

SHAP Recommendations concerning Regional Plan Amendments

August 6, 2015 Version

Regional Plan amendment recommendations

CC.2.7 – add neighborhoods in addition to districts.

LU.18.6 – add a condition about balancing this with protection of the character of historic neighborhoods and districts.

NH.1.4 – change “increased densities” to “context – sensitive increases in density”

Rationale: This is a policy for neighborhoods and not activity centers. Density in neighborhoods can be increased on a small scale through accessory structures and missing middle housing types, when done in the appropriate context.

Specific Plan/City Policy recommendations

Develop a specific plan for high occupancy housing that implements “Policy NH.1.7. Develop appropriate programs and tools to ensure the appropriate placement, design, and operation of new student housing developments consistent with neighborhood character and scale.” The plan should include:

- Definition of high occupancy housing TBD
- Appropriate locations for high occupancy housing based on various levels of compatibility
- Protections for the unique character of historic neighborhoods and districts by providing area-specific recommendations, including:
 - Exterior finish, materials, and architecture of buildings
 - Relative height compared to surrounding buildings
- Clarify how LU..5 should be applied in different neighborhoods considering existing development patterns and lifestyle of existing residents.
- Clarify how Regional Plan and City policies about reinvestment and redevelopment relate to high occupancy housing, especially LU6.1, LU.1 and LU.5
- Best practices for operation/management of high occupancy housing , such as:
 - Flexible interior design appropriate
 - Intensity and location of open and activity spaces
- Reference neighborhood plans and describe the relationship between these documents
- Safe connectivity (not just proximity) for bicycle, pedestrian and transit modes in relation to high occupancy housing developments. For instance:
 - Consider in development review the quality of bicycle and pedestrian access between the development and the nearest transit stops.
 - Developers of student housing accommodate direct routes to campus for bicycle and pedestrians through off-site improvements.
 - Study feasibility of building more bike, pedestrian and transit connections across Milton Road.

- Identify appropriate methods and modes for transporting high volumes of residents with reduced parking and traffic impacts (including NAIPTA bus service, paratransit, car shares and private shuttle services).
- Traffic calming that supports walkability and safe bicycle routes and connections.

Other issues and recommendations

- The group supports the changes to on-site parking requirements in the Zoning Code changes recommended by the Planning and Zoning Commission.
- Add NAIPTA as a direct participant/team member in the application process for multifamily housing projects and particularly high occupancy housing projects.
- NAU should consider if they can support NAIPTA's services with their shuttle service on and off campus.
- Identify processes and contact points for formal coordination between NAU, ADOT and the City.