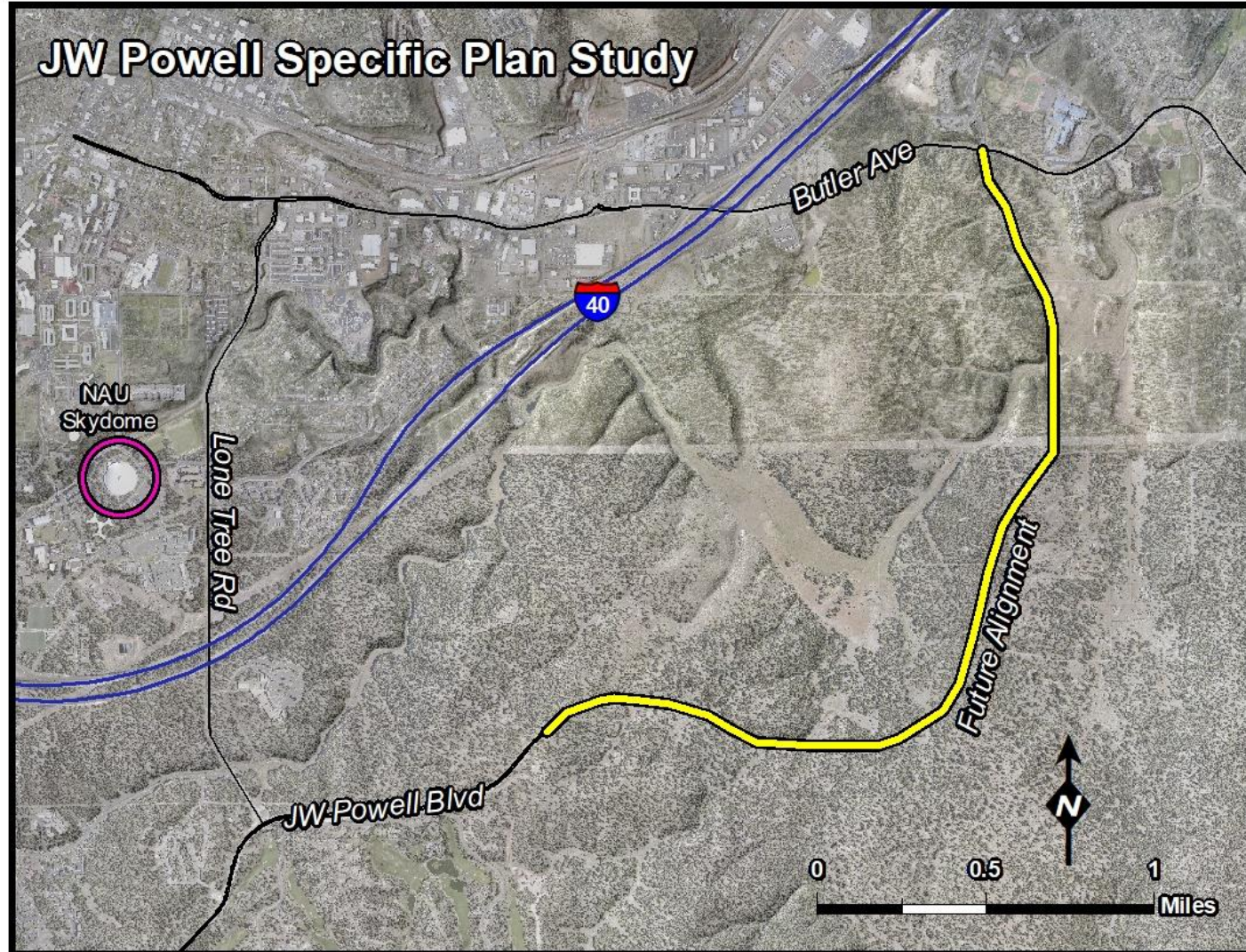




J.W. Powell Boulevard Specific Plan Study



Context Map





JWP Specific Plan Study

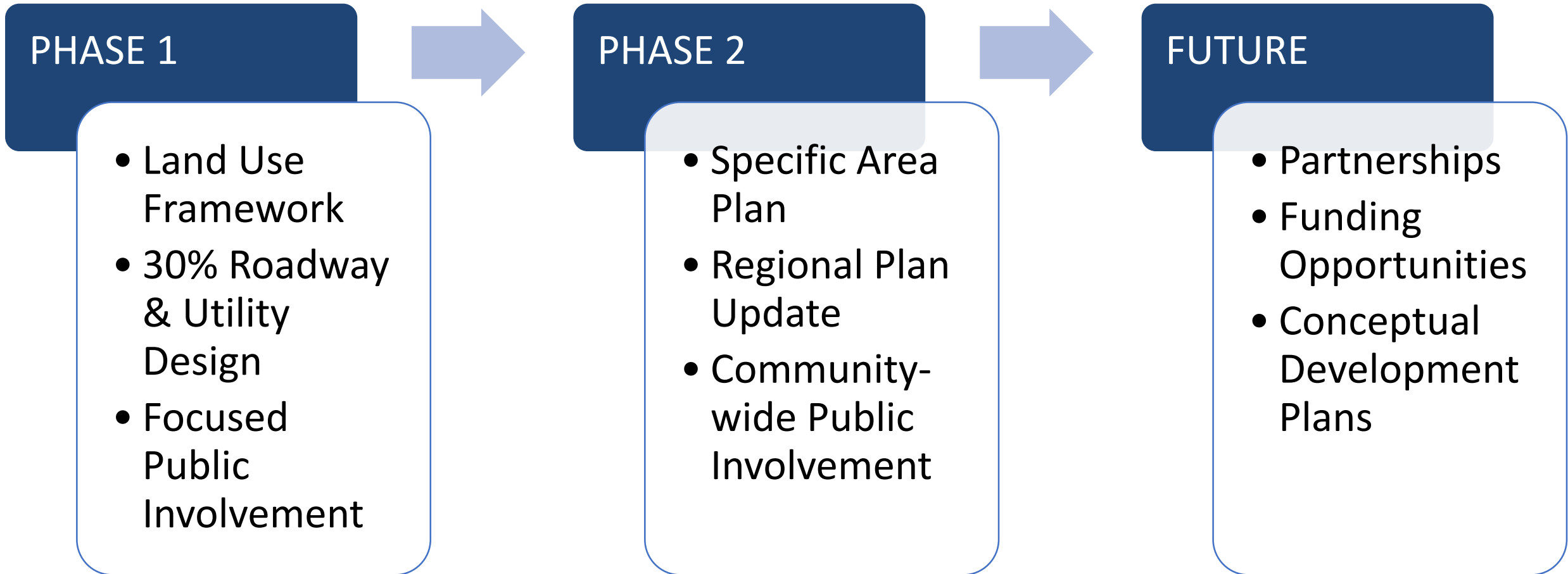


- Meeting Objective:
 - Inform & Receive Council Feedback
- Project Team:
 - City Staff – Multiple Departments
 - Community Service Providers – Mountain Line, MetroPlan, FUSD, ASLD, AZ Forestry & Fire Management, Northern Arizona Healthcare, Flagstaff Arts Coalition, USPS
 - Consultants – Peak, Swaback, Charlier & Entellus



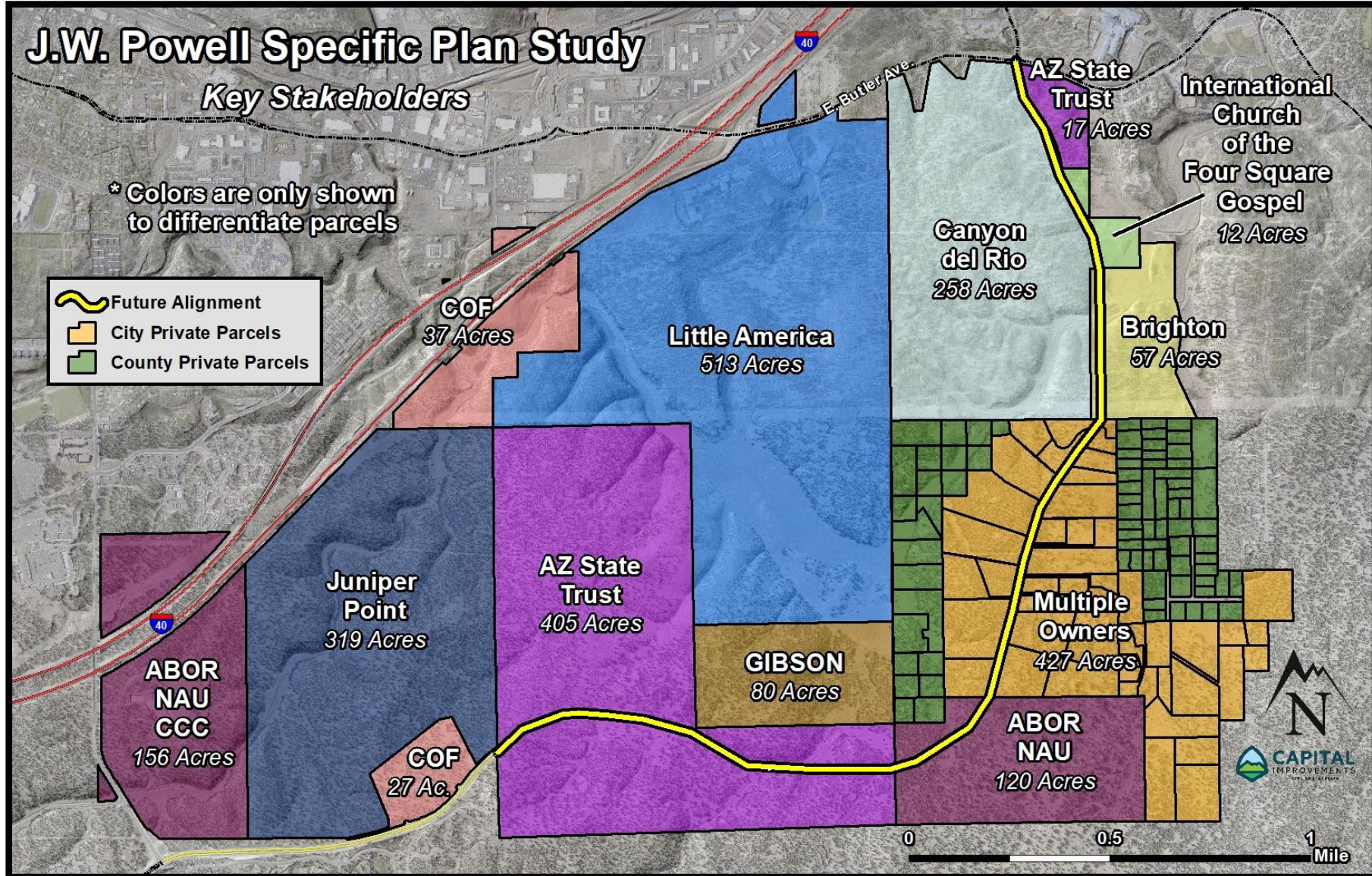
Process

WE ARE CURRENTLY IN PHASE 1



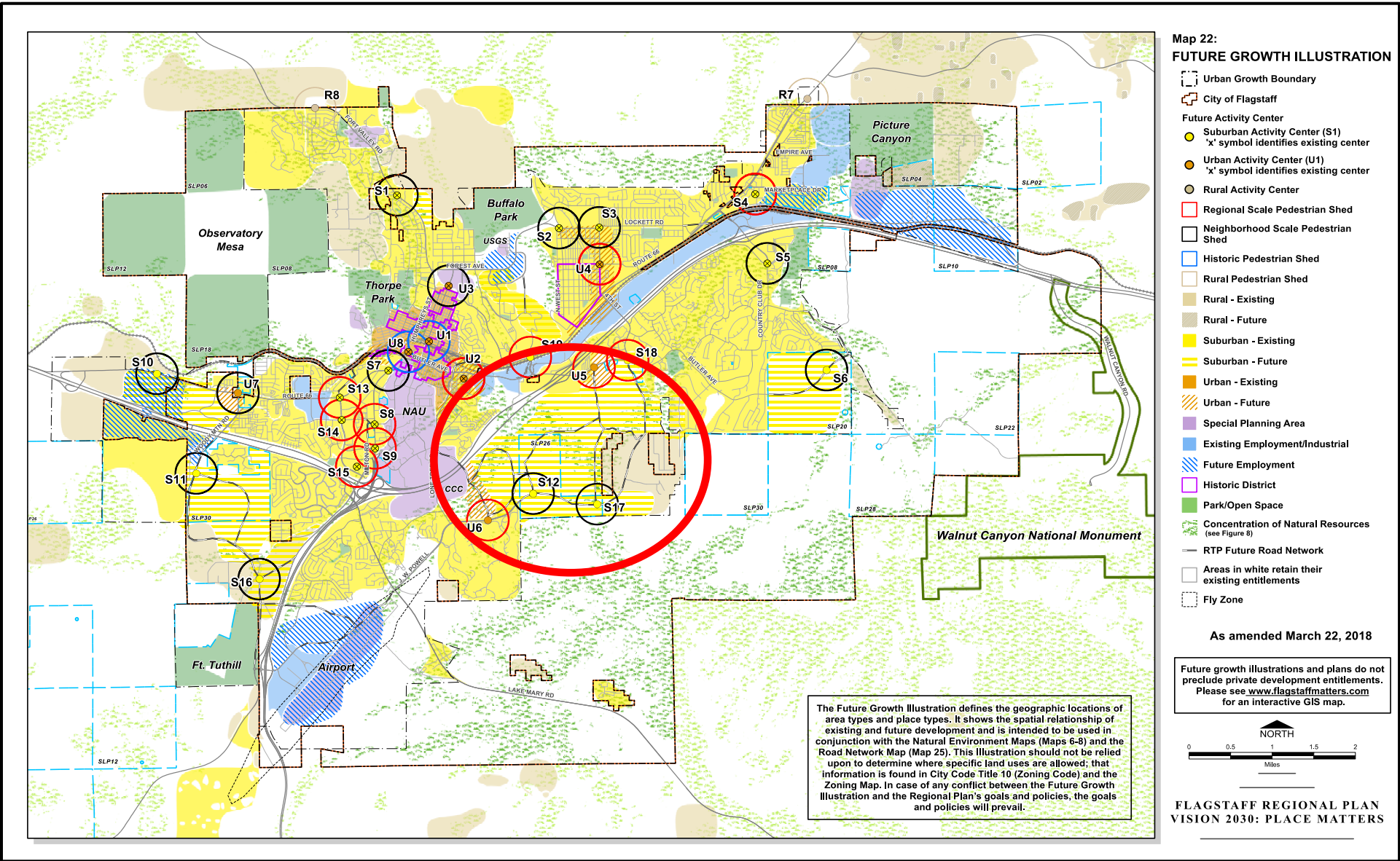


Key Stakeholders





Future Growth Illustration



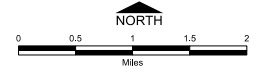
Map 22:
FUTURE GROWTH ILLUSTRATION

- Urban Growth Boundary
- City of Flagstaff
- Future Activity Center**
 - Suburban Activity Center (S1)
'x' symbol identifies existing center
 - Urban Activity Center (U1)
'x' symbol identifies existing center
 - Rural Activity Center
- Regional Scale Pedestrian Shed
- Neighborhood Scale Pedestrian Shed
- Historic Pedestrian Shed
- Rural Pedestrian Shed
- Rural - Existing
- Rural - Future
- Suburban - Existing
- Suburban - Future
- Urban - Existing
- Urban - Future
- Special Planning Area
- Existing Employment/Industrial
- Future Employment
- Historic District
- Park/Open Space
- Concentration of Natural Resources (see Figure 8)
- RTP Future Road Network
- Areas in white retain their existing entitlements
- Fly Zone

As amended March 22, 2018

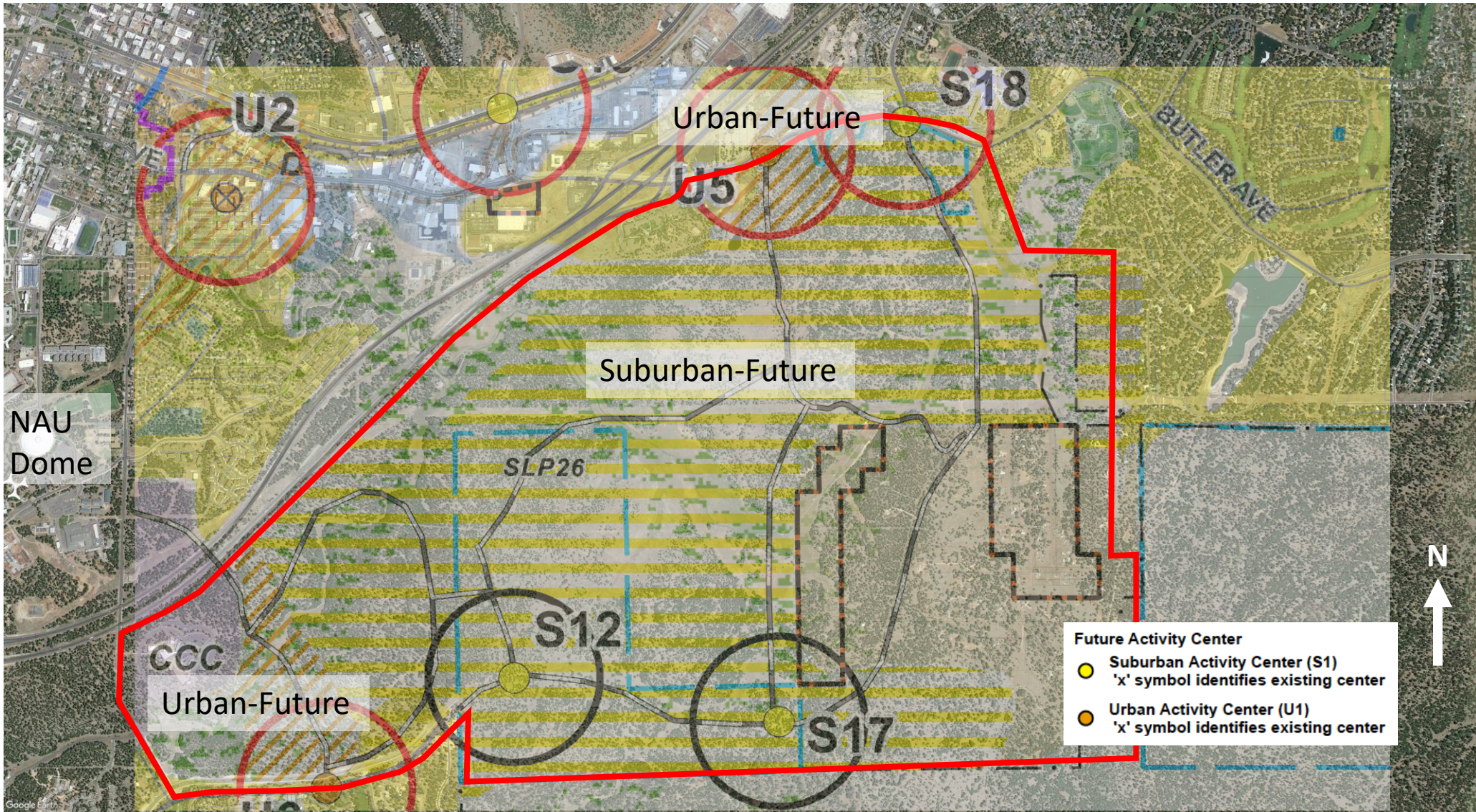
Future growth illustrations and plans do not preclude private development entitlements. Please see www.flagstaffmatters.com for an interactive GIS map.

The Future Growth Illustration defines the geographic locations of area types and place types. It shows the spatial relationship of existing and future development and is intended to be used in conjunction with the Natural Environment Maps (Maps 6-8) and the Road Network Map (Map 25). This Illustration should not be relied upon to determine where specific land uses are allowed; that information is found in City Code Title 10 (Zoning Code) and the Zoning Map. In case of any conflict between the Future Growth Illustration and the Regional Plan's goals and policies, the goals and policies will prevail.





Future Growth Illustration with Image





Traffic Engineering & Planning

- Importance of Good Connectivity
 - Emergency Service Response
 - Emergency Evacuation
 - Traffic Safety
 - Vehicle Miles of Travel (VMT)
 - Pedestrian Environment
 - Bicycling Environment
 - Transit Serviceability

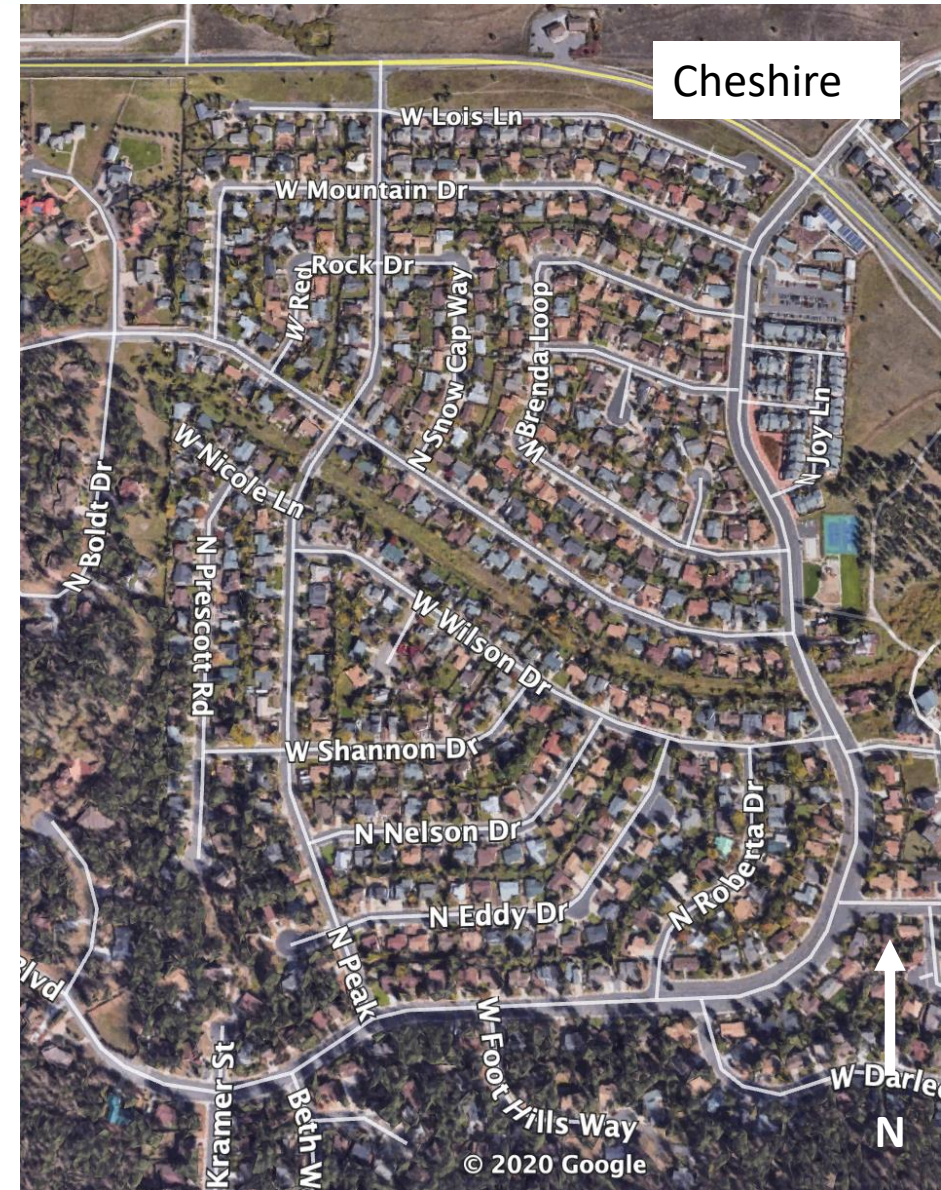
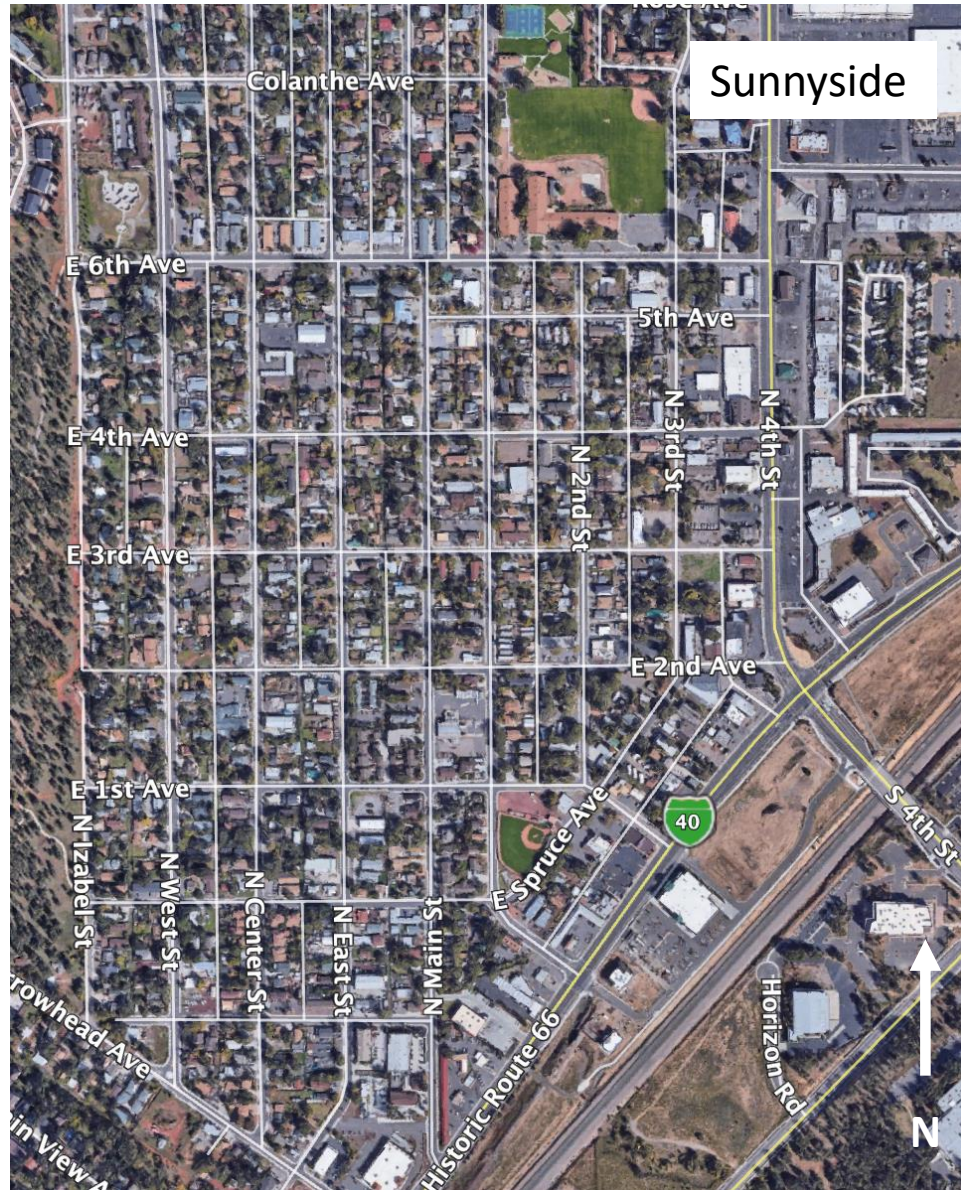


Depiction of a 1/4 mile transportation grid.
Yellow dots are major intersections or activity nodes.



Traffic Engineering & Planning

Flagstaff Neighborhood Examples:





J.W. Powell LU Framework Illustrations

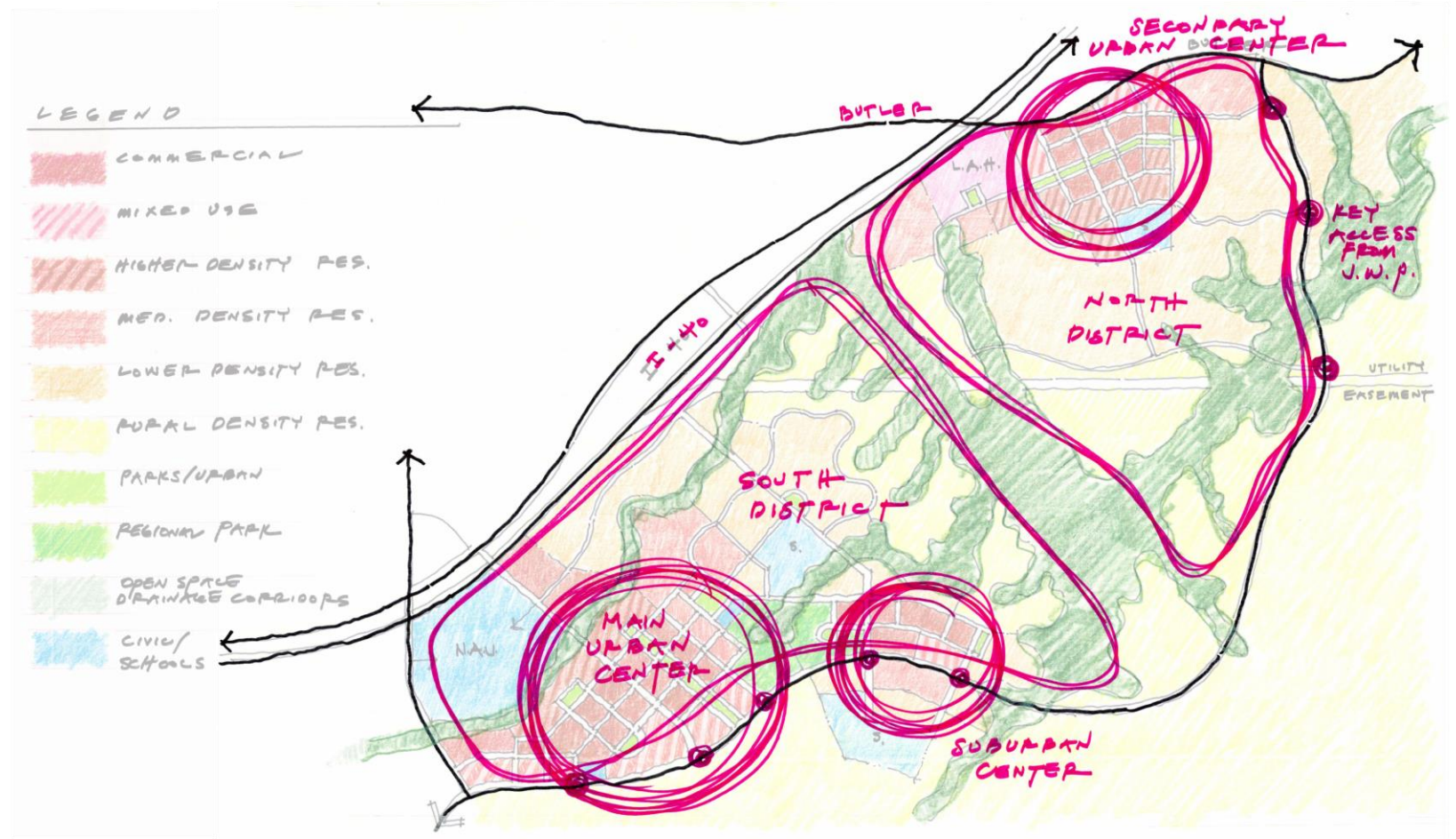


- Refinement of Regional Plan
- Not as Detailed as Specific Area Plan
- Purpose
 - Imagine the Possible
 - Understand Spatial Needs
 - Test the Regional Plan and Infrastructure Needs
(an application of a set of assumptions)
- Much Work to Do!



J.W. Powell Land Use Framework

- Early Ideas – Application of a Scenario
- Guided by Regional Plan
- Consider:
 - Connectivity
 - Sensitive Environmental Areas
 - Topography
 - Resources



REGIONAL PLAN "INFLUENCES"
INITIAL LAND USE STUDIES

September 10, 2018



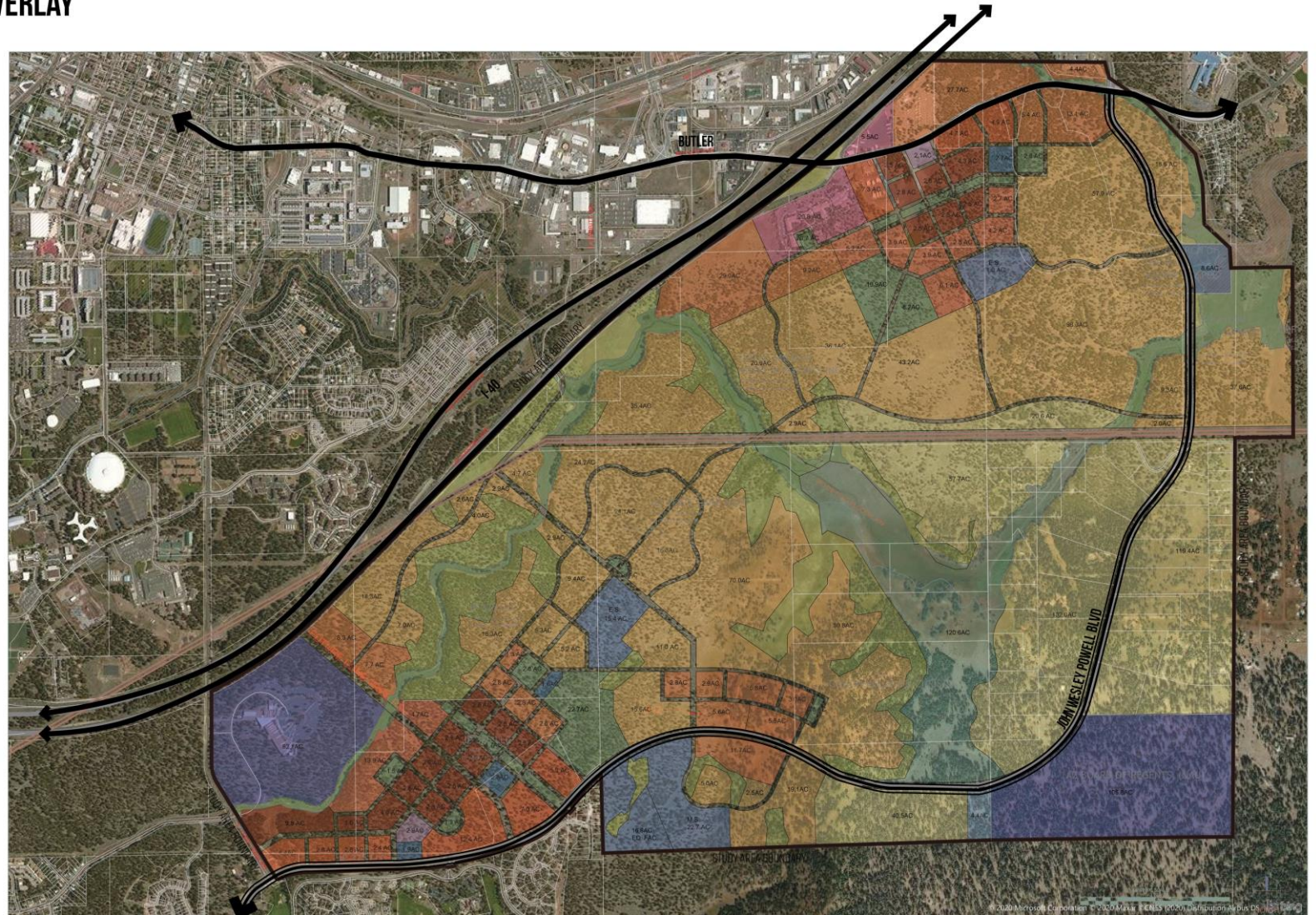


J.W. Powell Land Use Framework



AERIAL OVERLAY

- Why a Framework
- Layering in Land Use
 - Colors Represent Different Land Use
- Break Down By:
 - Place Types
 - Connectivity
 - Amenities
 - Intensity & Density



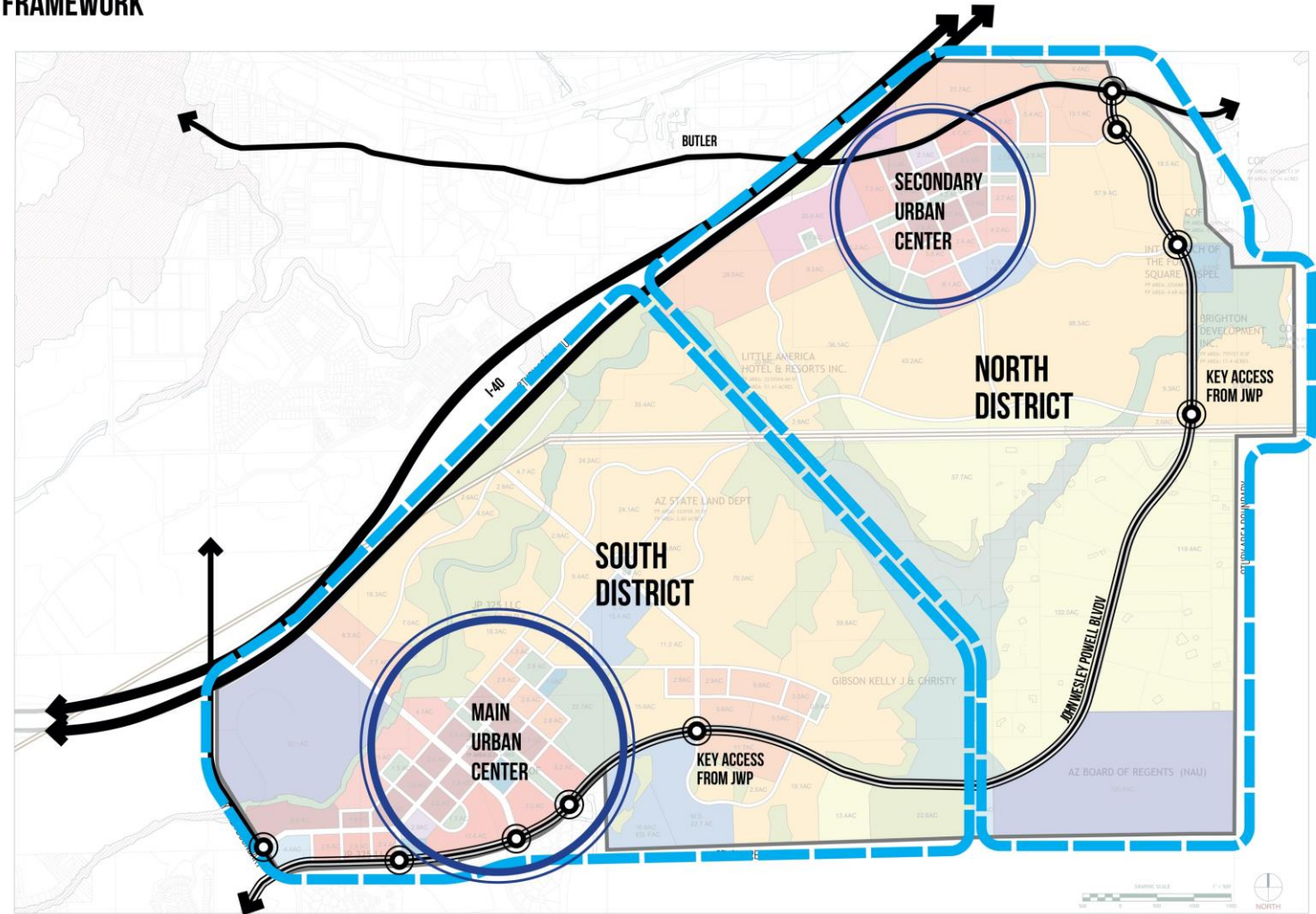


JWP Land Use Framework



- North & South District (boundary shown by blue dashed line)
 - Different Characteristics
 - Land Features & Physical Constraints
 - Area Influences
 - Activity Centers

DISTRICT FRAMEWORK



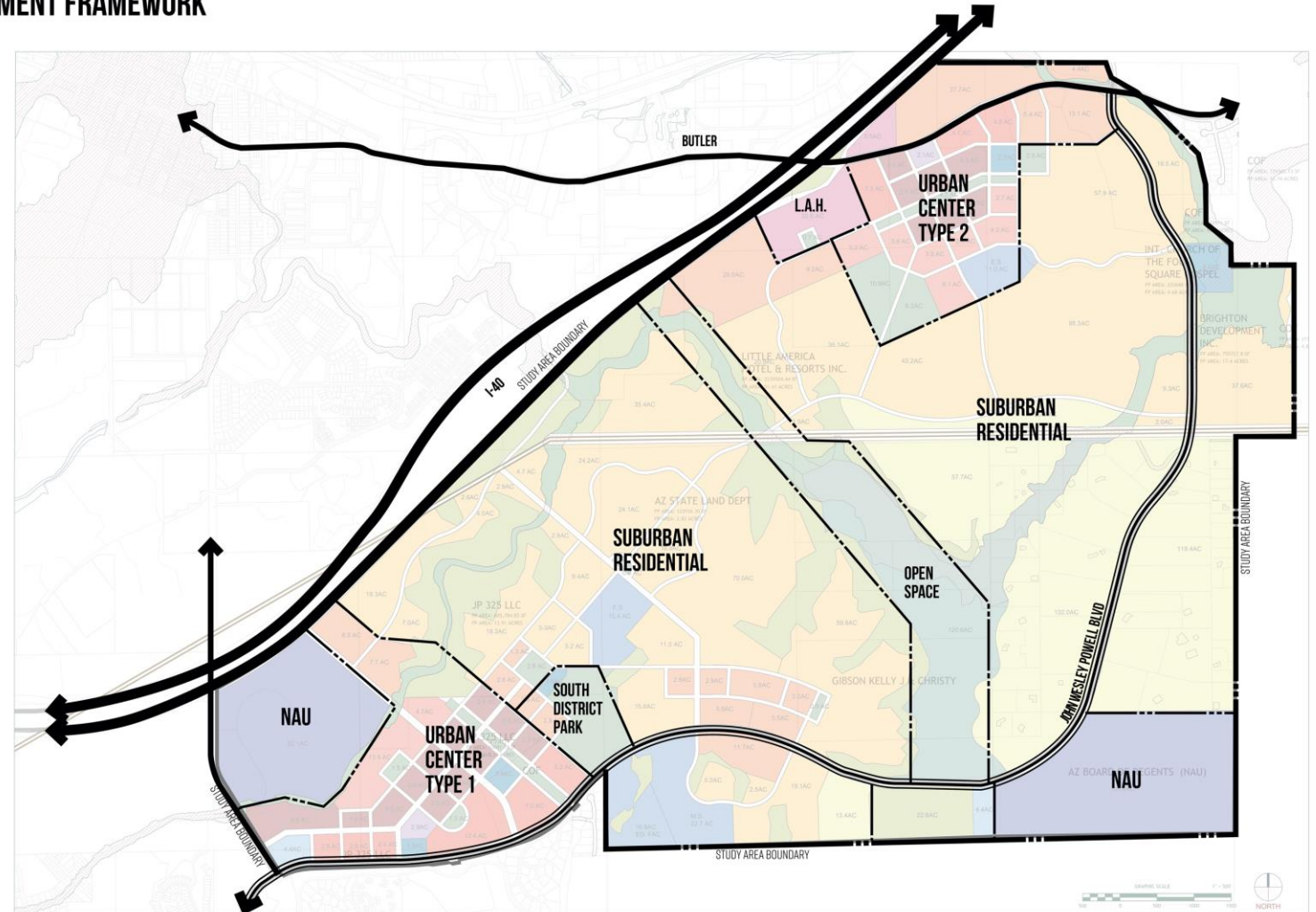


JWP Land Use Framework



- Type 1 Urban Center
 - Serves a Broad Area
 - Pedestrian Oriented
- Type 2 Urban Center
 - Localized
 - Less Dense & Intense

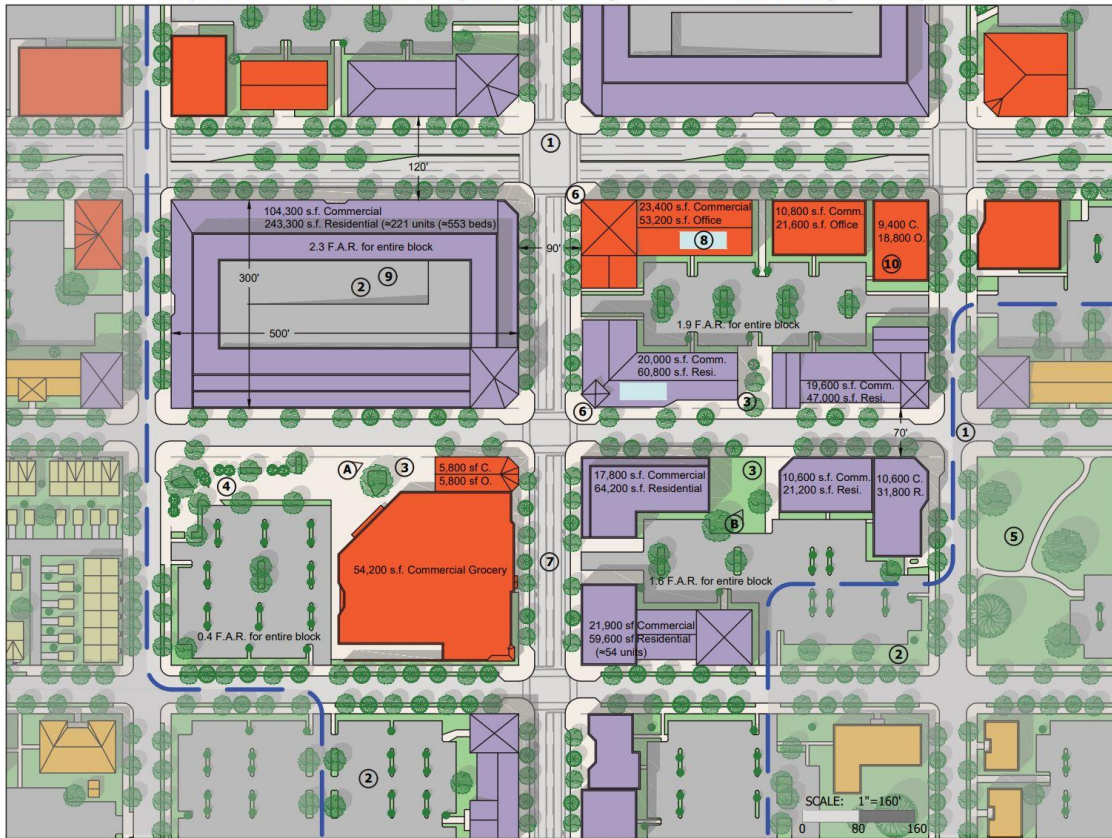
DEVELOPMENT FRAMEWORK



Urban Center Type 1

Example from High Occupancy Housing Plan

Concept Plan 24: Plan View Illustration of High Occupancy Housing in the context of an Urban Regional Activity Center



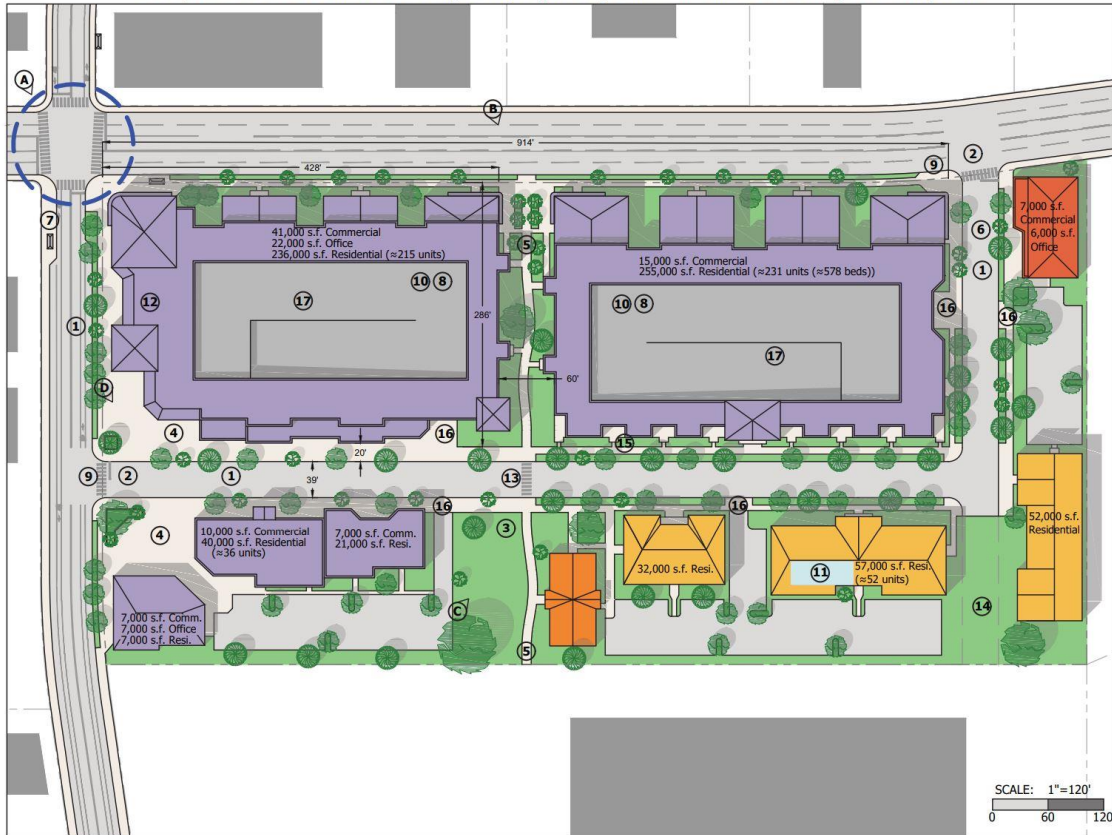
Concept Plan 25: 3D overview of Urban Regional Activity Center



Urban Center Type 2

Example from High Occupancy Housing Plan

Concept Plan 13: Plan View Illustration of High Occupancy Housing in the context of a Suburban Regional Activity Center



Concept Plan 14: 3D overview of Suburban Regional Activity Center



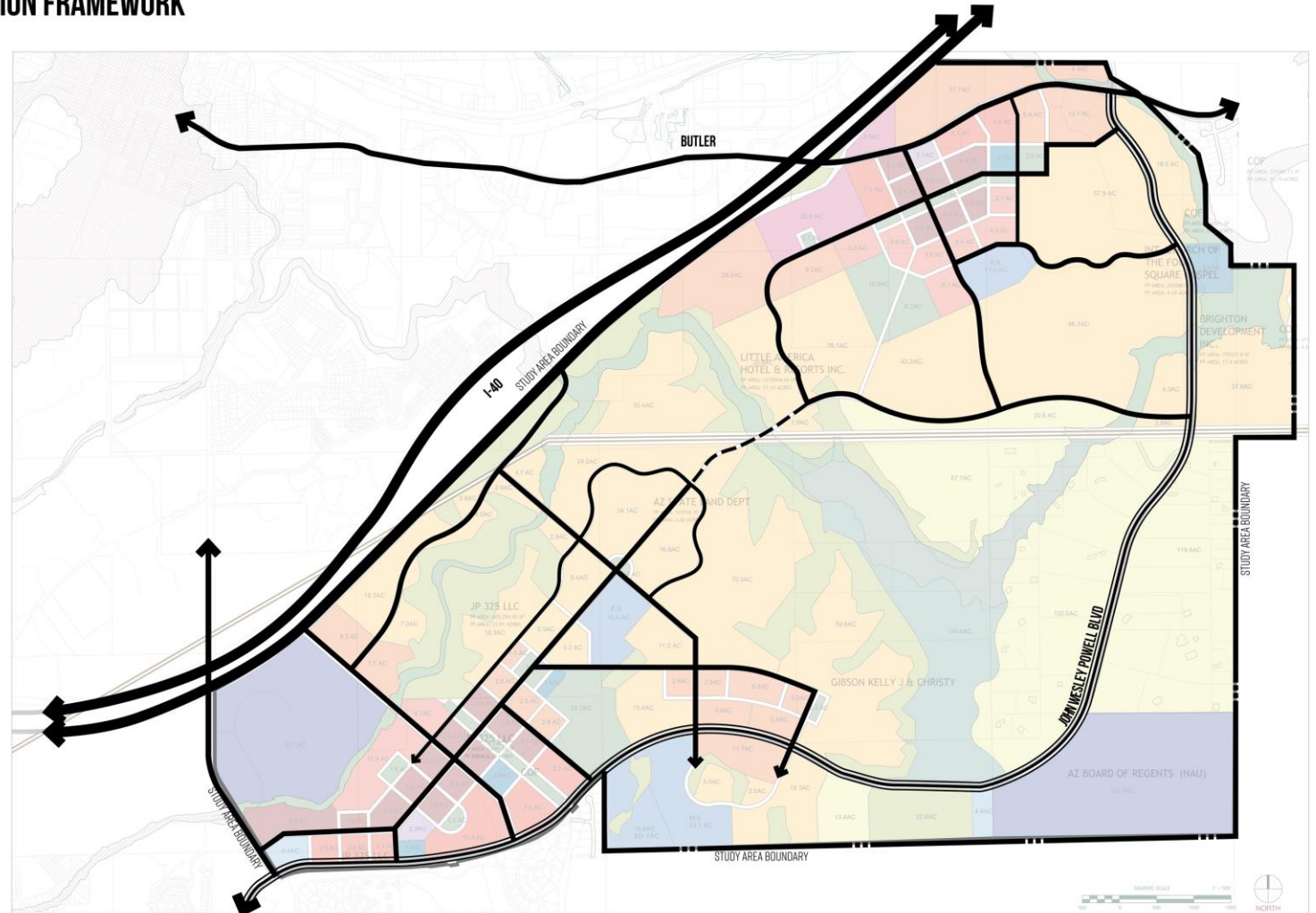


JWP Land Use Framework



- Primary Circulation
 - Arterial (JWP Blvd)
 - Major Collectors
- Not All Possible Roads Shown
- Independent of Parcel Ownership

CIRCULATION FRAMEWORK



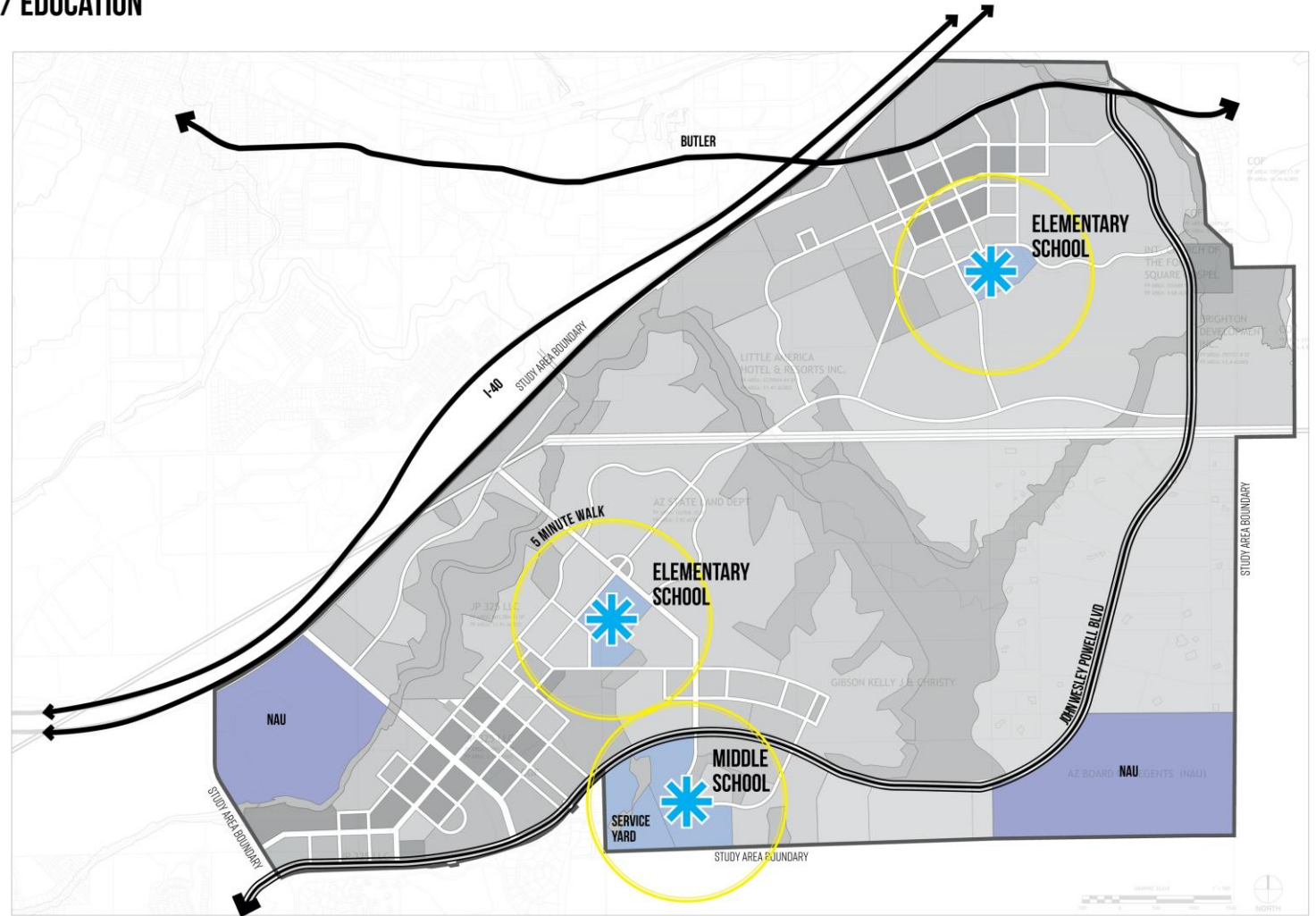


JWP Land Use Framework



- Met with FUSD
- Based on Possible Yield of Residential Units
- 2 Elementary Schools
- 1 Middle School
- Service (Bus) Yard

SCHOOLS / EDUCATION



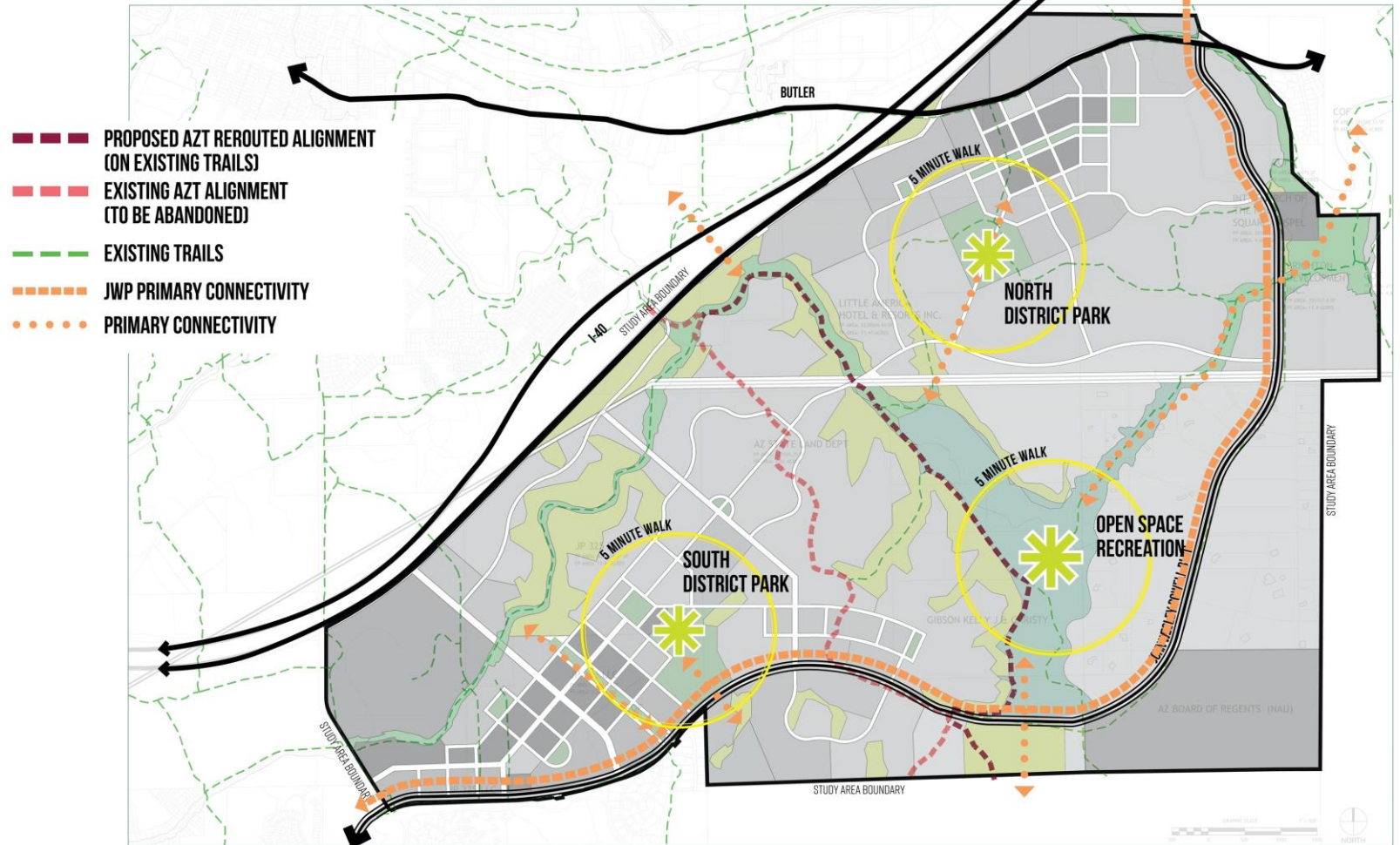


JWP Land Use Framework



- Open Space, Parks & Trails
 - Connectivity Between Land Uses and Districts
 - AZ Trail
 - Bikeways
 - Grade Separated Crossing(s)
 - Wildlife Crossing(s)

OPEN SPACE, PARKS, & TRAILS





JWP Land Use Framework



- Public Safety Hub
 - Fire Station
 - Wildland Urban Interface Tactical Location
 - Other Public Safety Services TBD

FIRE / PUBLIC SAFETY



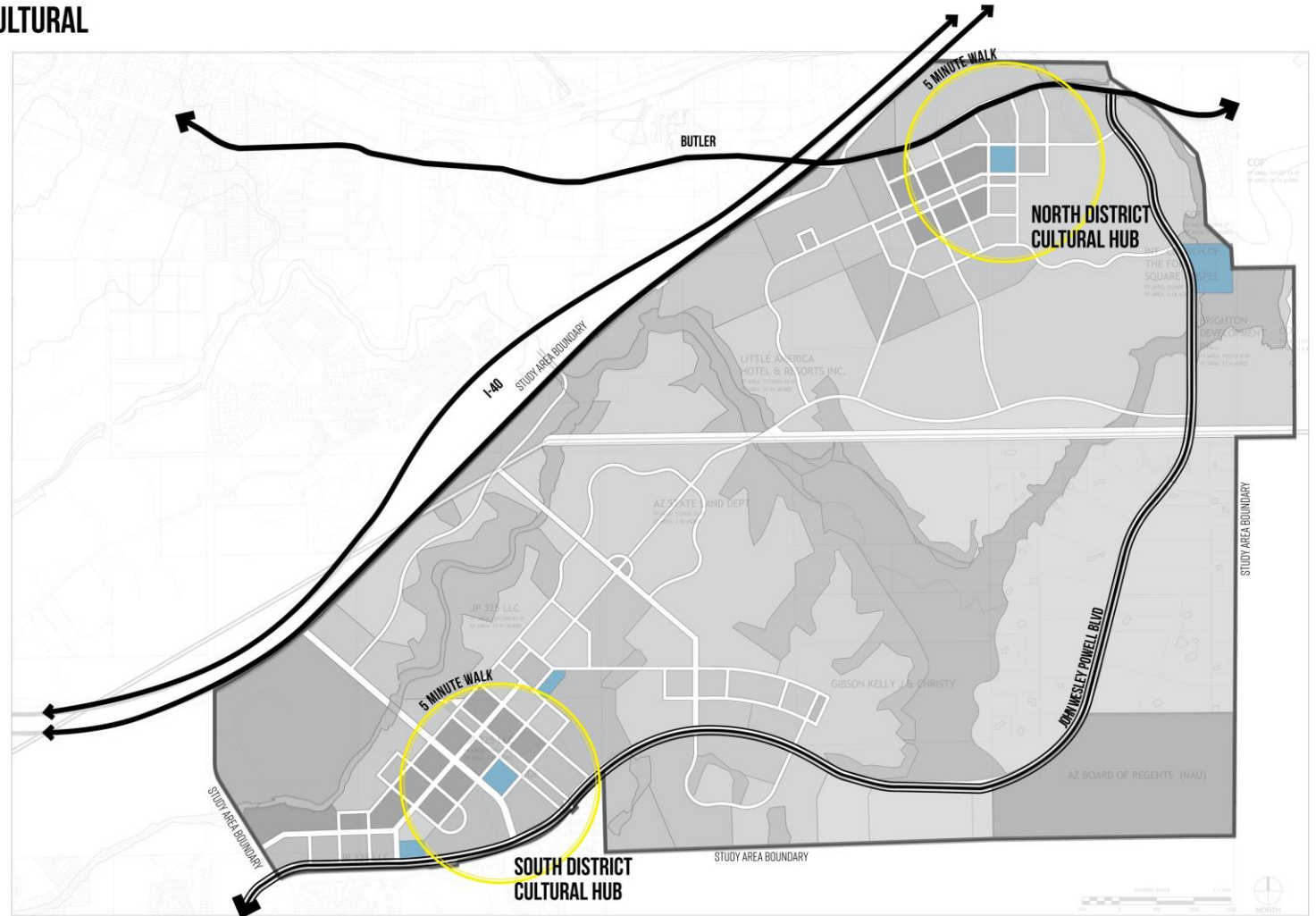


JWP Land Use Framework



- Arts & Sciences
 - Integral to Development

CIVIC / CULTURAL



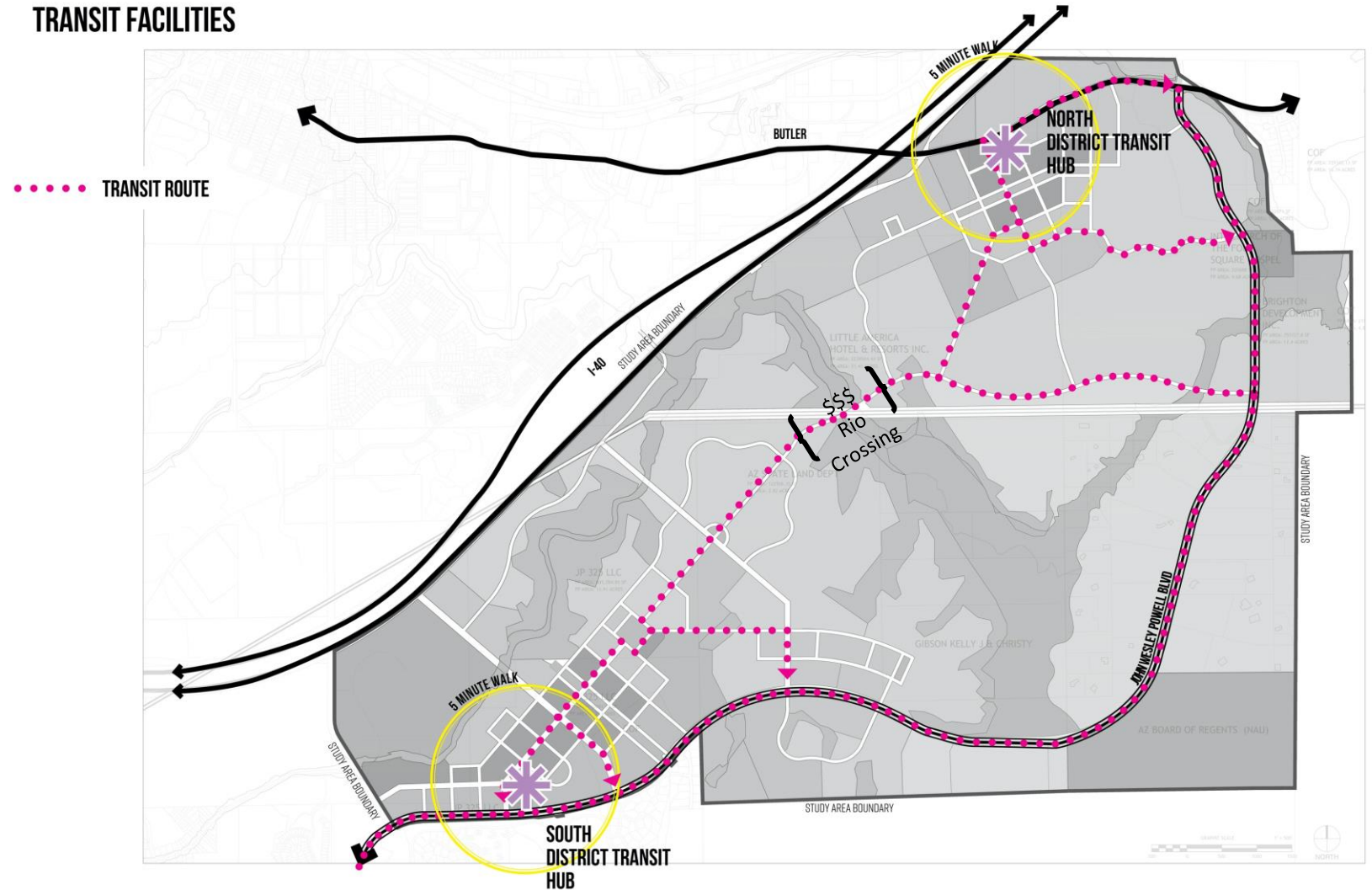


JWP Land Use Framework



- Possible Transit Routes
 - Serviceability
 - Efficiency
 - Transit Hubs at Urban Centers

TRANSIT FACILITIES



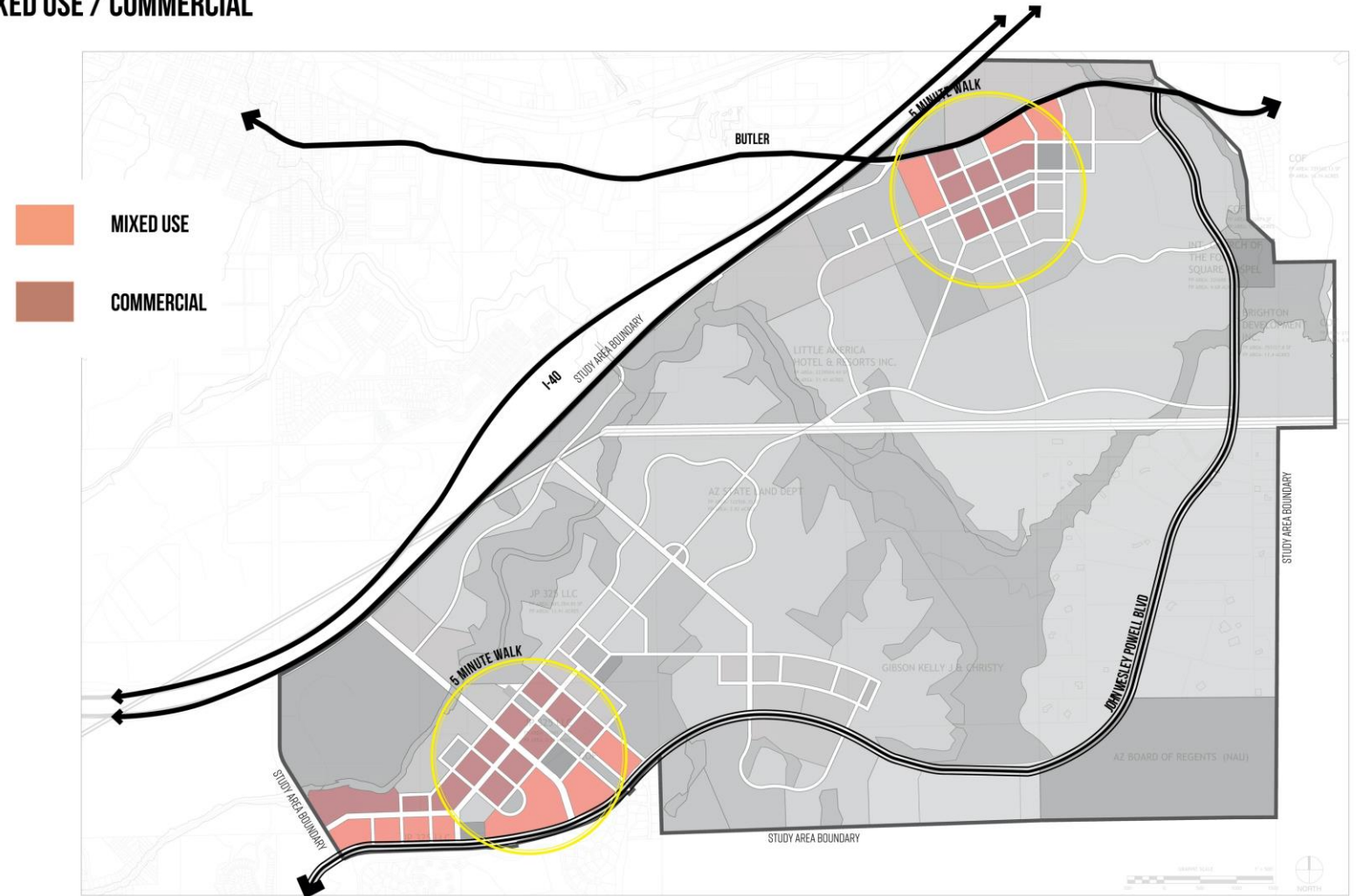


JWP Land Use Framework



- Mixed Use
 - Possible Heavier Residential
- Commercial
 - Some Residential

MIXED USE / COMMERCIAL



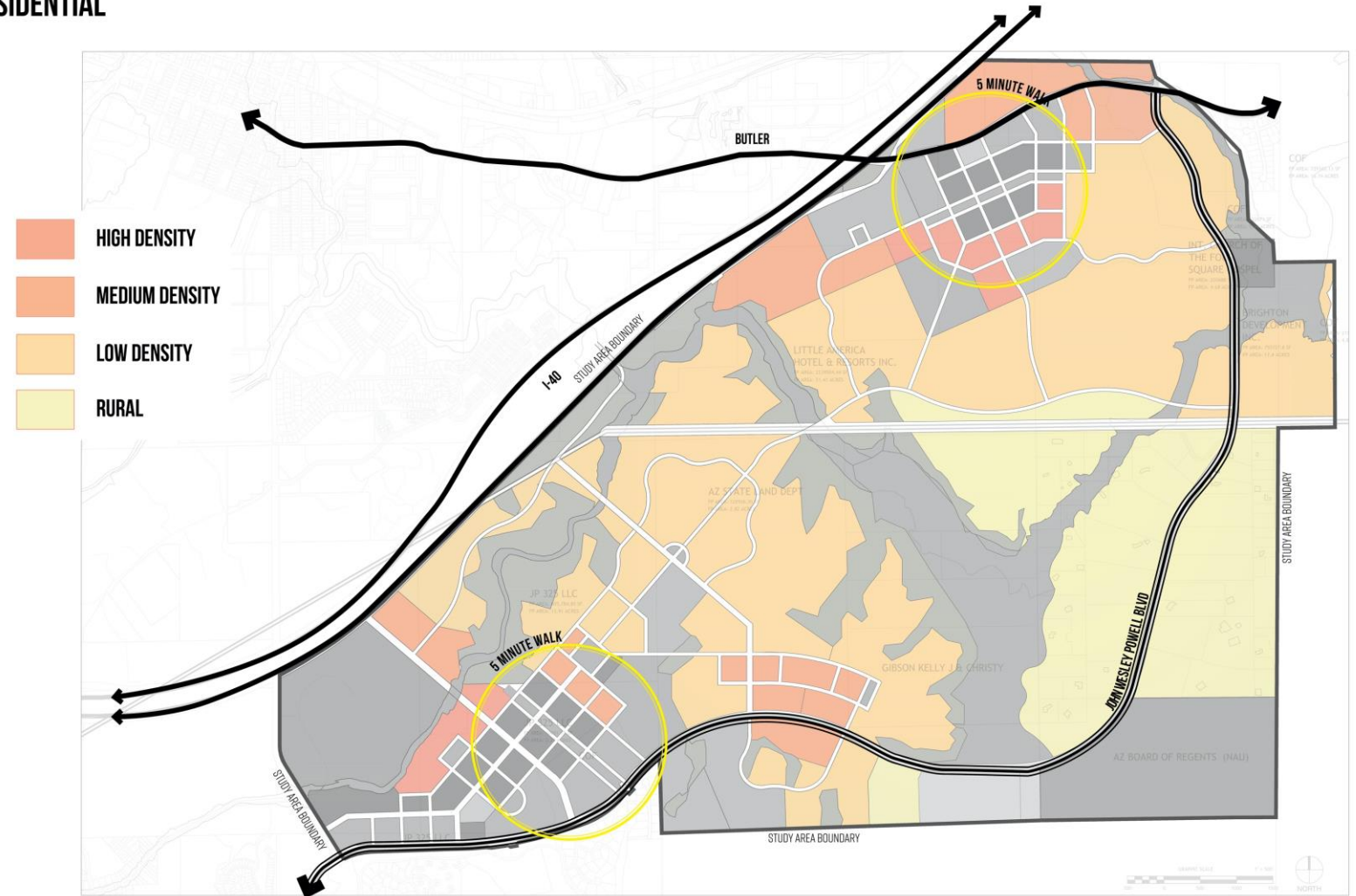


JWP Land Use Framework

- **Residential**

- **High:** Urban Centers
>13 DU/acre
- **Medium:** Urban
Center Edges, Along
Corridor
7-13 DU/acre
- **Low:** Edges
2-7 DU/acre
- **Rural**
<2 units/acre

RESIDENTIAL

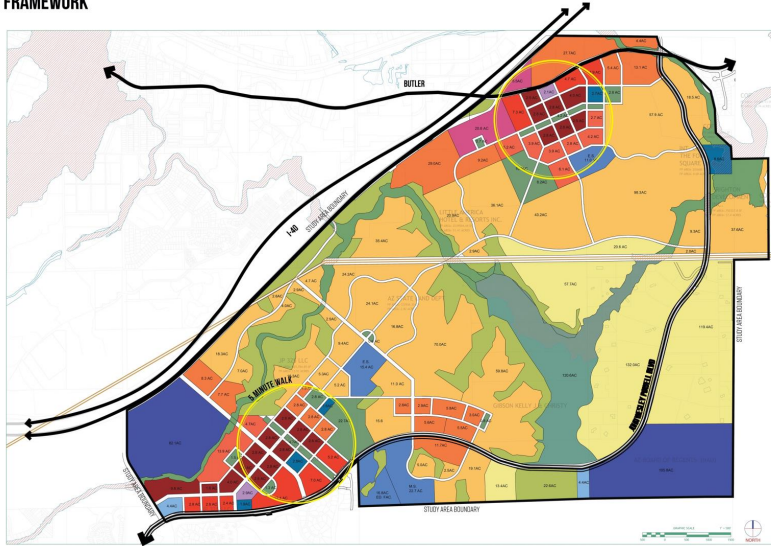




DENSITY & INTENSITY



LAND USE FRAMEWORK



	TOTAL DEVELOPMENT				
	SYMBOL	LAND USE	TOTAL ACRES	LOW RANGE YIELD	HIGH RANGE YIELD
TOTAL DEVELOPMENT		MIXED USE	26.9	1,760,851 SQFT	2,934,752 SQFT
		MU RESIDENTIAL	26.9	703 UNITS	1,213 UNITS
		COMMERCIAL	46.0	3,006,609 SQFT	5,011,014 SQFT
		COMMERCIAL RESIDENTIAL	15.3	179 UNITS	400 UNITS
		COMMERCIAL - EXISTING	26.3	-	-
		RESIDENTIAL - HIGH DENSITY	47.4	426 UNITS	938 UNITS
		RESIDENTIAL - MEDIUM DENSITY	151.8	820 UNITS	1,230 UNITS
		RESIDENTIAL - LOW DENSITY	691.8	1,245 UNITS	3,113 UNITS
		RESIDENTIAL - RURAL	343.1	343 UNITS	343 UNITS
		SCHOOLS	65.9	-	-
		HIGHER EDUCATION	187.9	-	-
		PUBLIC SAFETY / FIRE	4.4	-	-
		CIVIC / CULTURAL	17.6	-	-
		TRANSIT	5.0	-	-
		PARK	61.7	-	-
		RECREATION / OPEN SPACE	127.0	-	-
	OPEN SPACE	232.8	-	-	
	FLOODPLAIN	87.2	-	-	
	TOTAL ACRES	2,165.0	-	-	
	TOTAL M.U. / COMMERCIAL (NEW)	73.0	4,767,460 SQFT	7,945,766 SQFT	
	TOTAL RESIDENTIAL (HD,MD,LD,R)	1,234.0	3,717 UNITS	7,237 UNITS	
	TOTAL NON RES. DEVELOPMENT	280.8	-	-	
	TOTAL DEVELOPABLE (ACRES)	1,587.8	-	-	
	TOTAL OPEN SPACE	508.7	-	-	



DENSITY & INTENSITY BY DISTRICT



		NORTH DISTRICT			
SYMBOL	LAND USE	TOTAL ACRES	LOW RANGE	HIGH RANGE	
			YIELD	YIELD	
	MIXED USE	8.4	550,437 SQFT	917,395 SQFT	
	MU RESIDENTIAL	8.4	220 UNITS	379 UNITS	
	COMMERCIAL	15.4	1,009,258 SQFT	1,682,097 SQFT	
	COMMERCIAL RESIDENTIAL	5.1	60 UNITS	134 UNITS	
	COMMERCIAL - EXISTING	26.3	-	-	
	RESIDENTIAL - HIGH DENSITY	28.8	259 UNITS	570 UNITS	
	RESIDENTIAL - MEDIUM DENSITY	88.8	479 UNITS	719 UNITS	
	RESIDENTIAL - LOW DENSITY	326.8	588 UNITS	1,471 UNITS	
	RESIDENTIAL - RURAL	329.7	330 UNITS	330 UNITS	
	SCHOOLS	11.0	-	-	
	HIGHER EDUCATION	105.8	-	-	
	PUBLIC SAFETY / FIRE	-	-	-	
	CIVIC / CULTURAL	11.3	-	-	
	TRANSIT	2.1	-	-	
	PARK	26.7	-	-	
	RECREATION / OPEN SPACE	127.0	-	-	
	OPEN SPACE	27.4	-	-	
	FLOODPLAIN	45.5	-	-	
TOTAL ACRES		1,194.6	-	-	
TOTAL M.U. / COMMERCIAL (NEW)		23.9	1,559,695 SQFT	2,599,492 SQFT	
TOTAL RESIDENTIAL (HD,MD,LD,R)		774.1	1,937 UNITS	3,603 UNITS	
TOTAL NON RES. DEVELOPMENT		130.2	-	-	
TOTAL DEVELOPABLE (ACRES)		928.2	-	-	
TOTAL OPEN SPACE		226.6	-	-	

		SOUTH DISTRICT			
SYMBOL	LAND USE	TOTAL ACRES	LOW RANGE	HIGH RANGE	
			YIELD	YIELD	
	MIXED USE	18.5	1,210,414 SQFT	2,017,356 SQFT	
	MU RESIDENTIAL	18.5	483 UNITS	834 UNITS	
	COMMERCIAL	30.6	1,997,346 SQFT	3,328,910 SQFT	
	COMMERCIAL RESIDENTIAL	10.2	119 UNITS	266 UNITS	
	COMMERCIAL - EXISTING	-	-	-	
	RESIDENTIAL - HIGH DENSITY	18.6	167 UNITS	367 UNITS	
	RESIDENTIAL - MEDIUM DENSITY	63.0	340 UNITS	511 UNITS	
	RESIDENTIAL - LOW DENSITY	365.0	657 UNITS	1,642 UNITS	
	RESIDENTIAL - RURAL	13.4	13 UNITS	13 UNITS	
	SCHOOLS	54.9	-	-	
	HIGHER EDUCATION	82.1	-	-	
	PUBLIC SAFETY / FIRE	4.4	-	-	
	CIVIC / CULTURAL	6.3	-	-	
	TRANSIT	2.9	-	-	
	PARK	34.9	-	-	
	RECREATION / OPEN SPACE	-	-	-	
	OPEN SPACE	205.5	-	-	
	FLOODPLAIN	41.7	-	-	
TOTAL ACRES		970.5	-	-	
TOTAL M.U. / COMMERCIAL (NEW)		49.1	3,207,759 SQFT	5,346,266 SQFT	
TOTAL RESIDENTIAL (HD,MD,LD,R)		459.9	1,780 UNITS	3,633 UNITS	
TOTAL NON RES. DEVELOPMENT		150.6	-	-	
TOTAL DEVELOPABLE (ACRES)		659.6	-	-	
TOTAL OPEN SPACE		282.1	-	-	



J.W. Powell Specific Plan Study



NEXT STEPS

- **COMPLETE Phase 1 Late Spring 2021**
 - Conduct Focused Public Involvement
 - Refine Land Use Framework
 - Complete 30% Design of Roadway & Utilities
 - Prepare Construction Cost Estimate for Infrastructure
- **BEGIN Phase 2 Early Summer 2021**
 - Broad Public Engagement Opportunities
 - Tailored Conversations with Property Owners
 - Evaluate need for Regional Plan Changes as Amendment or 2024 Update
 - Further Discussion of Collector Network and Connectivity



J.W. Powell Specific Plan Study



COMMENTS & QUESTIONS

David Pedersen

Project Manager

Capital Improvements

dpedersen@flagstaffaz.gov

Office :: 928.213.2677

Cell :: 928.607.2515

Sara Dechter, AICP

Comprehensive Planning Manager

sdechter@flagstaffaz.gov

928-213-2631

AERIAL OVERLAY

