



CITY ENGINEERING DIVISION

Bi-Monthly Projects Report September 2023

Honorable Mayor, Vice Mayor and Council,

The September report was completed by our Project Managers on October 3rd and includes project updates for the months of June through September.

The attached map is a comprehensive view of the highlighted projects in our community that are assigned to the City Engineering Division, inclusive of projects that are in planning, design, and construction phases.

We have tried to reduce the extent of information provided and focused on only those projects that had substantive progress from previous months or have key milestones to share.

If you would like to receive more information on a specific project, please reach out and we'd be glad to share more detailed information.

Boulder Pointe/Woodland Dr - Traffic Calming - DESIGN PHASE

FUND: TRANSPORTATION TAX

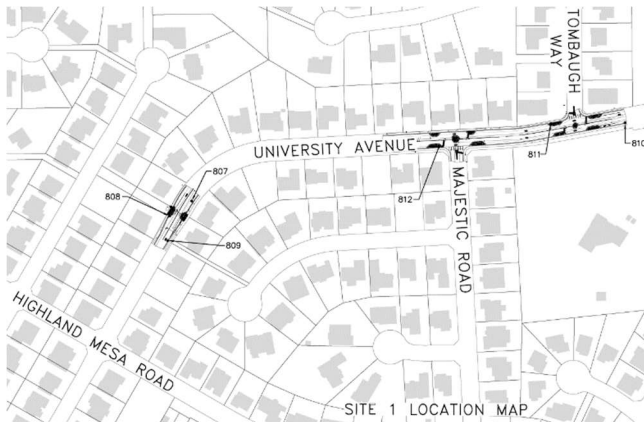


Description – This project is a traffic calming and pedestrian safety project. University Ave and Woodland Dr are two streets that have had a history of speed concerns dating back to 2018. The proposed traffic calming elements have been reviewed and approved by the Transportation Commission. Boulder Pointe traffic calming was reviewed and approved by the Transportation Commission in February 2022. Woodland Dr was approved for traffic circles in December 2020. Included in the project are:

- Traffic Circle with curb extensions (bump-outs) at University Ave/Majestic Rd University Ave/Tombaugh Way
- Curb extensions and mid-block crossing on University Avenue at the pedestrian walkway connecting University Avenue to Fresh Aire St.
- Three (3) Raised crosswalks, two (2) on Woody Way and one (1) on Highland Mesa at Axe Handle Way.
- Traffic Circle at Woodland Dr/Maricopa St and Woodland Dr/Trail of the Woods

Project Update:

- Woodland Dr traffic circles have been added to this project, the traffic circle design is very similar to the Boulder Pointe traffic circle design, and combining the projects saves the City time and money.
- The 90% design plans have been reviewed and commented on internally by the City, comments were returned to the Consultant Ardurra.
- The 100% design plans were submitted to the City in late September.
- The plans have been sent to the listed Job Order Contractors (JOCs) working for the City to find a contractor that is willing to construct the traffic calming elements this Fall at both locations.



Extent map of W University Ave Traffic Circles and Mid-block crossing



Extent map of Woodland Dr Traffic Circles

Beulah Boulevard Extension/University Drive Realignment - CONSTRUCTION PHASE

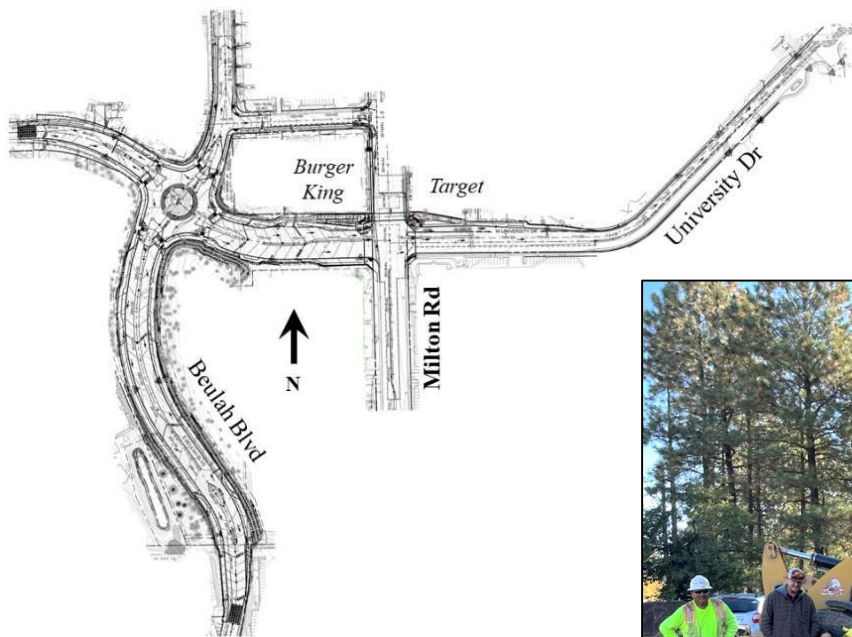
FUND: TRANSPORTATION TAX (STREETS)



Description – This roadway improvement project extends the northern terminus of Beulah Boulevard to connect with University Avenue. Furthermore, University Avenue (west of Milton) will be realigned to match up with University Drive (east of Milton). A new roundabout will be constructed where Beulah Boulevard and University Avenue will intersect. Additionally, this project will also be constructing a new pedestrian underpass beneath Milton Road, just south of Burger King across to Target. Construction is started April 3, 2023 and will conclude in late summer 2025.

Project Update :

- Water, sewer, and storm water lines continue to be installed throughout the project.
- The rerouting of utilities through the southwest corner of Target parking lot will begin in mid-October.
- Curb is anticipated to be poured along the edges of the new portion of Beulah Boulevard in early November.
- New stormwater lines and sidewalk have been installed east of Target.
- The major earthwork (and complimenting monumental pile of dirt) has been completed and shared with partners.
- Eagle Mountain Construction is the Construction Manager at Risk (CMAR) contractor.



Project Extent Map



Eagle Mountain Construction takes time to have an equipment show and tell with the project adjacent Montessori School students

J.W. Powell Specific Plan Study - PLANNING PHASE

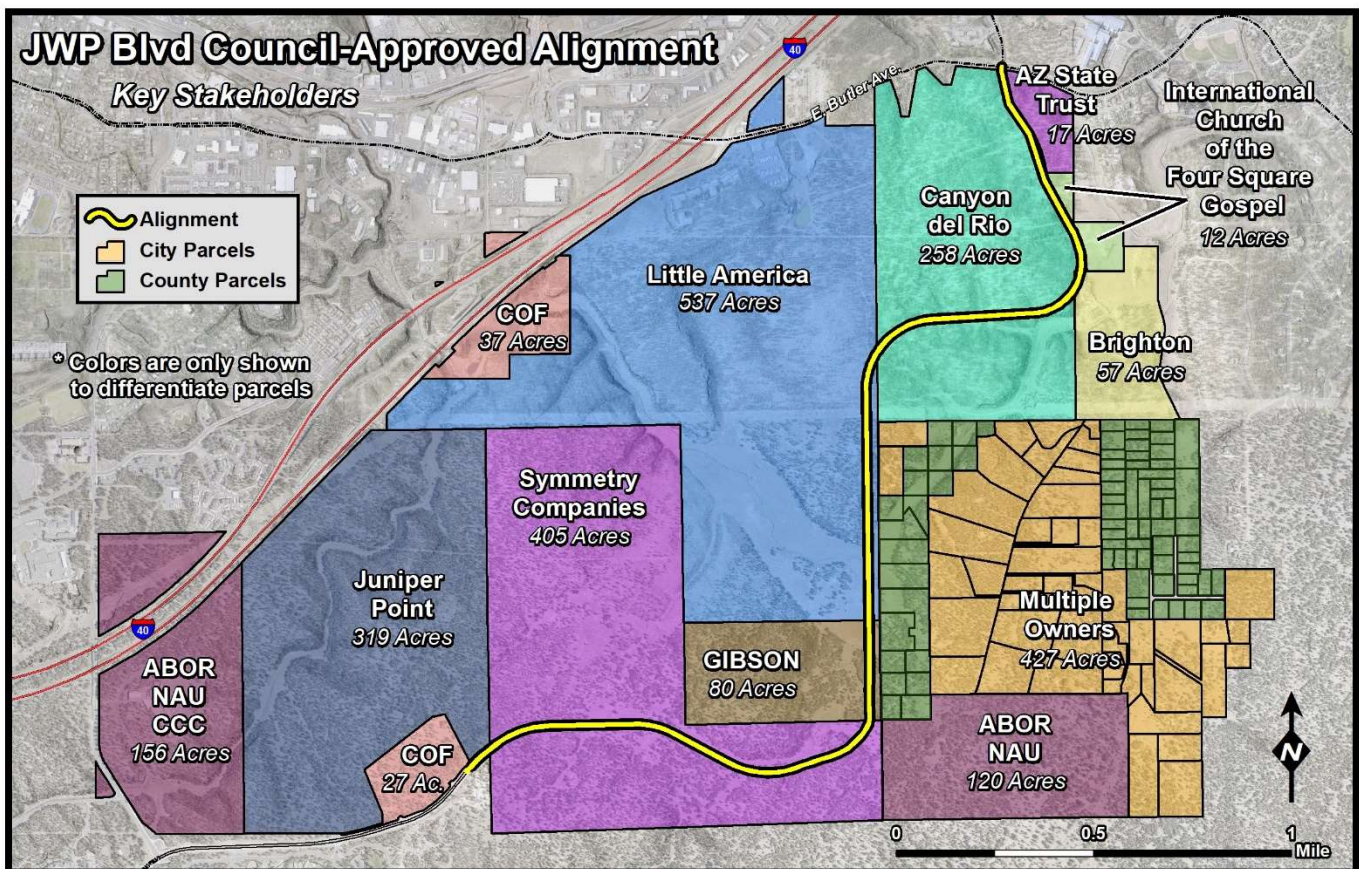
FUND: GENERAL GOVERNMENT & TRANSPORTATION TAX



Description – The purpose of the John Wesley Powell Specific Plan Study is to develop a specific plan to guide the future private development of public infrastructure, utilities, and facilities. Phase 1 of the project is the conceptual design of the future public infrastructure, public utilities and facilities location analysis. The conceptual design is required to meet the full City infrastructure standards including street improvements, potable water, sanitary sewer mains, storm drain systems, street lighting and associated appurtenances. Phase 1 of the Study includes a sanitary sewer system master plan for the area. A water system master plan was previously developed for the area. Phase 2 of the Study is development of the planning elements necessary to gain City Council approval of a Specific Plan.

Project Update:

- City Leadership and staff are consistently meeting with large-parcel property owners to conceptualize an agreeable final alignment to serve this area.
- City Staff is working with Peak Engineering and their subconsultant, Swaback, to continue the Specific Plan workings as specified by Change Order 5. This work will take 9 to 12 months to complete.
- Improvements to the existing low-flow Rio de Flag crossing at Herold Ranch Road have been completed by Coconino County.



Council-Approved alignment of new J.W. Powell Boulevard and Fourth Street; denoted by yellow line

Inner Basin Waterline Restoration Project - CONSTRUCTION PHASE

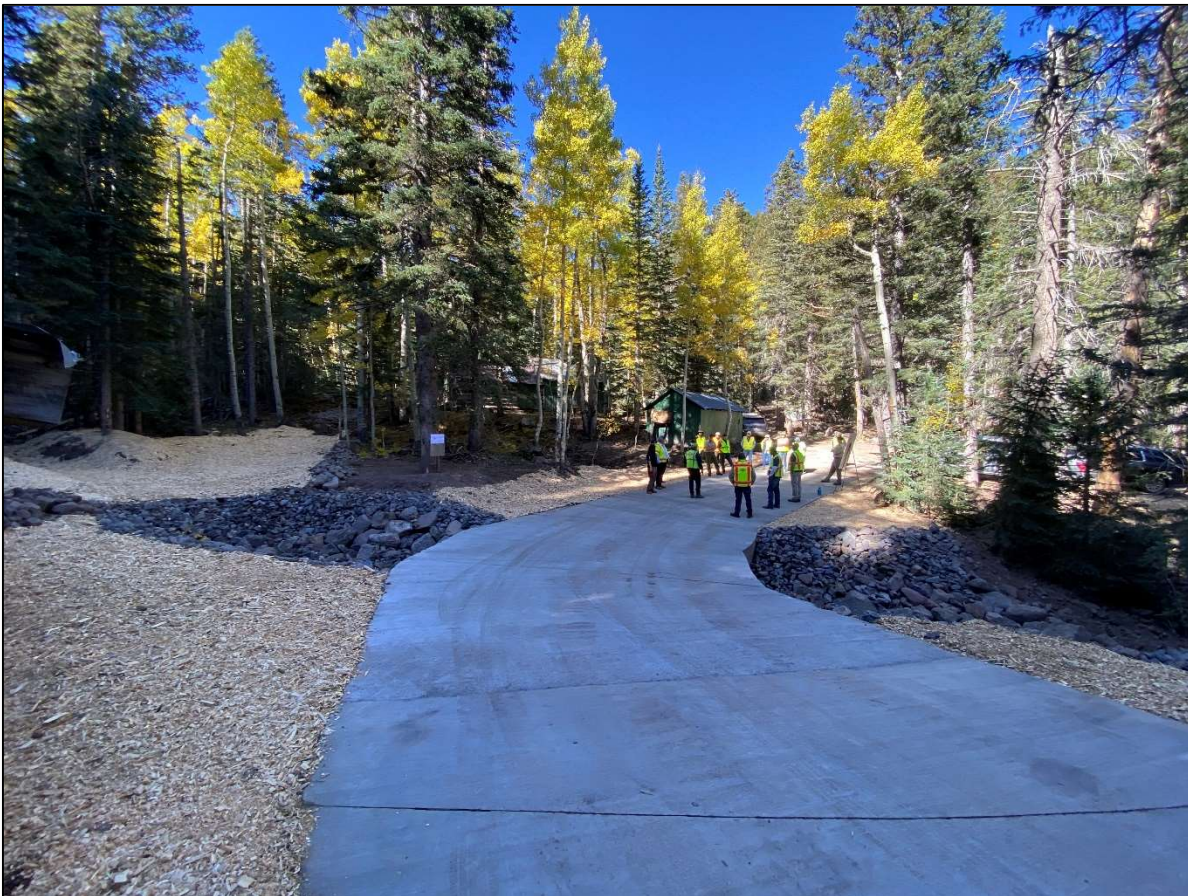
FUND: DEPARTMENT OF FORESTRY AND FIRE MANAGEMENT (DFFM)



Description – In June 2022, the Pipeline Fire burned 26,532 acres north of Flagstaff. High rainfall totals were measured in and near the Pipeline Fire scar during the 2022 and 2023 monsoon seasons, resulting in numerous large flood events. As result of these flood events, the Inner Basin water pipeline and corresponding roadway were critically damaged resulting in several sections of broken water pipeline, cutting off up to 20% of the City’s summer water supply. This project repairs the approximately 46 locations/points where storm flows have caused significant damage to roads and/or the water pipeline including the breaks in the water pipeline.

Project Update:

- IB Waterline Project Team led a field tour of the work completed to-date for elected officials, City leadership, project partners, and project leadership on 6 October (*see image below*).
- Work this construction season focused on repairing the three locations where the water pipeline was broken and the higher elevation sites, where the construction season is even shorter due to the higher elevation.
- Hunter Construction (contractor) will work to clear roads above Waterline Road, repair a new break because of a large storm event in early September, as well as ensure the catchments and spring boxes are operable prior to the onset of the seasonal snowpack. This will ensure that the infrastructure is set to receive the snowmelt from the 2023-2024 snow season, next spring.



Site A on 6 October, when the Project Team led a field tour of the project entirety.

Coconino Estates Improvements Phase I - CONSTRUCTION PHASE

FUND: ROAD REPAIR & STREET SAFETY

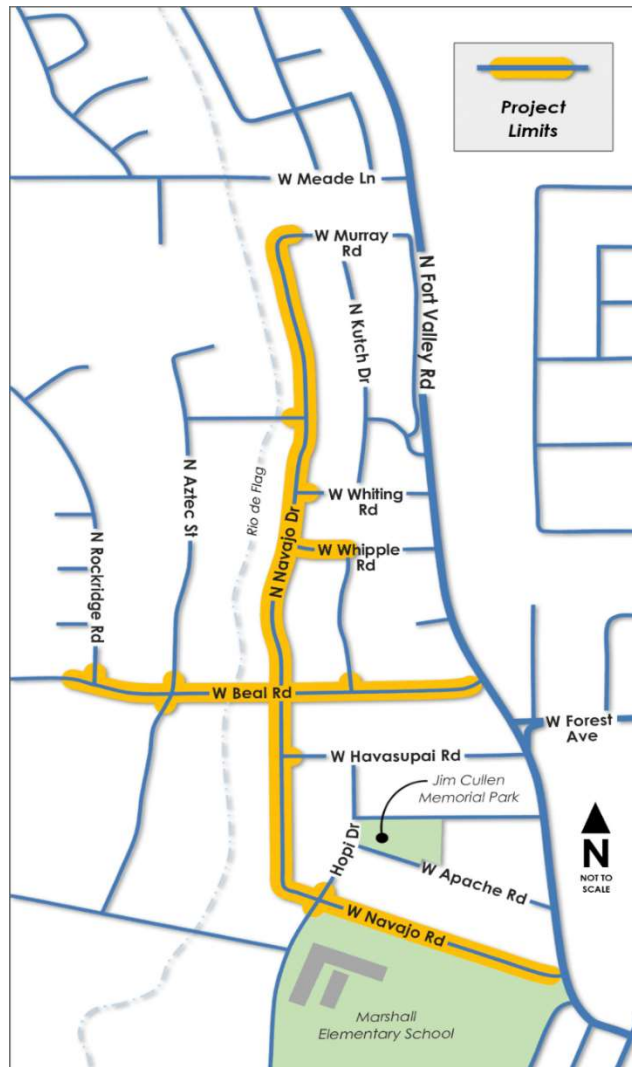


Description – This is a utility and roadway improvements project located in the Coconino Estates neighborhood on Beal Road from Rockridge to Fort Valley, Navajo Drive from Navajo Road to Murray, Whipple Road from Navajo Drive to McMillan, and Navajo Road from Navajo Drive to Fort Valley. Improvements on the streets generally consist of replacing existing infrastructure with new, including water and sewer mains, water and sewer services, fire hydrants, storm drains, streetlights, the entire asphalt roadway, and defective select edge improvements (curb & gutter, sidewalk, etc.), except for Whipple Road which will only receive a new water main. There will also be new infrastructure added consisting of underground electric lines for streetlighting and sidewalk on both sides of the street where it does not currently exist on Beal Road, Navajo Drive south of Beal, and on Navajo Road. For additional information visit the Project website at www.coconinoestates.com.

Contractor – Eagle Mountain Construction

Project Update :

- Final Acceptance issued September 21, 2023.
- This will be the final update for this project.



Coconino Estates Improvements Phase I Project Map

Coconino Estates Improvements Phase II - CONSTRUCTION PHASE

FUND: ROAD REPAIR & STREET SAFETY & AGING WATER AND SEWER INFRASTRUCTURE REPLACEMENT PROGRAMS

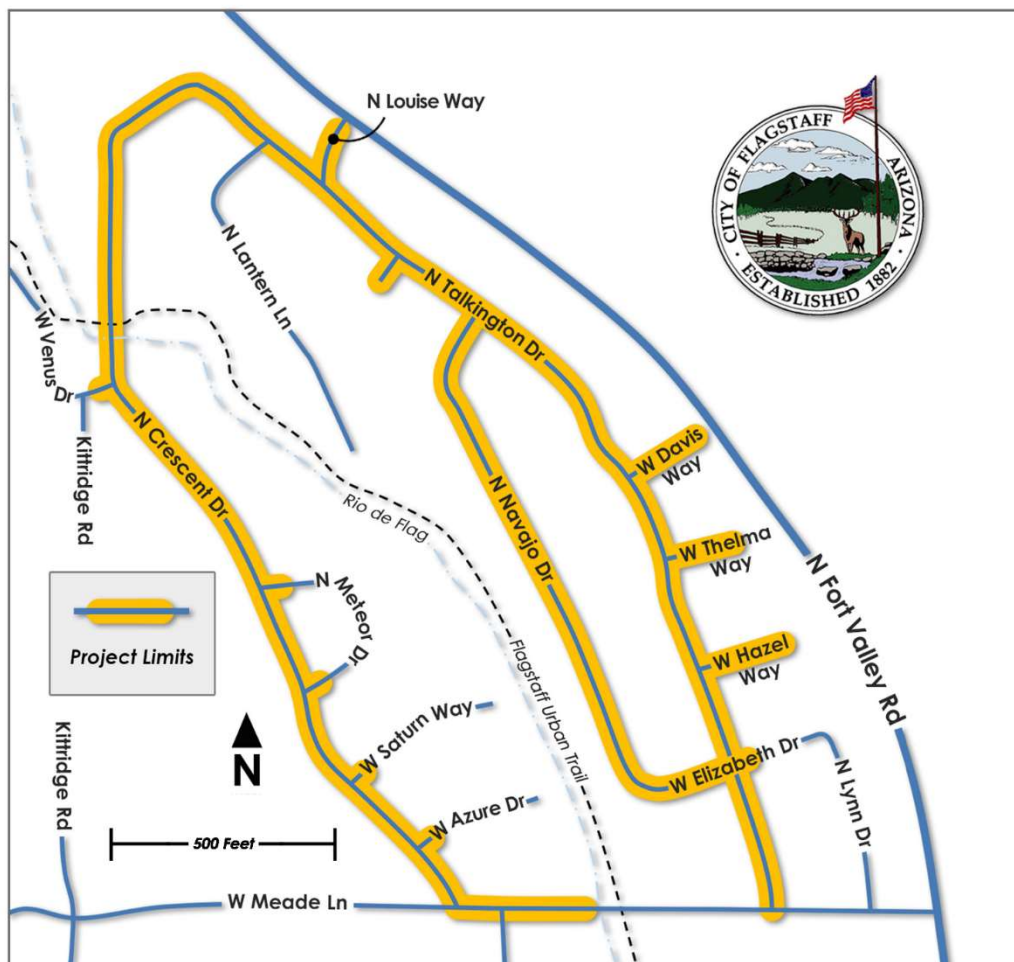


Description - This is a utility and roadway improvements project located on several streets in the Coconino Estates neighborhood as seen in the map below. Improvements on the streets generally consist of replacing all existing utility and roadway infrastructure. The utility improvements include replacing the existing water and sewer mains, water and sewer services, fire hydrants, and manholes. The roadway improvements include replacing the existing asphalt roadway, replacing rolled curb with vertical curb, constructing driveway ramps at driveway entrances, and replacing select sidewalk only where it currently exists on Crescent Drive. Sidewalk will NOT be installed where it does not currently exist. For additional information visit the Project website at www.coconinoestates.com

Contractor – Standard Construction Company

Project Update:

- Majority of the work is complete with only a few punch list items remaining.
- Substantial Completion is anticipated to be issued in October.
- City Staff and Standard Construction Company are working to resolve contractual issues prior to issuing Final Acceptance.



Coconino Estates Improvements Phase II Project Map

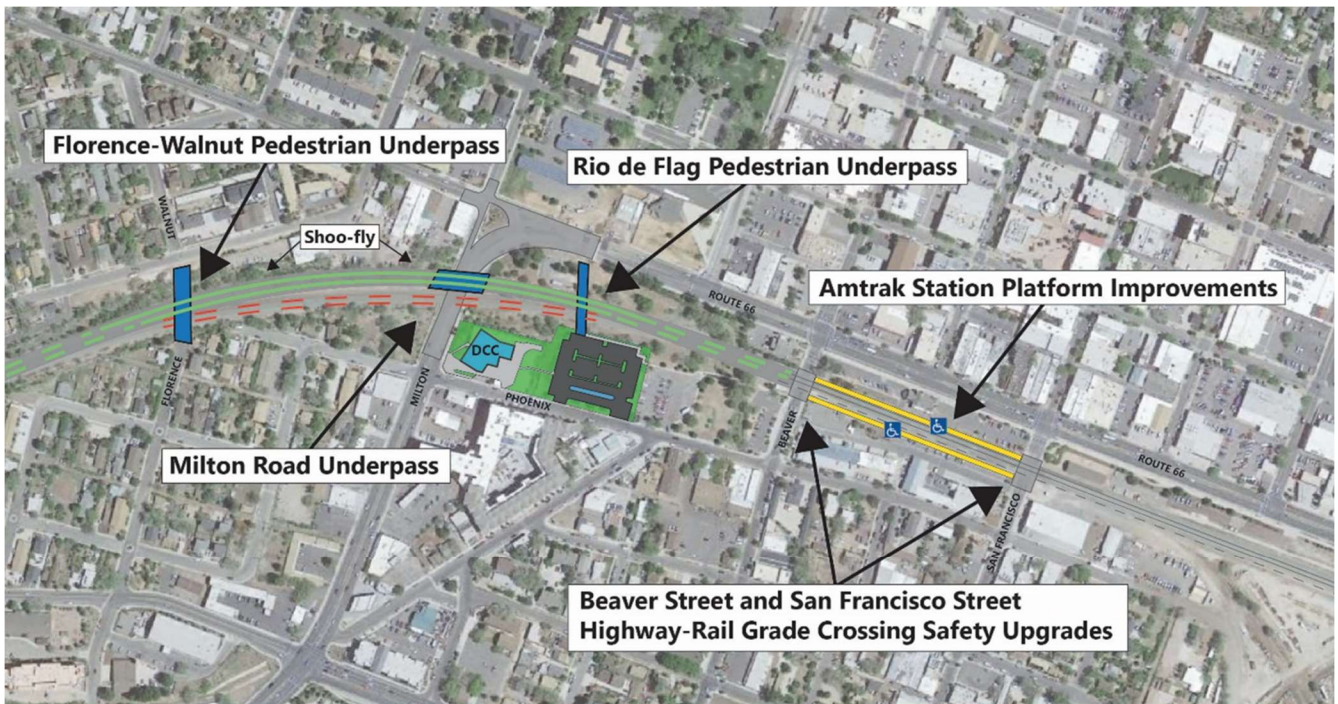
Flagstaff Downtown Mile Safety and Connectivity Improvement Project - DESIGN PHASE



FUND: TRANSPORTATION, STORMWATER, AGING INFRASTRUCTURE, BNSF RAILWAY, METROPLAN, GRANTS

Description – The Downtown Mile Project consists of a group of City and local agency projects located in Downtown Flagstaff and surrounding the BNSF Railway corridor. They include:

- The Milton ADOT Underpass/BNSF Bridge Reconstruction
- The Rio de Flag Pedestrian Underpass
- The Florence to Walnut Pedestrian Underpass
- BNSF Railway Track Expansion
- At-grade Rail Crossing Safety Improvements at Beaver and San Francisco Streets
- Amtrak Station Platform Improvements



The City has partnered with ADOT, BNSF Railway, Mountain Line, Amtrak, and the Army Corps of Engineers for the overall Downtown Mile Project to design and construct roadway, bridge, bike/pedestrian, and railroad improvements for the Flagstaff community. This project will also facilitate completion of our Rio de Flag Flood Control Project and integrate pedestrian and rail improvements with the Lone Tree Overpass Project and the future Mountain Line Downtown Connection Center.

The project construction is funded by a combination of public, private, and federal INFRA grant funds. The total project cost is estimated at \$56M and includes \$32.5M in federal funds, \$15.8M in City of Flagstaff funds (Proposition 419 Partnership, Transportation, and Stormwater funding), and \$11M in BNSF Railway funding.

Project Update:

- Design work is proceeding for rail reconstruction, Milton Bridge, the Florence to Walnut and Rio de Flag pedestrian undercrossings, and the Milton/Santa Fe intersection.
- The Project team held monthly meetings with the Federal Rail Administration, which is the lead agency on the INFRA grant.
- 60% Design Concept Plans were received from the consultant and are being review by the project team.
- The project team has been coordinating with Mountain Line's Downtown Connection Center Project.
- The first public meeting for the project was held on June 14th at City Hall.
- Additional information is available on the Project website. [Flagstaff Downtown Mile Project](#)

Rio de Flag Flood Control Project - Design Phase

FUND: STORMWATER & AGING INFRASTRUCTURE

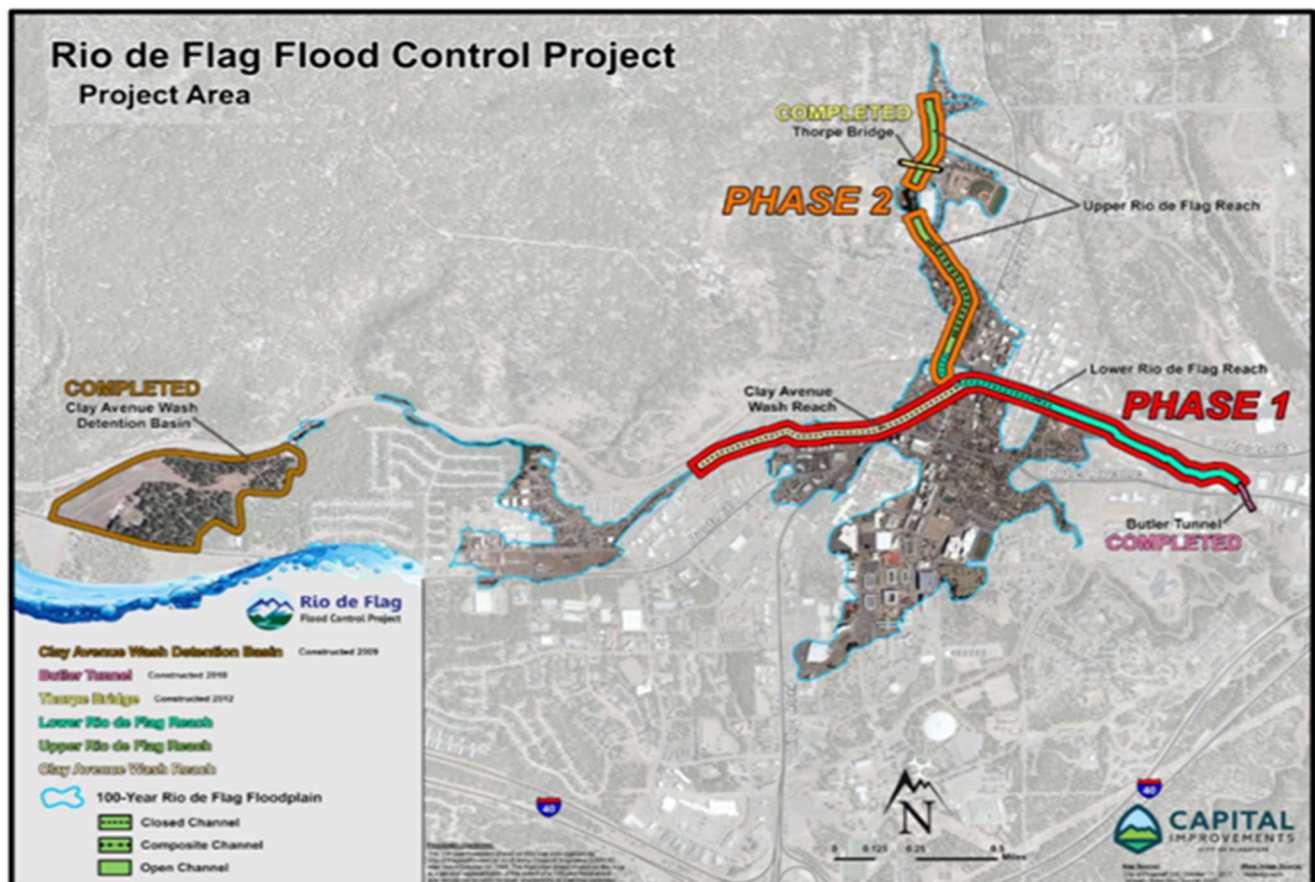


Description – Design consists of channel improvements along both the Rio de Flag and Clay Avenue Wash channels through central Flagstaff and includes a combination of underground concrete box culverts, open channel, and composite channel. The composite channel section has both an underground culvert to carry large volumes of water and a smaller open channel on top, which will provide an aesthetic element of flowing surface water during rainfall events. Total project length is approximately 15,000 feet.

The purpose of the Rio de Flag Flood Control Project is to remove the hazards associated with the 100-year storm event, which include property damage, life safety concerns, and community economic impacts. From research conducted by the Army Corps, it was determined that a significant flood would damage approximately 1,500 structures valued at over \$916M and cause \$93M in economic damages, for a total impact of over \$1B.

Project Update:

- The Final Agency Technical Review (ATR) Package of design plans and specifications was received on Oct 6th and will now be reviewed by the City and Stakeholders.
 - This is an important milestone as we approach final design.
 - Work continues on refinement of the design plans and the real estate documents.
- Real Estate Services Consultants have made offers and are actively meeting with property owners to fulfill acquisition responsibilities and meet project timelines.
- The draft BNSF Construction and Maintenance Agreement is under review with City and Army Corps legal staff.
- The project continues work to coordinate construction phasing and develop traffic control plans for the Butler-Milton-Clay-Mike's Pike Intersection with ADOT and the Army Corps
- USACE held an online meeting on May 18, 2023, to discuss the questions and comments received on the draft Supplemental Environmental Assessment.



Lone Tree Overpass Project - DESIGN PHASE

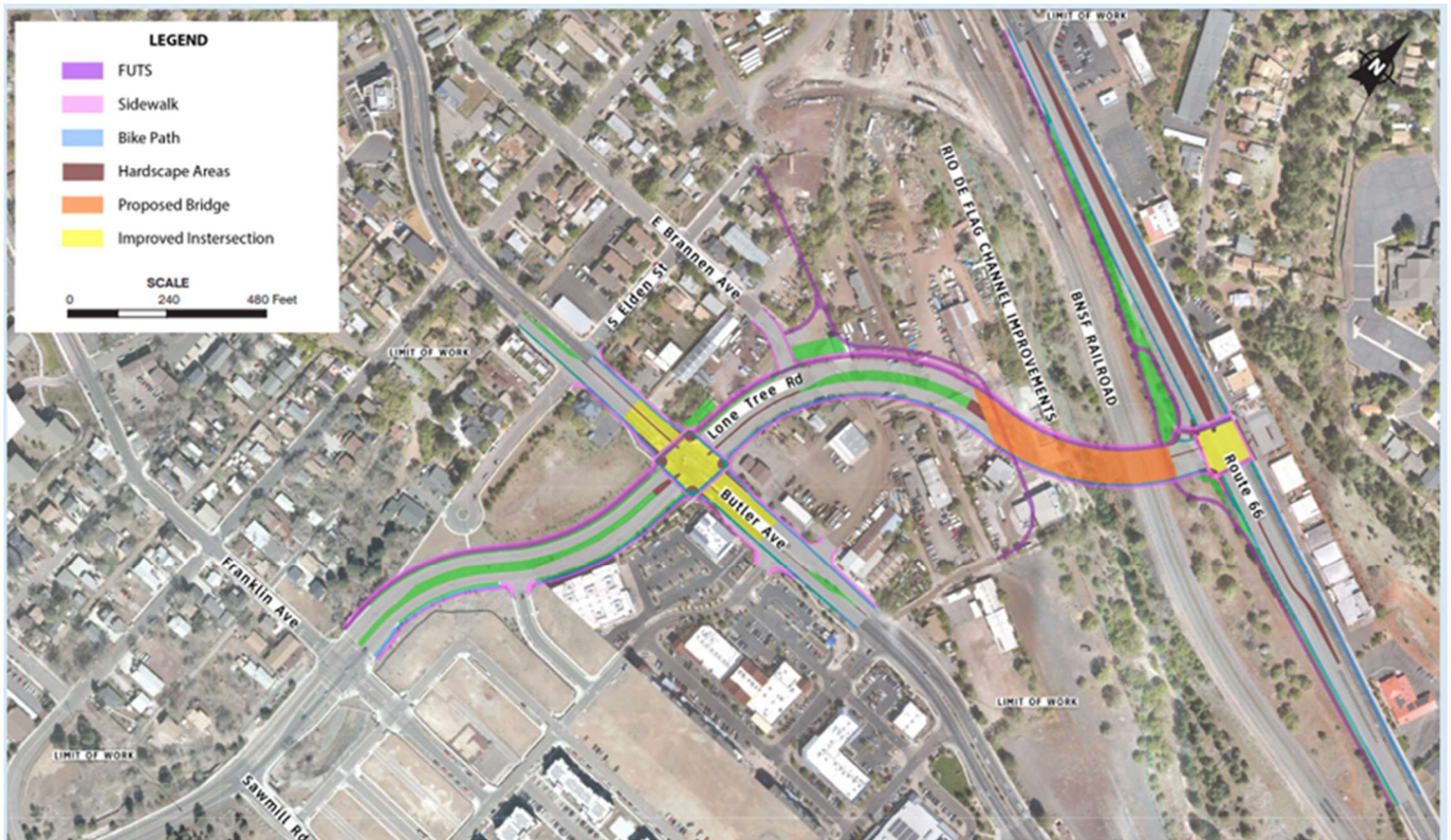
FUND: TRANSPORTATION



Description – The Lone Tree Overpass Project will provide a grade-separated crossing over the future Rio de Flag drainage and the BNSF Railway corridor from Butler Avenue to Route 66. Funding for this project is provided through voter approved bonds as designated in the 2018 Proposition 420. The project will also include improvements from Butler south to O’Leary Street, which will be funded by Proposition 419. The project will be delivered via the Design-Build process and the team includes Ames Construction as the contractor and WSP as the prime design consultant.

Project Update:

- 100% design plans (Bridge portion north of Butler) were submitted to the City on October 11.
- Design coordination continues between the City and BNSF for the rail relocation.
- BNSF Railway Engineering staff visited Flagstaff on August 7, 2023 for a plan review and field coordination meeting.
- BNSF corporate real estate staff has visited several times to work through property acquisition for the project.
- Engineering plans for the Lone Tree Corridor section south of Butler Avenue are due in November, with construction anticipated for spring 2024.
- Demolition of several structures will occur in November.
- Additional information is posted on the project website. [Lone Tree Overpass Project](#)



Library Entrance - CONSTRUCTION PHASE

FUND: BBB - BEAUTIFICATION



Description – Project to bring the Library Entrance into ADA compliance with a new handicap ramp and new overall vision for the entrance. Public art will be incorporated into project and an artist is being brought onto the design team. The project includes upgrades to landscaping, handicap-accessible parking, parking lot, and hardscape.

Project Update:

- The project is substantially complete and the contractor is working in final items to connect plumbing for in-slab radiant heating in walkways prior to winter. This project scope is being coordinated with Facilities and their associated Boiler Upgrade project at the library.
- A Ribbon Cutting Ceremony was held on September 29th, officially opening and celebrating the new community space.
- This will be the final update for this project.



Library Entrance Project

Butler-Fourth Improvements - DESIGN PHASE



FUND: TRANSPORTATION TAX

Description – The Butler-Fourth Improvements Project is a combined project formerly shown as the Butler Avenue Widening and Butler-4th Intersection Reconstruction projects. The project consists of widening Butler Avenue from Little America to Sinagua Heights Subdivision and widening Fourth Street from Warm Springs Trail/Sparrow Avenue to the upcoming Canyon Del Rio development south of Butler Avenue. Several intersections, new and existing, will be impacted along Butler Avenue. The Herold Ranch Road intersection will be re-aligned and converted to a roundabout. The Butler Avenue and Fourth Street intersection will consider a roundabout vs signalized intersection and will be raised to reduce flooding impacts from the Spruce Avenue Wash. The project will include enhanced bicycle and pedestrian treatments, including off-street bike lanes and sidewalks within project limits.

Project Update:

- Staff has worked through a robust process with internal and external stakeholders (Active Transportation Planning, Sustainability, Mountain Line and ADOT) to envision the future of the project and evaluate/assess many intersection alternatives.
 - A roundabout is the staff preferred alternative at the Butler-Fourth Intersection.
 - Staff continues to work to refine the roundabout design and lane configuration, explore opportunities to phase construction of a smaller intersection now, with the ability to expand in the future.
- The project is now in a Public Outreach Phase and has completed visits to:
 - Bicycle Advisory Committee and Pedestrian Advisory Committee-September 14th.
 - Commission on Inclusion and Adaptive Living-September 27th-Follow up visit on October 25th.
 - Sustainability Commission-September 28th.
 - Transportation Commission-October 4th.
- A Public Meeting for the project will be held at the Aquaplex on October 18th from 5:30pm-7pm.
- This item is slated to be at City Council for discussion and direction on November 7th.



Preliminary Design-Roundabout at Butler and Fourth Intersection

Switzer Canyon Transmission Main Phase IV - CONSTRUCTION PHASE

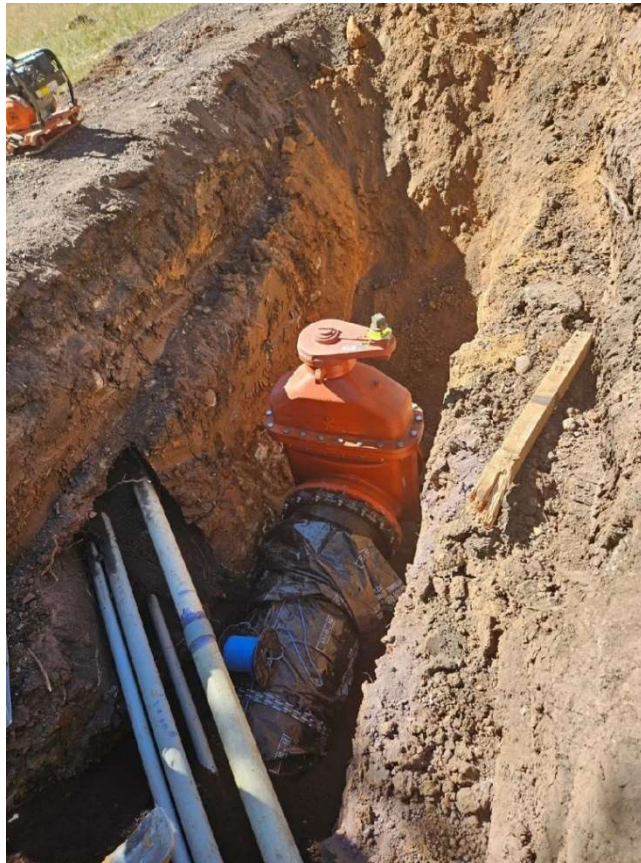
FUND: DRINKING WATER



Description – The Project is the fourth phase of a five-phase program and consists of installing two new water transmission mains, 24” and 16”, that will extend the distribution system, zone A and B, from the Downtown area to the City Reservoirs near Elden Lookout Road. The length of Phase IV is approximately 5200 feet. The project area extends outside City limits. Included in the project will be the two water mains with appurtenances and fire hydrants. Water service to county residents will not be provided in exchange for property rights. Construction of Phase IV started on July 3, 2023 and is planned to for completion in April 2024. Design of Phase V is planned for FY25.

Project Update:

- Approximately 2600 linear feet of the 16” and 2400 linear feet of the 24” water transmission mains have been constructed as of September 29, 2023.
- The project is currently a month ahead of schedule and is tracking to be completed under budget.



Installation of the 24” ductile iron water transmission main

Protected Intersections at Butler/Beaver and Butler/San Francisco - DESIGN PHASE

FUND: TRANSPORTATION TAX



Description – The Project consists of feasibility designs of two protected intersections on Butler Avenue, one at the intersection with Beaver Street and one at the intersection with San Francisco Street. Protected intersections separate bicycle traffic from vehicular traffic. WSP USA, Inc. was selected as Engineering firm for 15% designs of protected intersections. Final deliverables consist of Technical Reports for each intersection and 15% level conceptual plans.

Project Update:

- WSP USA, Inc. has completed their scope of work and submitted final Technical Reports.
- Estimate of costs for design and construction is \$1 million for each intersection.
- These intersections were discussion points at the April 7th, April 27th & April 28th City Council Retreats.
- The Butler/Beaver and Butler/San Francisco protected intersections have been included and funded in the Capital Improvement Plan for FY24 and FY25.
- Staff has applied for a Safe Streets and Roads for All (SS4A) Grant for the design and construction of the protected intersections as well as the Butler Ave. raised bike and pedestrian pathways. Notification of award is expected at the end of 2023.
- Staff has applied for a Transportation Alternatives Program (TAP) Grant in the amount of \$1.6M for construction of both protected intersections. Notification of award is expected at the end of November 2023.



Beaver Street and Butler Avenue

San Francisco Street and Butler Avenue

Soliere Ave. Transmission Main - CONSTRUCTION PHASE

FUND: DRINKING WATER & DEVELOPER CONTRIBUTIONS



Description – The Project consists of installing approximately 5,200 linear feet of 12” PVC water transmission main, this will complete the distribution system along Soliere Ave. from Elk Run St. to Fourth St. The new transmission main will supply the needed secondary water source for developments along Butler Ave.

Project Update:

- Approximately 3,000 of the 5,200 linear feet of water transmission main has been constructed as of September 29, 2023.
- The project is on schedule and has a targeted completion in late November of this year.



Installation of the new 12” PVC water transmission main, looking west on Soliere Ave.

Butler and O’Leary Pedestrian Crossing - DESIGN PHASE

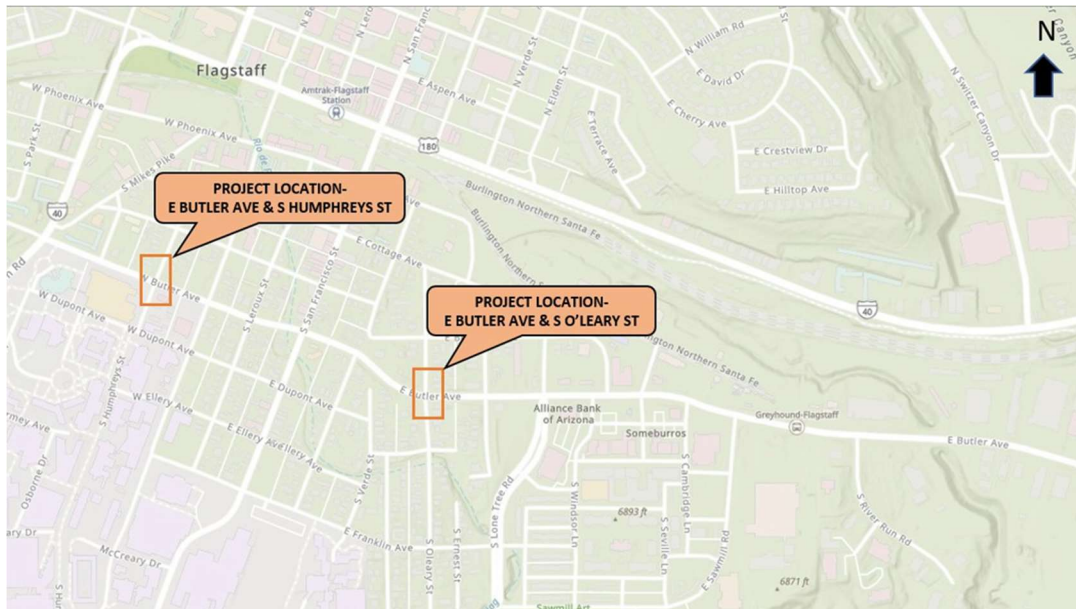
FUND: TRANSPORTATION



Description - This project includes the design and construction of a new pedestrian and bike crossing located at the intersection of Butler Avenue and O’Leary Street. Prior to design and construction, a traffic study will be conducted to determine if the crossing is warranted. If the traffic study deems the crossing necessary, then the crossing at Humphrey’s Street and Butler Avenue will also be upgraded to meet the current City of Flagstaff Engineering Design Standards.

Project Update:

- On-Call designer has provided a proposal for the scope of work.
- The proposal is under review by City staff, once approved the designer will receive NTP.
- Design is anticipated to be completed by Spring 2024 and construction thereafter.
- Staff has applied for a Safe Streets and Roads for All (SS4A) Grant for the design and construction of the pedestrian crossing as well as the Butler Ave. raised bike and pedestrian pathways. Notification of award is expected at the end of 2023.



Vicinity map for the Butler and O’Leary Crossing & Butler and Humphrey’s Crossing

BNSF Utility Relocation - DESIGN PHASE

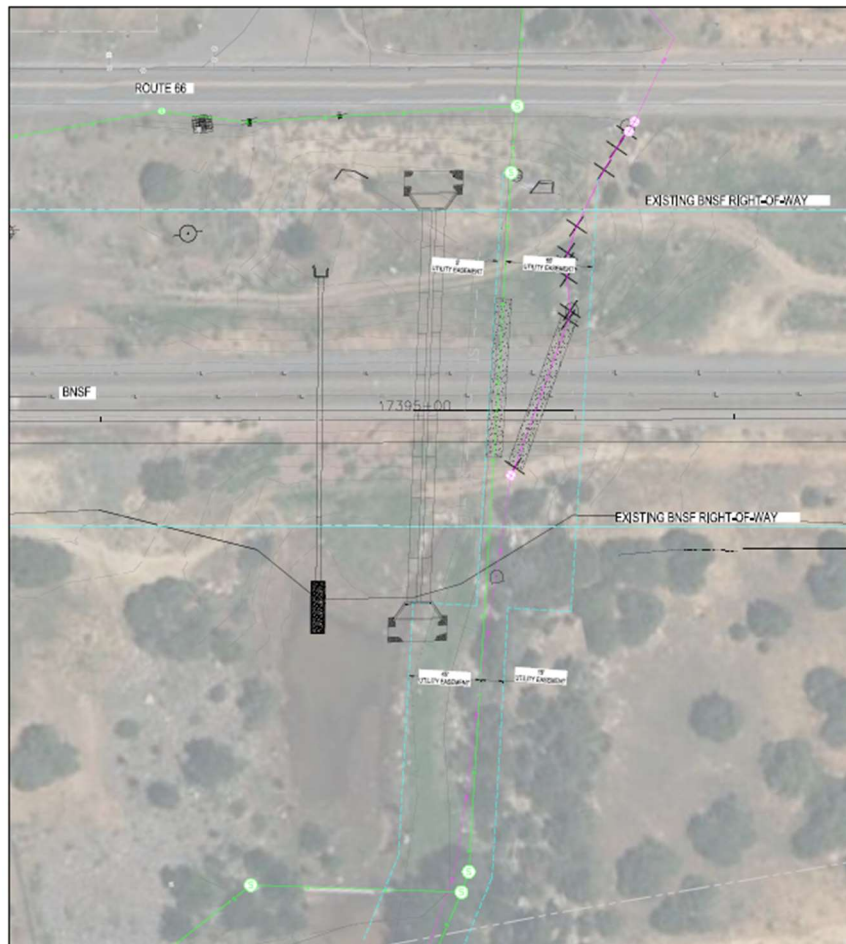
FUND: Wastewater Fund and Reclaimed Water Fund



Description - BNSF Railroad has requested that the City of Flagstaff relocate a wastewater and reclaimed water line that is in conflict with their plans for adding a third and fourth rail line. This project is located in east Flagstaff, just south of Route 66 and east of Purina. The Rio de Flag crosses underneath the railroad tracks at this location as well. Stormwater has requested that the stormwater culverts be upsized to match the capacity of the box culverts located to the south underneath the I-40 as the current culverts are undersized and create significant backups during large rain events.

Project Update:

- An on-call designer has begun design on the relocation of the reclaimed and sewer line.
- Designer has also been tasked with determining appropriate upsizing for the stormwater drain.
- Design is anticipated to be complete by spring 2024 with construction starting shortly thereafter.
- Agreements and terms need to be negotiated and agreed upon with BNSF prior to construction.
- This project will coordinate with BNSF's larger project to install a third rail east of Flagstaff.



Existing conditions of sewer and reclaimed lines at BNSF RR

Route 66 & Fanning S. Edge Landscaping - CONSTRUCTION PHASE

FUND: Beautification



Description - This project will enhance the existing landscape to draw attention to the street frontage and block the view of the industrial area to the south along Route 66 at the intersection of Fanning. The project was designed to incorporate themes from the Route 66 Park located to the northeast of the site. The Route 66 and Fanning S. Edge Landscaping project generally consists of new landscaping elements including native trees, shrubs, and grasses; installation of "FUTS-Style" fencing with U.S. Route 66 signs; installation of berms and basalt boulders to provide screening and increase aesthetics; and installation of reclaimed waterlines for irrigation.

Project Update:

- Construction was completed in July 2023 and the project is in the warranty period.
- This will be the final update for this project.



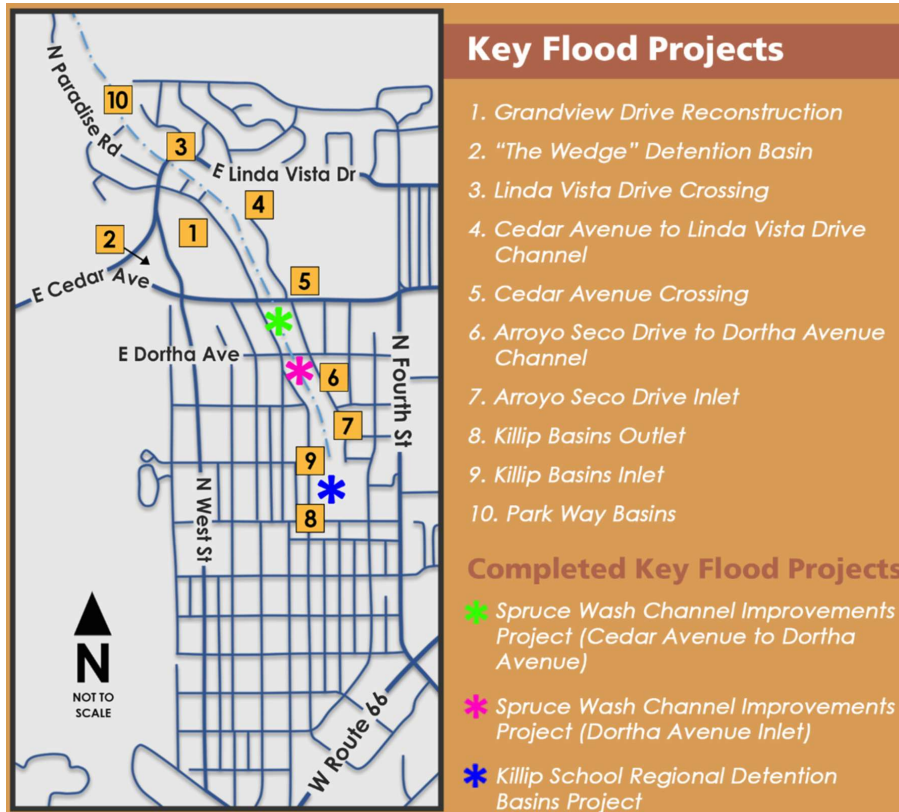
Rt 66 & Fanning Landscaping Project

Spruce Wash Flood Mitigation Suite of Projects - CONSTRUCTION & DESIGN PHASES

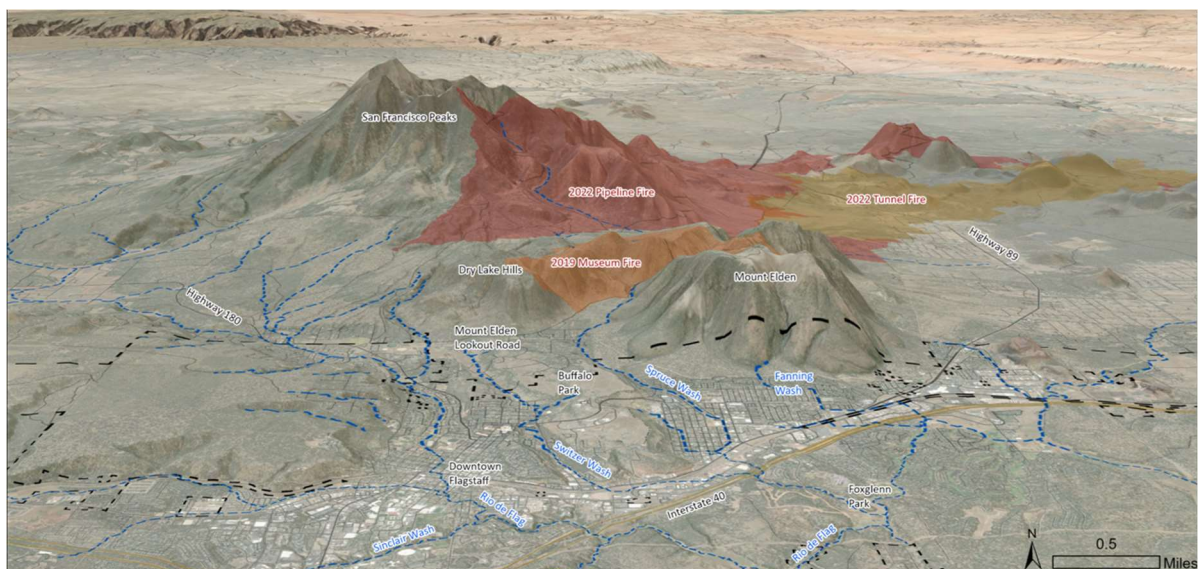
FUND: Proposition 441



Description - The Spruce Wash Flood Mitigation Suite of Projects is composed of nine (9) different flood infrastructure projects that will be constructed over the next three years to mitigate flooding from the 2019 Museum Fire in the Spruce Wash area. The Parkway Basins will be procured and managed by Coconino County for delivery. More information about the projects can be found at www.museumfloodprojects.com The nine (9) projects are as listed:



Vicinity Map for Spruce Wash Drainage Improvement Projects



Overall Burn Map, 2019 Museum Fire shown in orange is the area that affects the Spruce Wash corridor

Project Update:

- Five design firms were obtained through the City’s Engineering On-call Contacts for design of the projects.
- Eagle Mountain Construction was selected as the Construction Manager at Risk (CMAR) for the suite of projects.
- The first of multiple Guaranteed Maximum Prices (GMP) for the Suite of Projects was awarded to Eagle Mountain Construction at the July 3, 2023 Council Meeting for the utilities portion of the Grandview project.
- Construction began on September 5, 2023 on the utilities portion of the Grandview project.
- Design of the Suite of Projects is currently 60% complete and is anticipated to be 100% complete in early 2024.
- The next Community Meeting is scheduled for November 2, 2023 to provide an update on construction and design of the Suite of Projects to residents and the community.



Killip School Regional Detention Basins Inlet - DESIGN PHASE

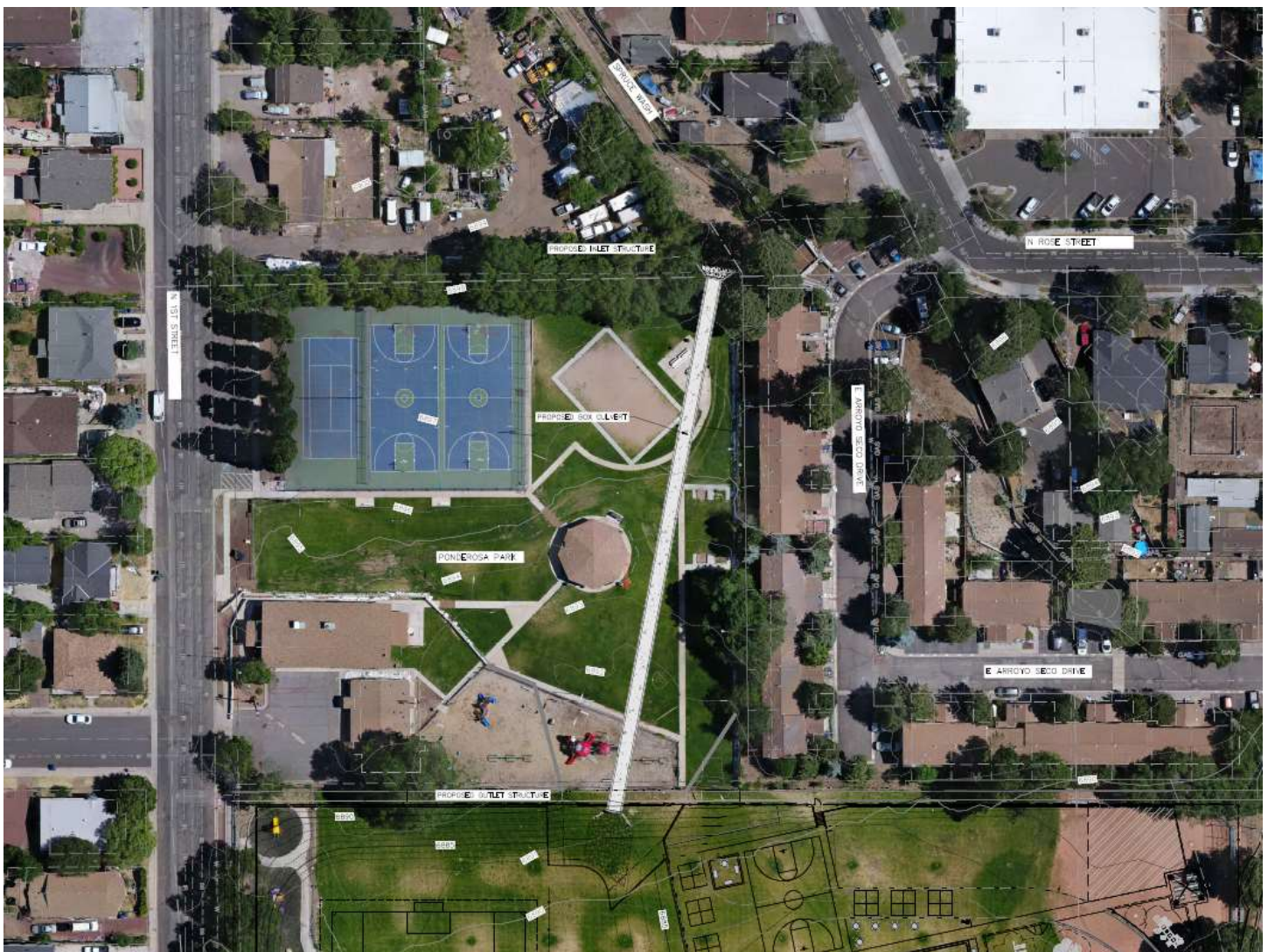
FUND: Environmental Infrastructure Grant and Stormwater Capital Improvement Account



Description- The purpose of this project is to construct an inlet structure to the Killip School Regional Detention Basins to help mitigate post-fire floods in the Sunnyside neighborhood. The 2019 Museum Fire burned approximately 2000 acres of steep slopes immediately upstream of the City of Flagstaff and in 2021 there were four flood events due to post-fire conditions within the burn scar. The City began construction of two regional detention basins in late 2021 on the Killip School property to help mitigate flooding. This project is to connect the basins to the existing stormwater conveyance to provide a controlled flood flow into the detention basins.

Project Update:

- Design of the Projects is currently 60% complete and is anticipated to be 100% complete in early 2024.
- This project will be delivered with the Spruce Wash Flood Mitigation Suite of Projects.
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Killip Inlet Concept Map

Wildcat Hill Wastewater Reclamation Plant (WHWWRP) Digester Complex - DESIGN PHASE

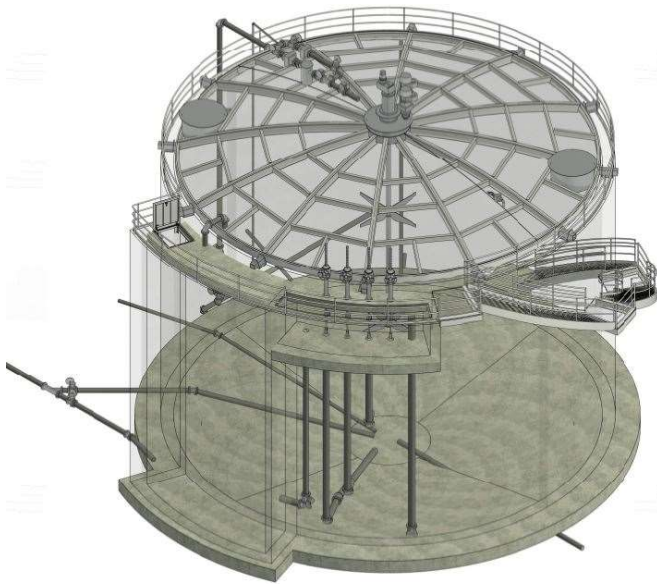
FUND: Water Services – Wastewater



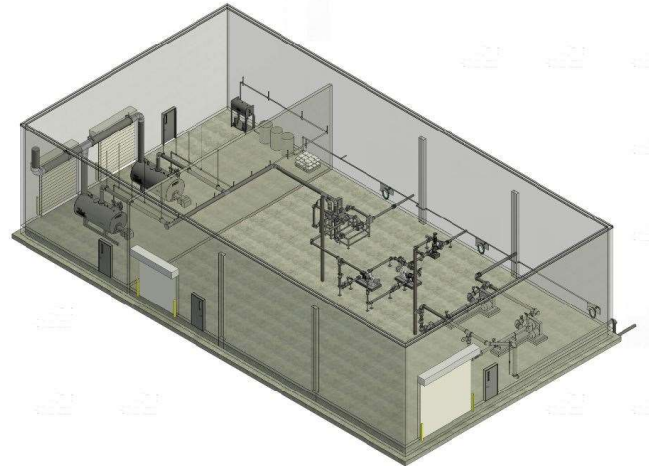
Description – Project includes the design and construction of one 60-ft concrete anaerobic digester with a digester control building and gas handling system. The digester control building will include new boilers, heat exchangers, digested sludge pumps, and other appurtenances to support the increased capacity of the new digester facilities. The Wildcat Hill Wastewater Reclamation Plant treats residual solids from both the Rio De Flag and Wildcat facilities. The new digester will increase solids treatment train capacity to accommodate the solids produced from the treatment at both facilities.

Project Update:

- 60% plans are being delivered in November.
- Staff is currently reviewing SOQs for a CMAR selection on this project.
- Plans are to be completed in the spring of 2024, with construction starting in the Summer of 2024.



Rendering of new anaerobic digester



Rendering of new control building

Private Development Projects

DEVELOPMENT ENGINEERING SECTION

The pace of residential private development projects continues above the historical trend. In addition to managing subdivisions and large private development projects, Development Engineering Project Managers are reviewing civil engineering plans associated with Capital Improvement projects including flood mitigation, downtown improvements and other infrastructure projects executed by Capital Improvements, Public Works and Water Services.

The Engineering Standards Update project has progressed through first draft review with the second draft review scheduled later this month. We anticipate soliciting public comment next month prior to finalizing the update during the month of December.

Projects In Civil Plan Review –

- One (1) Subdivision Engineering Plan Review
- Eleven (11) Site Plan Engineering Plan Reviews

Projects In Construction or Permitting –

- Nine (9) Subdivisions in Construction or awaiting permits
- Seventeen (17) Site Plan Projects in Construction or awaiting permits

Adora 3B Timber Sky – 3501 W Route 66

40-lot subdivision on 6.96 acres. Site grading and public improvements work has begun.

Aries at Timber Sky – 3501 W Route 66

Minor punchlist items in progress. Building permits under review.

Aura Apartments of Flagstaff – 151 W High Country Trl

6 of 8 apartment buildings are being framed. Grading is nearly completed.

BNSF MOW Building – 320 E Cottage

Office building on 2.8 acres. Water and sewer construction starts October 17th. Site and building work continues.

Canyon Del Rio Parcel G – 3200 E Butler Ave

Final walk through has been completed. 19 Single Family Building Permits have been issued.

Canyon Del Rio Parcel I – 3200 E Butler Ave

Final walk through has been completed. Building permits are expected to be applied for soon.

Canyon Del Rio Spine Infrastructure – 3200 E Butler Ave

Some median and driveway revisions have been approved due to subdivision block modifications. Large portion of spine infrastructure utilities and paving complete.

Chick-Fil-A Fourth Street – 2401 E Route 66

All permits have been issued. Construction is well underway. Grading is complete and vertical construction has begun.

DCS and Mygrant Glass – 2163 N Vickey St

DCS complete. Mygrant Glass, who shares the parcel, is continuing to construct the remaining frontage improvements along with infrastructure to convey stormwater from Vickey Street to the I-40 culvert.

Estates at Pine Canyon-Pine Run Public Improvements – 2811 E Byrds View Dr

Awaiting ADEQ approvals, minor punchlist items in progress.

Flagstaff Towne Place Suites – 2000 E Route 66

Grading work continues. A realignment of the sewer main line along Route 66 was approved and has been completed. Vertical construction has begun.

Ghost Tree at Pine Canyon – 3201 S Clubhouse Cir

Water and sewer mains are being installed.

Home 2 & Tru Suites – 3451 S Lake Mary Road

Four story 200 room hotel on 4.35 acres. Water line construction in Lake Mary Road is in progress. Site work continues.

In-N-Out – 1860 S Milton Rd

Modification to the site plan to include additional parking is under review. Site work is nearing substantial completeness.

Juniper Point – 2000 E John Wesley Powell Blvd

Building permits have been issued. Some significant damage to public infrastructure has been identified and staff is working with the developer to resolve.

Lofts on the Mesa – 1571 N Pine Cliff Dr

Phases 1 has ADEQ approvals and building permits have been issued. Phase 2 testing results are in review. Phase 3 in progress.

Miramonte at Birch Public Improvements – 304 E Birch Ave

Grading and retaining work continues. Recent conversations with Miramonte indicate more movement to come soon.

Miramonte at Butler – 207 S Beaver St

Project is under review for C of O.

Miramonte at Ponderosa Parkway – 1650 E Ponderosa Pkwy

Both Phase 1 buildings are now occupied. Buildings 3 & 4 in Phase 2 are occupied. Work on Phase 3 is on hold.

Northern Arizona Healthcare New Campus – 1120 W Purple Sage Trail

On-Site and Off-Site plan submittals are under at-risk review.

Ocean Blue Car Wash – 2301 E. Route 66

All underground utilities have been installed. Vertical construction has begun.

Park Place – 240 W Saunders Dr

Lower levels are complete. Improvements construction has begun. The upper levels are under construction. Multiple cranes on site.

Plaza Way Apartments – 1580 S Plaza Way

ROW construction impacting Plaza Way has been completed. On-site grading work continues.

Presidio Tract M – 2950 W Presidio Dr

Working towards final grading certificate and acceptance of public improvements.

Rio Homes Unit 4 – 1221 E Emma Dr

Some buildings are nearing COO status. Some public infrastructure work and inspections continue.

Route 66 Auto Plaza – 800 W Route 66

Engineering permits have been issued. Minor grading has begun. Underground to be installed over the winter, weather permitting.

Sirius Timber Sky – 3425 W Route 66

A 65-lot subdivision on 21.82 acres. Site grading and public improvements construction has begun.

Timber Sky Phase II – 3425 W Route 66

Paving is complete. Project is ~85% complete.

Tiny House Village – 1411 N Fourth St

All public improvement work has been completed. Final units are expected to receive certificate of occupancy before the end of the year.

Villas on Lake Mary – 4000 S Lake Mary Rd

Water and sewer are complete, testing results were just submitted for review. Building construction on site continues.

Wildcat Industrial Park – 6500 E. Old Rt. 66

Construction of the looped 8" water line is nearly complete.

Woodshire on Butler – 6500 E Route 66

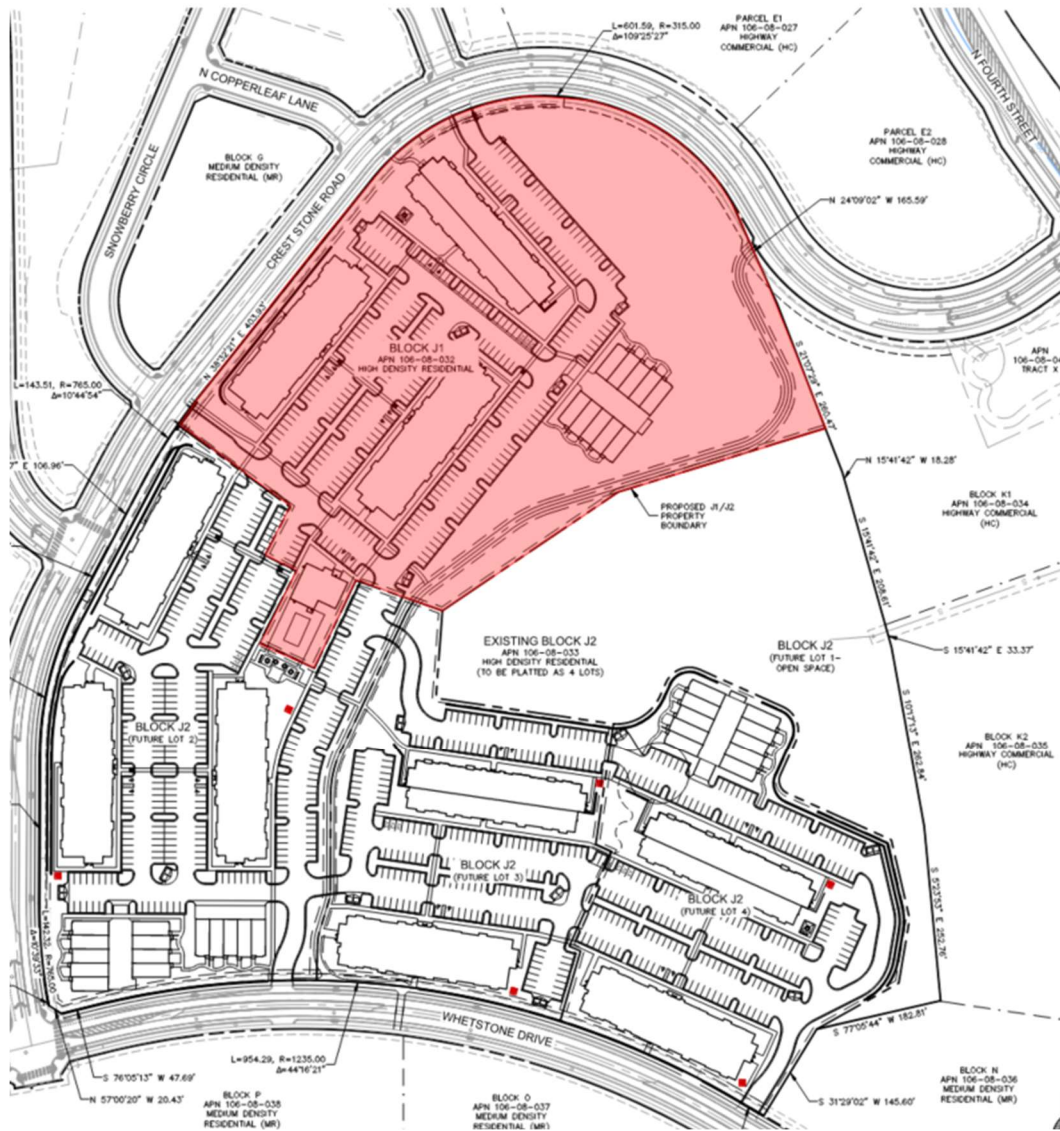
Pods 1 & 2 are occupied. Minor punchlist items are being addressed. Building construction continues in the other pods.

108 Materials Processing Yard – 5075 E. Retreat Circle

The access road still needs to be paved. Material storage for the road is on site.

Highlighted Private Development Project – Flagstaff Apartments Phase 1

This is the first of a planned four phase build-out of a new multi-family housing development located on two blocks of land totaling approximately 30-acres within Canyon Del Rio subdivision. The total unit count upon full build out of all phases will be 573 units. This first phase of the project which is now in for Civil Plan Review includes 171 units. Additional approvals will be required in the future for the other three phases due to the developer's intention to subdivide parcel J2. All public improvements for this project are present at the site's frontage that were constructed with the Canyon Del Rio spine infrastructure project. No additional off-site improvements are required with the exception of certain areas of sidewalk as outlined in the Canyon Del Rio Development Agreement.



“Flagstaff Apartments” Multi-Family Housing Site Plan – Full Build Out Shown, Current Phase 1 Shown in Red