

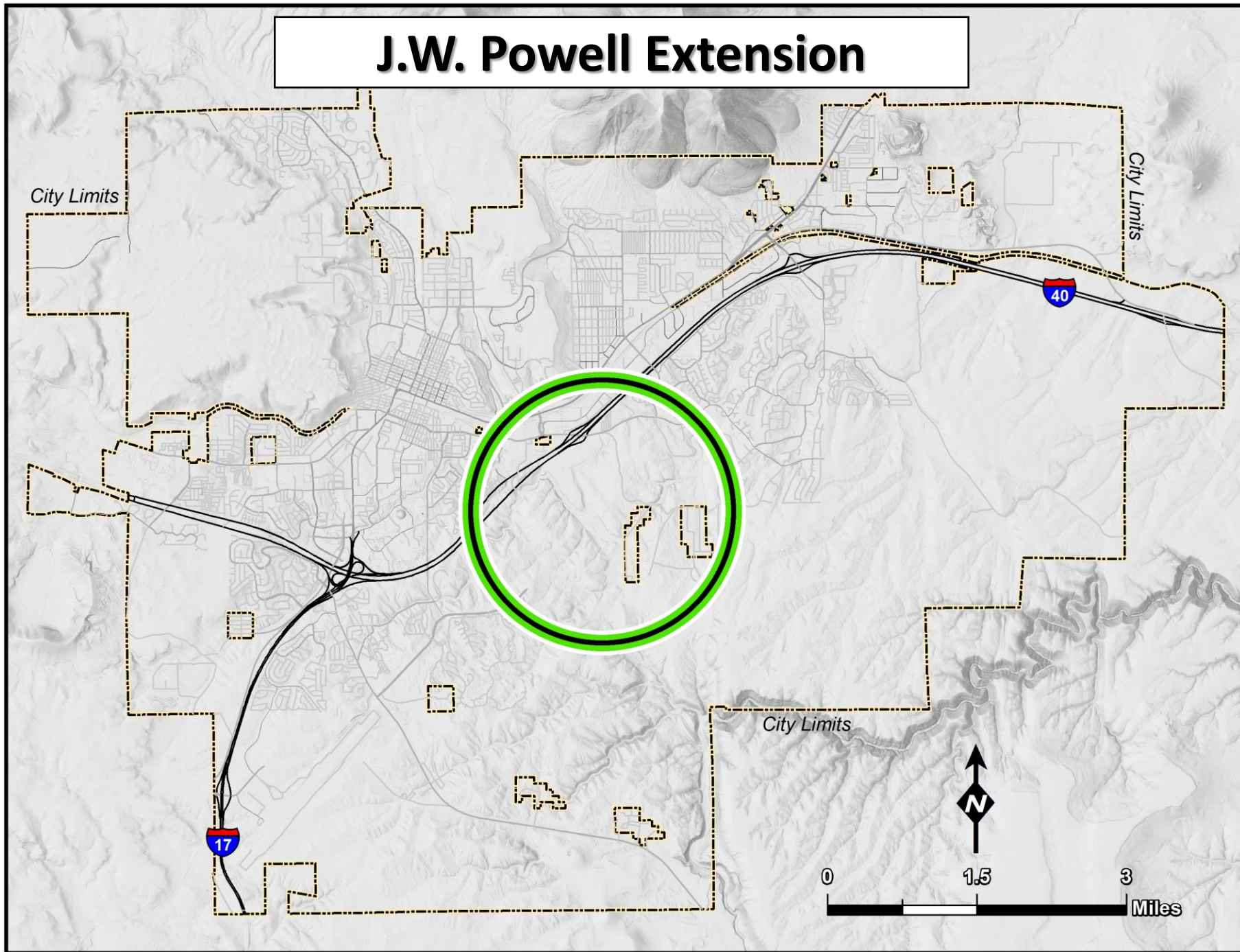
JWP Extension

Development Agreements
City Council Public Meeting

December 3, 2024



J.W. Powell Extension





Background

- **2018**
 - City hires Peak Engineering for the JWP Specific Plan Study & Design Work
 - Voters approve Prop 419 to allocate a proportional share of funding (40/60)
- **2020 (2x with Council)**
 - City Staff presents Land Use Framework to City Council
- **2021**
 - Town Hall & Meetings with Small-Parcel Property Owners
 - Project Team begins meetings with the large-parcel property owners



Background



- **2022 (4x with Council)**
 - City Council approves alignment west of the South Fourth Street Corridor
- **2023**
 - Project Update and Discussion on Specific Plan and Scope of Change Order 5
- **2024 (3x with Council)**
 - Project Update (*April*)
 - Project Update (*October*)
 - Development Agreements (*December*)



Trails, Wildlife, and Open Space

- **Arizona Trail**

- Keeps Current Alignment
- Continue Discussions on New Route with Property Owners

- **Rio de Flag Crossing**

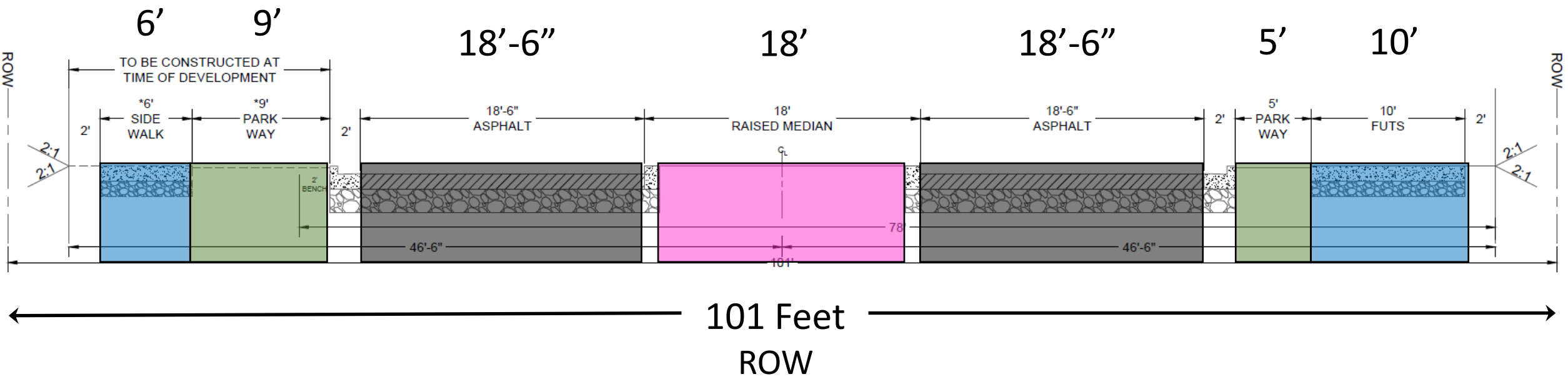
- Significant Stormwater Flow (*~3,000 CFS*)
- Lengthy Army Corps/FEMA Process

- **Wildlife Crossing at Rio de Flag**

- Meetings with AZ Game & Fish and Wildlife Crossing Consultant
- Proposed Box Culvert (*Small Animals*)
- Proposed At-Grade Crossing (*Large Animals*)



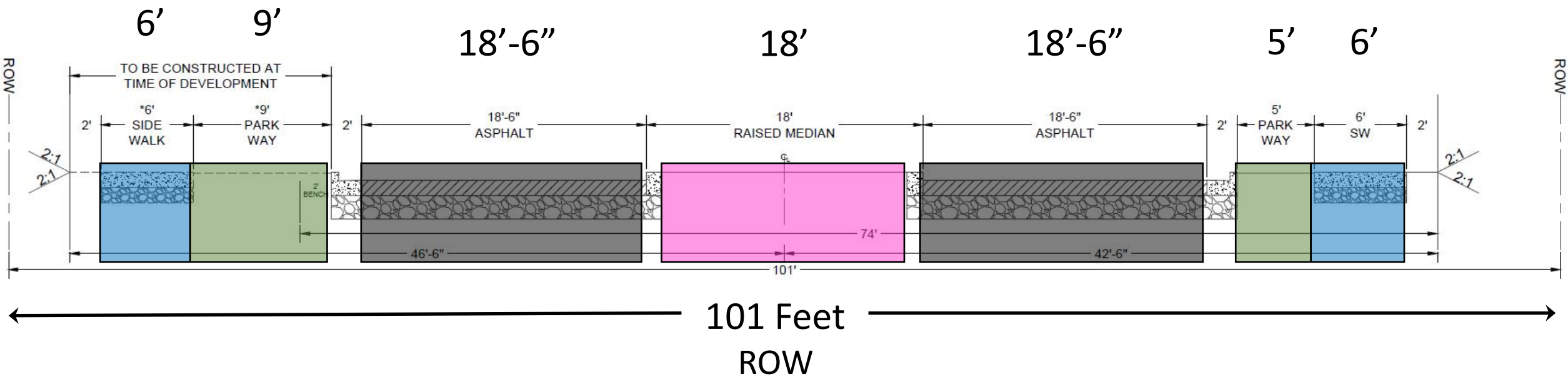
Roadway Cross-Section One







- Sidewalks/FUTS
- Parkway
- Roadway/Bike Lane
- Median



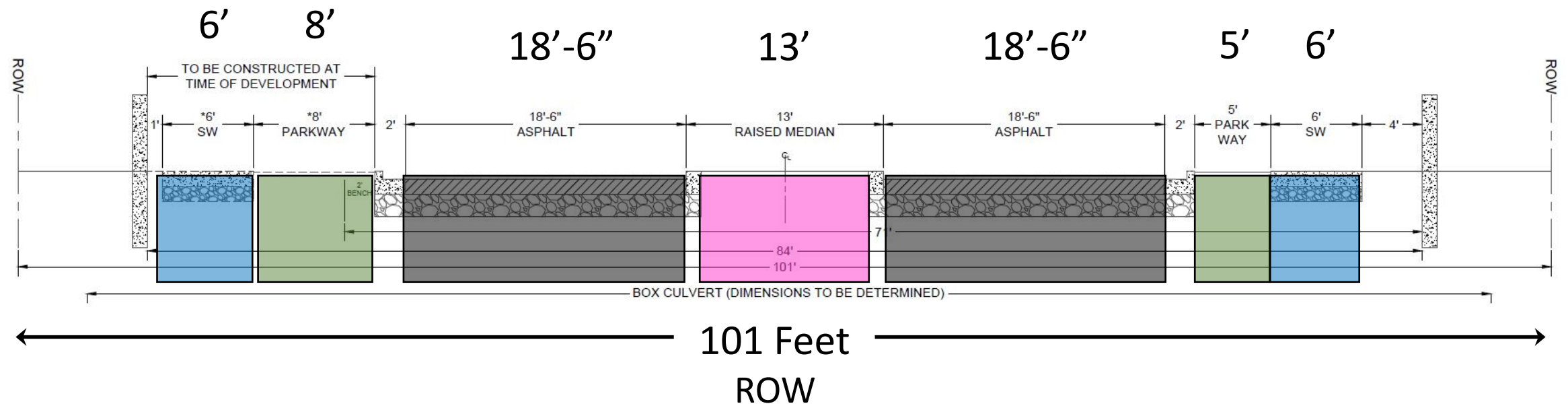
Roadway Cross-Section Two



- | | | | |
|---|-------------------|---|---------|
|  | Sidewalks/FUTS |  | Parkway |
|  | Roadway/Bike Lane |  | Median |



Roadway Cross-Section Three



Sidewalks/FUTS



Parkway



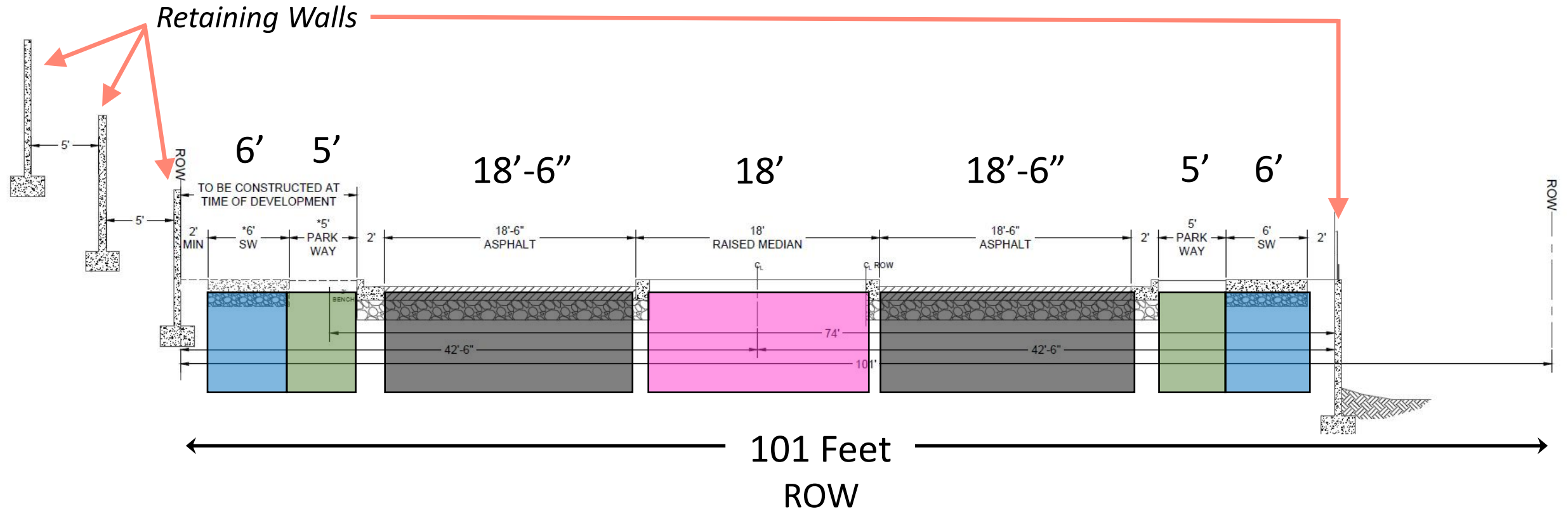
Roadway/Bike Lane







Median






Roadway Cross-Section Four

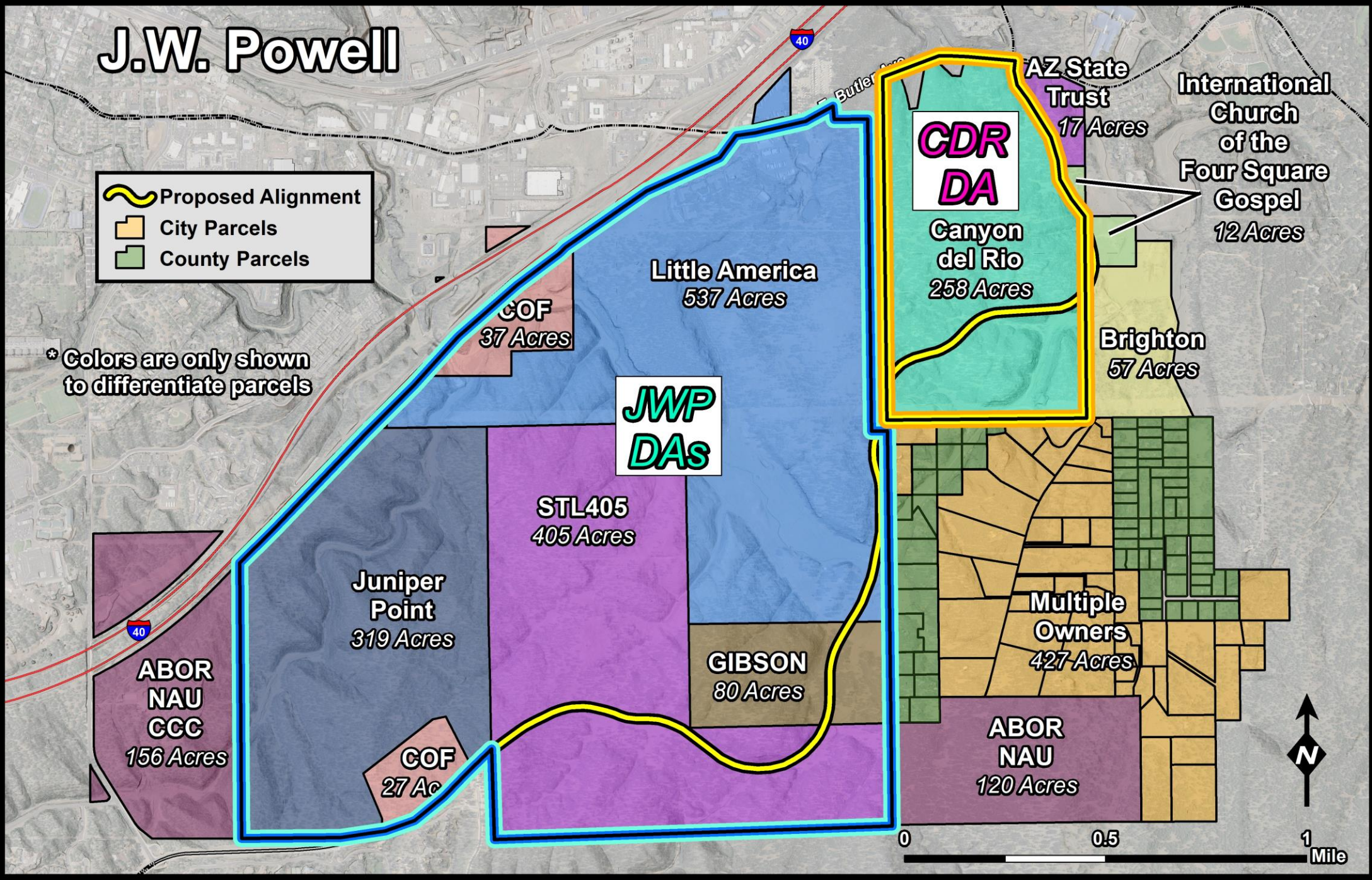


-  Sidewalks/FUTS
-  Parkway
-  Roadway/Bike Lane
-  Median

J.W. Powell

 Proposed Alignment
 City Parcels
 County Parcels

* Colors are only shown to differentiate parcels





JWP Specific Plan



Main Components:

- Trails and Open Space
- Transportation Network (*e.g., Collectors, Locals*)
- Public Facilities (*e.g., School and Fire*)
- Activity Centers
- Smaller-lot properties (Forest Dales)
 - Potential for improved access
 - Character of area
- City-owned property
- Rio de Flag
 - Wildlife crossings and corridors



Development Agreement

- **3 Separate Agreements**

- Dedication and Obligations Agreement with Little America
- Dedication and Obligations Agreement with STL405 and JP325 and Gibson
- 1st Amendment to Canyon Del Rio Development Agreement



Development Agreement

- **Agreement with Little America**

- Dedication of ROW at No Cost to the City
- City to Construct JWP across Little America
- Reimbursement if Development of Little America requiring JWP Access occurs within 10 years
- City to Compensate for Remnant Parcels
- Extinguishing Herold Ranch Road as it currently lies on Little America's Property
- Little America has no further obligation to widen JWP
- Little America's Board still has to approve agreement



Development Agreement

- **Agreement with STL405, JP325, and Gibson**
 - Dedication of ROW by STL405 and Gibson at No Cost to the City
 - City to Construct JWP across Gibson
 - Reimbursement if Development of Gibson occurs within 10 years
 - STL405 to Construct JWP across its Property
 - Access from JWP to Southwest corner of Gibson constructed by the City. City to obtain easement from Arizona State Land Department
 - STL405, JP325, and Gibson have no further Obligation to Widen JWP



Development Agreement

- **1st Amendment to Canyon Del Rio**
 - City to Purchase ROW across Canyon Del Rio
 - Canyon Del Rio to Construct JWP across its Property
 - JP325 to enter into separate agreement with Canyon Del Rio to pay for construction cost
 - Resource Protection Impact and Alternatives
 - Building FUTS Underpass in lieu of other obligations
 - Canyon Del Rio has no further obligation to widen JWP



J.W. Powell Extension



COMMENTS & QUESTIONS



www.flagstaff.az.gov/jwpspecificplan

