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PROJECT NARRATIVE
For
U.S. FEDERAL COURTHOUSE
CONDITIONAL USE PERMIT SUBMITTAL

SWI Project #224152

Southeast Quarter of Section 20, Township 21N, Range 7E, G&SRM
Coconino County, Flagstaff, Arizona

Prepared for:
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INTRODUCTION

The purpose of this narrative is to summarize and address the City of Flagstaff submission requirements for the Conditional Use Permit (CUP) application.

PROPOSED DEVELOPMENT PLANS

The proposed project will include a new 3-story U.S. Federal Courthouse and associated parking and utility connections. The Site Plan for this project is included in the submittal package.

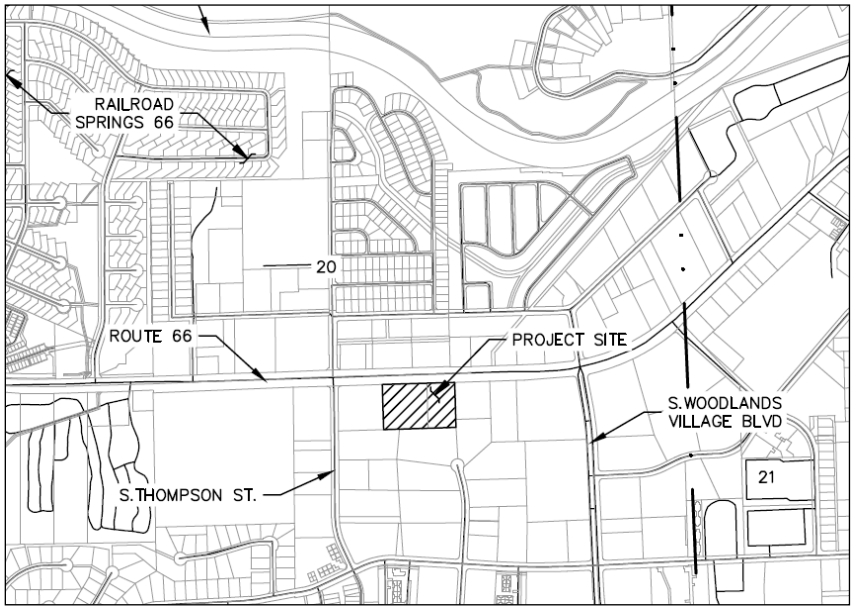
PROJECT SUMMARY

Easterly Government Properties, Inc. is proposing development of a new U.S. Federal Courthouse on a 4-acre site located at 1535 and 1609 West Route 66.

This project is a build-to-suit development of a new district courthouse for the US Government. It will be a state-of-the-art building designed to meet LEED silver and zero energy certification. This district courthouse will serve the local community and the neighboring tribal nations. The significant importance of this new courthouse to be constructed in Flagstaff, AZ is to provide Native Americans with easier access to the federal justice system. The new modern building will expand the current courthouse, bringing greater efficiency and comfort to the public. The courthouse facility will include two courtrooms, marshals, probation and attorneys services.

PROJECT LOCATION

The Project is located on Assessor's Parcel Numbers 112-27-021A within the Southeast Quarter of Section 20, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, in Flagstaff, Arizona. The parcels of land that are part of the Project are also known as Lots 19A and 19B of the Woodlands Village Unit 2 Replat. The approximate 4-acre site is bounded by West Route 66 to the north, a new self-storage facility to the west, Woodlands Village Self Storage to the south, and undeveloped property to the east.



CURRENT ZONING

The Property is currently zoned Light Industrial – Open (LI-O). The Property is located within the Flagstaff Regional Plan 2030 land use category of existing industrial/business park.

FINDINGS FOR GRANTING A CUP

The required findings to grant the CUP are listed below with our response directly beneath each individual finding in *italics*.

1. That the conditional use is consistent with the objectives of the Zoning Code and purpose of the zone in which the site is located.

   The intent of the LI-O zone is to enable the development of certain commercial uses and to provide appropriate land uses in the areas that transition from industrial to commercial and residential.

   Based on the Pre-Application Meeting that was held with the City of Flagstaff on March 17, 2023, the City considers the Project to be an "Office" use within the LI-O zoning category. According to the City of Flagstaff Zoning Code Table 10-40.30.050.B, an office is not a permitted use within the LI-O zoning category without a CUP.

The office use is an appropriate, low-impact transitional use. Therefore, the CUP is consistent with the objectives of the zoning code.

2. That granting the conditional use will not be detrimental to the public health, safety, or welfare. The factors to be considered in making this finding shall include, but not be limited to:

   a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;

      The use of the building is entirely enclosed and will not cause any property damage or nuisance from noise, smoke, odor, dust, vibration, or illumination to the surrounding properties or the public as a whole.

   b. Hazard to persons or property from possible explosion, contamination, fire, or flood; and,

      There will not be any hazard to persons or property from possible explosion, contamination, fire, or flood.

   c. Impact on surrounding areas arising from unusual volume or character of traffic.

      There will not be an unusual volume or character of traffic generated by this development outside of what would be expected for a traditional light industrial use.

3. That the characteristics of the conditional use as proposed and as it may be conditioned are reasonably compatible with the types of uses permitted in the surrounding area. The Conditional Use Permit shall be issued only when the Planning Commission finds that the applicant has considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:

   a. Access and traffic; pedestrian, bicycle, and vehicular circulation;

      The proposed site has two access points from West Route 66 which is under the jurisdiction of Arizona Department of Transportation (ADOT). It is anticipated that ADOT will require improvements to West Route 66 along the property frontage including a 12' eastbound thru lane, driveways, sidewalk, parkway, streetlights, catch basins, storm drain, and fire hydrants.

      For pedestrian and bike traffic, it is anticipated that ADOT will require a 5-foot parkway and a 6-foot sidewalk as well as a 4.5-foot bike lane along the West Route 66 frontage of the property. Based on the proposed site layout, a main pedestrian

entry will be provided from the Right-of-Way at the northeast corner to the main entry of the Federal Courthouse building.

b. Adequacy of site and open space provisions, including site capacity and resource protection standards where applicable;

Open space is not required according to the City Zoning Code. Civic space is required according to City Zoning Code Section 10-30.60.090.B.1.a. The total civic space required is 5% of the total lot area which is approximately 8,850 sf feet for this Project. The City views civic space as an area that actively engages the public. The anticipated civic space area on the concept plan includes the pedestrian sidewalks, large landscape island in middle of public parking area, and landscape area to west of public sidewalk access point at northeast driveway. Other possible civic space amenities are to be determined based on GSA and City requirements. Furthermore, there is not an intent to allow for loitering around the facility due to the safety standards for the courthouse.

The project site falls within the Resource Protection Overlay Zone and requires a Natural Resource Protection Plan (NRPP) in accordance with City Zoning Code 10-50.90.A. The plan is required to show the general location of the natural resources before and after any proposed development. At this time, the development will exceed the minimum tree preservation requirements. Additionally, no steep slope resources have been identified on the property.

c. Noise, light, visual, and other pollutants;

No lighting, noise, or visual pollution impacts are anticipated with this project. The property is located within Lighting Zone 2. The project will meet the standards required in Zoning Code Section 10-50.70-050.

d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood;

The proposed style is transitional federalist which integrates with the natural and cultural environment of Flagstaff and the surrounding areas. The design uses the hillside as the inspiration for the concept, playing off the red sandstone formations throughout the area and using the same red stone material for the building exterior, a natural stone outcropping from the hillside. The ashlar stone is random and of varying sizes as in its natural setting. The layers of sandstone in the geology of the area are reflected in the horizontal bands of stone that project from the wall across the façade. The same stone in a smooth finish are used below the windows and monument sign, keeping the same color while providing the classical detailing of a courthouse. At the entry lobby the smooth stone is used as a feature element connecting the exterior spaces with the interior.

The site slopes from the south to the north and the Courthouse is set into the side of the hill, rotating slightly to allow views to the building from on Route 66 westbound, and views to the San Francisco Peaks from inside the building. This north-south alignment of the building minimizes the *cut into the existing hillside and the slight rotation of the building off the north-south axis opens the public face of the building while providing some screening for the secure areas of the building on the west. This also allows for minimal impact to the existing trees.*

e. Landscaping and screening provisions;

The entire property shall be landscaped using native and drought-tolerant vegetation selected directly from the current City of Flagstaff Landscape Plant List and will meet the requirements of Zoning Code Section 10-50.60.040. This will help minimize water usage, reduce maintenance costs, and maintain habitat for native flora and fauna. The Landscape Plan is included in the submittal package.

f. Impact on public utilities;

Water to the site will be provided by two 8-inch PVC water main extensions connecting to the existing 12-inch PVC water main along the property frontage. A 3-inch water service and meter will be provided to service the Courthouse. Four fire hydrants will be provided for the Courthouse as well as a 6-inch fire line and remote fire department connection provided for fire protection. Sewer to the site will be provided by a 6-inch PVC sewer service connecting to the existing 10-inch vitrified clay sewer main within West Route 66.

g. Signage and outdoor lighting;

Signage and outdoor lighting will meet with the standards provided in Zoning Code Section 10-50.100 and 10-50.70, respectively.

h. Dedication and development of streets adjoining the property; and

The proposed roadway improvements anticipated to be required by ADOT are within existing Right-of-Way (ROW) for West Route 66. No additional dedication of ROW is expected. The roadway improvements are explained in 3a.

i. Impacts on historical, prehistoric, or natural resources.

As a result of the Cultural Resource Survey conducted, it is anticipated that there will be no impact to historical or prehistorical resources. The Cultural Resource Survey is included in the submittal package.