



October 29, 2013

Mayor Jerry Nabours & Flagstaff City Council
Flagstaff City Hall
211 W. Aspen
Flagstaff, AZ 86001

Dear Mayor Nabours and members of Council,

Thank you for the opportunity to present this letter to you today and express the perspective of the Flagstaff Chamber of Commerce on the Land Use chapter of the Flagstaff Regional Plan 2030. While the Flagstaff Chamber is generally supportive of this chapter, we respectfully request that council consider a more balanced approach toward the transportation and housing needs for our community.

The Flagstaff Chamber greatly values that so much of our community is walkable and bike-friendly and we are encouraged that the document has a focus on maintaining and expanding this valued featured. This focus, however, is over balanced and is not encouraging for those citizens who desire the use of their automobile. If we ignore the growth we could see in the coming years without an adequate plan for the amount of cars on the road then our community will see congested streets, frustrated drivers, and a disincentive for jobs to be located here.

The housing needs of Flagstaff have been a long discussed topic, one in which the Flagstaff Chamber has been vocal on before this and past councils. The Land Use section could more adequately address future housing development through a holistic approach. Much of the chapter focuses on a compact, dense urbanization. To be sure, dense development is valuable as it encourages the walkability of our city, but the heavy emphasis discourages the broad range of housing options that we need to thrive. Urban lifestyle may be a benefit and desire of young couples and professionals, but for large and growing families, a weight toward this type of housing option would be a disincentive. The Flagstaff Chamber regularly produces a cost of living index, and as our city is consistently 40%+ above the national average for the cost of housing, we are concerned as to the impact the current language could have on that average.

The Flagstaff Chamber of Commerce remains wholly supportive of the Regional Plan, and we wish to thank city staff, especially Kim Sharp, for their continued friendship as we evaluate the document.

Sincerely,

A handwritten signature in black ink that reads "Julie Pastrick". The signature is written in a cursive, flowing style.

Julie Pastrick
President & CEO
Flagstaff Chamber of Commerce