community center in the neighborhood



Roles and Responsibilities

Implementation Strategies have shared responsibilities for the City and LPVNA

Neighborhood Association

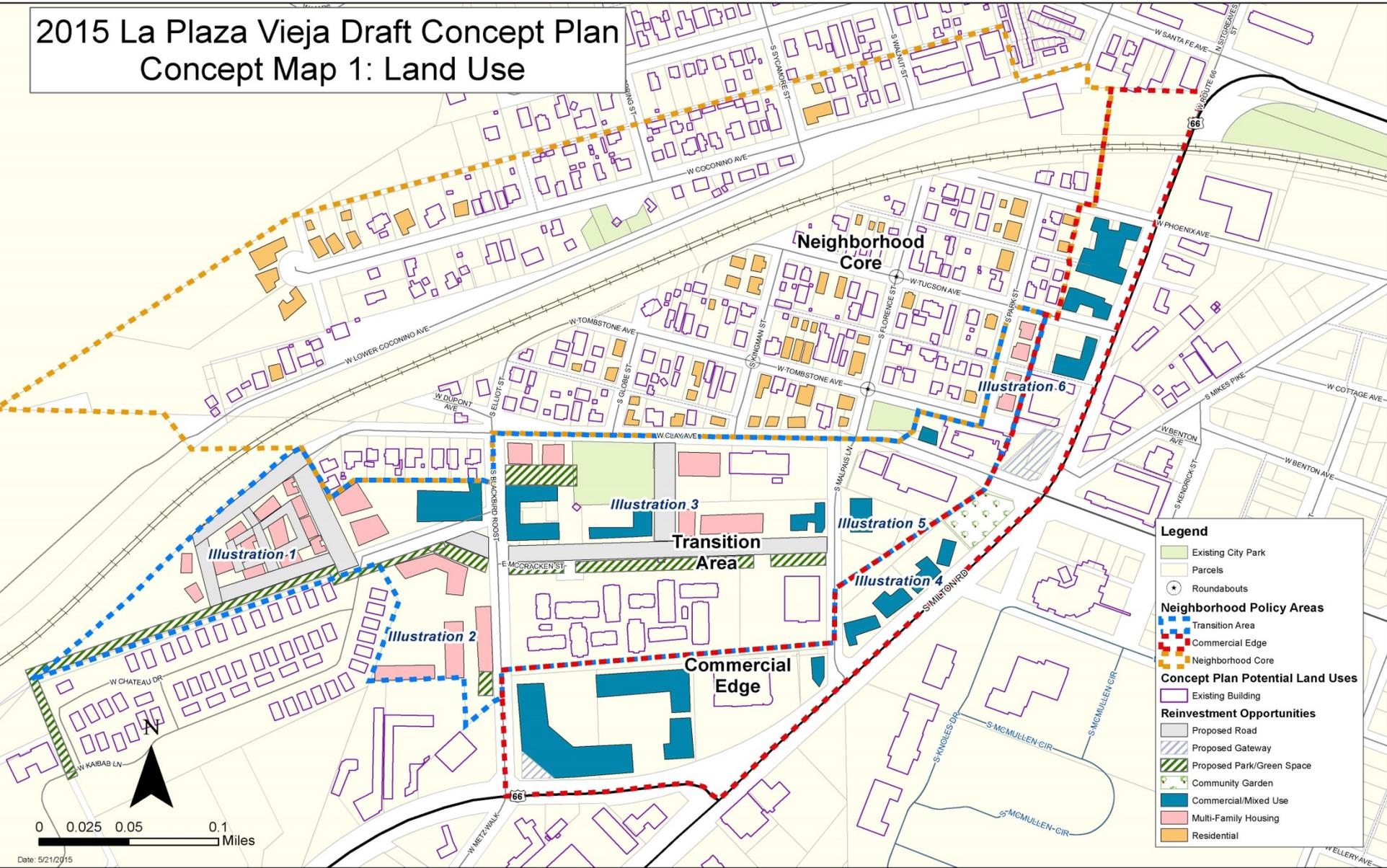
- Information and outreach
- Grant writing team
- Irrigate landscaping in parks and streetscapes
- Block Watch and proactive neighborhood clean ups
- Historic interpretation and research

City of Flagstaff

- Preserve neighborhood character through rezoning cases and design review
- Provide incentives to reduce entitlements in the Transition Area
- Assess speed limit compliance and the need for residential traffic calming
- Design and construct crossings, and complete streets and trails
- Assist with gateways signs
- Consult with State Historic Preservation Office
- Support LPVNA grant applications

Concept Plan

2015 La Plaza Vieja Draft Concept Plan Concept Map 1: Land Use



3D Visualization



3D Visualization (cont'd)



Difficult-to-Address Issues

- Existing Entitlements
- Clay Avenue Extension
 - Regional v. Neighborhood Traffic
- Arrowhead Village Mobile Home Park
 - Floodplain, Relocation, Affordable Housing
- Housing Occupation
 - Owner v. Renter
- Nonconforming Uses
 - Mostly Multifamily in R1N

The image features a central orange rectangular box containing the word "Questions?" in a bold, black, sans-serif font. This box is superimposed on a background of numerous colorful sticky notes in shades of yellow, orange, pink, and light green. Each sticky note has a single question mark written on it in a dark, hand-drawn style. The sticky notes are scattered across the frame, overlapping each other. The background behind the sticky notes is a collage of four faded, semi-transparent photographs: a close-up of a textured surface, a view of trees against a blue sky, a park bench, and a sign for "Plaza Est. 1988".

Questions?

Project Contacts

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<http://tiny.cc/laplazavieja>



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