



**CITIZEN PARTICIPATION PLAN  
FOR  
THE U.S. FEDERAL COURTHOUSE**

Ardurra Project #224152

Section 20, T 21 N, R 07 E, G&SRM  
City of Flagstaff,  
Coconino County, Arizona

Prepared for:  
Easterly Government Properties, Inc.  
4655 Executive Drive, Suite 830  
San Diego, CA 92121  
(858) 768-0560

Prepared by:  
Ardurra Group, Inc.  
110 West Dale Avenue  
Flagstaff, AZ 86001  
(928) 773-0354

Originally Prepared:  
August 22, 2024



## 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 attorney services.

The Project is located on Assessor's Parcel Numbers 112-27-021 and 112-27-022 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. The property is currently zoned Light Industrial – Open (LI-O). The property is located within the regional plan land use category of existing industrial/business park and located on the western fringe of the future suburban activity center (S13).

The City of Flagstaff 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 Condition Use Permit (CUP). The office use is an appropriate, low-impact transitional use for this zoning category. Therefore, EGP is requesting a CUP for the Project.

## RECORD OF PROCEEDINGS

This report outlines the results of the Citizen Participation Plan which was implemented in conjunction with the application for the Conditional Use Permit for the new U.S. Federal Courthouse building. The Citizen Participation Plan was implemented to open the lines of communication with the property owners in the surrounding area of the project and to facilitate the meaningful inclusion of all interested parties in the development of this project.



### ***Public Notification***

On July 25, 2024, the Development Team sent letters by first class mail to the nine property owners within a 300-foot area around the boundaries of the subject property and the 18 people and groups on the City of Flagstaff Interested Parties list. Lists of the property owners and other affected parties are included as Exhibit A. A map of the neighborhood notification boundary is included as Exhibit B.

The notification letter included the following information:

1. The location (in-person and web address for the online meeting), date, and time of the neighborhood meetings;
2. The Applicant's name and contact information;
3. The address of the subject property;
4. A brief summary of the application.

A copy of the notification letter is included as Exhibit C.

Additionally, a notification sign was posted on the property on August 2, 2024. This sign was installed along the south side of W. Route 66. The sign was clearly visible from the public right-of-way and to adjacent properties. Information on the sign included the purpose, dates, locations, and times of the neighborhood meetings as well as an information tube containing copies of the meeting notice. A picture of the sign posted on the property is included as Exhibit D.

### ***Neighborhood Meetings***

The Development Team has conducted one evening neighborhood meetings. A meeting was held on Thursday, August 15, 2024 from 6-8 pm at the Doubletree by Hilton, 1175 W. Route 66, Flagstaff. A second meeting has been tentatively scheduled for Thursday, August 29, 2024 from 6-8 pm at the Doubletree by Hilton, 1175 W. Route 66, Flagstaff.

#### Summary of August 15, 2024, Neighborhood Meeting

This meeting was held at the Doubletree by Hilton and was set up to present a slideshow to the attendees in person and via Microsoft Teams. Members of the Development Team present included: Gabe Halsey (Lusardi Construction Company), Chris Hess (Lusardi Construction Company), Mark Bauer (Easterly Government Properties), Michael Ibe (Easterly Government Properties), Kayla Fleishman (Ardurra), Lisa Gage (Ardurra), Michael Lewis (Shive-Hattery), Jarrod Powell (Shive-Hattery).



The first citizen arrived around 6:10 pm and the second arrived around 6:45 pm. Only 2 citizens attended the meeting, and they came one at a time. No members of the public joined the meeting online. See Attendance Sheet, Exhibit E. Instead of going through the prepared presentation, members of the Development Team provided one-on-one conversations with each citizen, explained the project and answered their questions. The meeting concluded shortly after 7:00 pm. A copy of the prepared presentation is included in Exhibit E.

Below is a summary of the comments and concerns that were raised by the attendees of the neighborhood meeting. The Development Team's responses to the concerns are in *italics* below each comment.

- What will happen to the AWD building when the courts move out?

*The AWD building still operates as a law office and will continue to do so. The Federal Court office space will simply no longer be occupied by the Federal Courts or it's agencies.*

- Why are we having this meeting?

*This meeting is to give an overview of the proposed U.S. Federal Court project and required for the Conditional Use Permit.*

- What is the conditional use?

*The City of Flagstaff considers the Project to be an "office use." An office is not a permitted use within the LI-O zoning category without a Condition Use Permit (CUP). The office use is an appropriate, low-impact transitional use for this zoning category. Therefore, EGP is requesting a CUP for the Project.*

- Why are the courts moving?

*More room is needed, not only for the courts, but also for the services that support the court system. Additionally, this new building will offer state-of-the-art security which cannot be offered in their current space at the AWD building.*

- How much bigger is this building than the space the courts have now?

*This new building is over 55,000 sq.ft. It is unknown the size of the existing court space at the AWD building, but it is safe to say this project provides a great increase in space.*



- Who is paying to build the building? Is it being paid for with state or local taxes?

*Easterly Government Properties is funding the construction of the building. The federal government is going to enter into a lease agreement with Easterly Government Properties for use of the building. The lease will be paid with federal funds. No state or local funds will be used. However, the owner is responsible to pay local property taxes and the project will be constructed by local contractors as well.*

- When will construction begin?

*It is anticipated that construction will begin this coming winter.*

- Both citizens were in support of the project. One citizen said he was “tickled pink” and this project is something he loves to see.
- No additional comments were provided from citizens or interested parties via email, phone, or mail.

#### Second Neighborhood Meeting

A second meeting has been tentatively scheduled for Thursday, August 29, 2024 from 6-8 pm at the Doubletree by Hilton, 1175 W. Route 66, Flagstaff. Based on the attendance and response from the citizens, it is requested that the City of Flagstaff waive the requirement to host a second neighborhood meeting for this Project.



**Exhibit A**

**Lists of the Property Owners within 300 ft and Other Affected Parties**

**PROPERTY OWNERS W/I 300'**

<b>APN</b>	<b>PROP OWNER NAME</b>	<b>STREET</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
11227016A	PRENT CORPORATION	PO BOX 471	JANESVILLE	WI	53547
11204002P	FLAGSTAFF HOTELS LLC	8762 PRESTON TRACE BLVD	FRISCO	TX	75033
11244006A	MAVERIK COUNTRY STORES INC	185 STATE ST NO 800	SALT LAKE CITY	UT	84111
11227019	SIAL IQBAL	1207 S STATE ST	SALT LAKE CITY	UT	84111
11227024 11227018 11227023	WOODLANDS VILLAGE SELF STORAGE SPE LLC	1501 W FOREST MEADOWS ST	FLAGSTAFF	AZ	86001
11204002N 11244004 11244005A	THOMPSON FLOYD W	PO BOX 756	FLAGSTAFF	AZ	86002
11227021 11227020 11227022	EGP 1535 FLAGSTAFF LLC	2001 K STREET NW NO 775N	WASHINGTON	DC	20006
11227033	1683 WEST ROUTE 66 LLC	15881 N 80TH ST NO 100	SCOTTSDALE	AZ	85260
11227031B	FLAGSTAFF GSA USFS-NPS LLC	PO BOX 13470	RICHMOND	VA	23225

**REGISTRY OF PERSONS AND GROUPS**

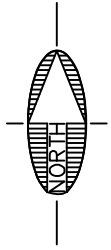
<b>NAME</b>	<b>ORGANIZATION</b>	<b>STREET</b>	<b>CITY</b>	<b>ST</b>	<b>ZIP</b>	<b>EMAIL #1</b>	<b>PHONE</b>
	Friends of Flagstaff's Future	P.O. Box 23462	Flagstaff	AZ	86002	<a href="mailto:info@friendsofflagstaff.org">info@friendsofflagstaff.org</a>	(928) 556-8663
Michele A. James	Friends of Flagstaff's Future	P.O. Box 23462	Flagstaff	AZ	86002		
	Northern Arizona Building Association	1500 East Cedar Avenue, Suite 86	Flagstaff	AZ	86004	<a href="mailto:tbociung@nazba.org">tbociung@nazba.org</a>	(928) 779-3071
Jeffrey Herd	Northern Arizona Association of Realtors	1515 East Cedar Avenue, Suite C-4	Flagstaff	AZ	86004	naarflag@nazrealtor.com naargovaffairs@outlook.com	(928) 779-4303
Tish Bogan-Ozman		5271 Mt. Pleasant Drive	Flagstaff	AZ	86004	<a href="mailto:tishflagstaff@gmail.com">tishflagstaff@gmail.com</a>	
Marilyn Weissman		1055 East Apple Way	Flagstaff	AZ	86001	<a href="mailto:Missymoet@aol.com">Missymoet@aol.com</a>	(928) 779-5323
Nat White		1120 North Rockridge Road	Flagstaff	AZ	86001	<a href="mailto:white@lowell.edu">white@lowell.edu</a>	
Charlie Silver		720 West Aspen Avenue	Flagstaff	AZ	86001	<a href="mailto:Cws720@gmail.com">Cws720@gmail.com</a>	
Betsy McKellar		330 S Ash Lane	Flagstaff	AZ	86004	<a href="mailto:birdvest8@gmail.com">birdvest8@gmail.com</a>	
David Carpenter		1109 W Beal Road	Flagstaff	AZ	86001	<a href="mailto:dc@hopeaz.com">dc@hopeaz.com</a>	
Dorenda Coleman	Arizona Army National Guard, AZAA-FMO	5636 E McDowell Rd, M5330	Phoenix	AZ	85008	<a href="mailto:dorenda.j.coleman.nfg@mail.mil">dorenda.j.coleman.nfg@mail.mil</a>	
Mary Beth Dreusike	US Navy, Intergovernmental Branch	850 Pacific Highway Building 1 - 5th Floor, Suite 513	San Diego	CA	92132	<a href="mailto:marybeth.dreusike@navy.mil">marybeth.dreusike@navy.mil</a>	
Celia Barotz		3354 N Crest Street	Flagstaff	AZ	86001	<a href="mailto:cbarotz@gmail.com">cbarotz@gmail.com</a>	
Jay Christelman	Coconino County Community Development	2500 N Fort Valley Rd. Bldg 1	Flagstaff	AZ	86001	<a href="mailto:jchristelman@coconino.az.gov">jchristelman@coconino.az.gov</a>	
Tyler Denham		800 W Forest Meadows St, Apt 119	Flagstaff	AZ	86001	tyler.b.denham@gmail.com	
Jess McNeely	Coconino County Community Development	2500 N Fort Valley Rd. Bldg 1	Flagstaff	AZ	86001	wmcneely@coconino.az.gov	
Steve Finch	Flagstaff Lodging, Restaurant & Tourism Assoc.	PO Box 30622	Flagstaff	AZ	86003	sfinch@flrta.org	(928) 326-6008
Rachel Bass		3083 W. Easterday Lane	Flagstaff	AZ	86001	rsilverton@gmail.com	



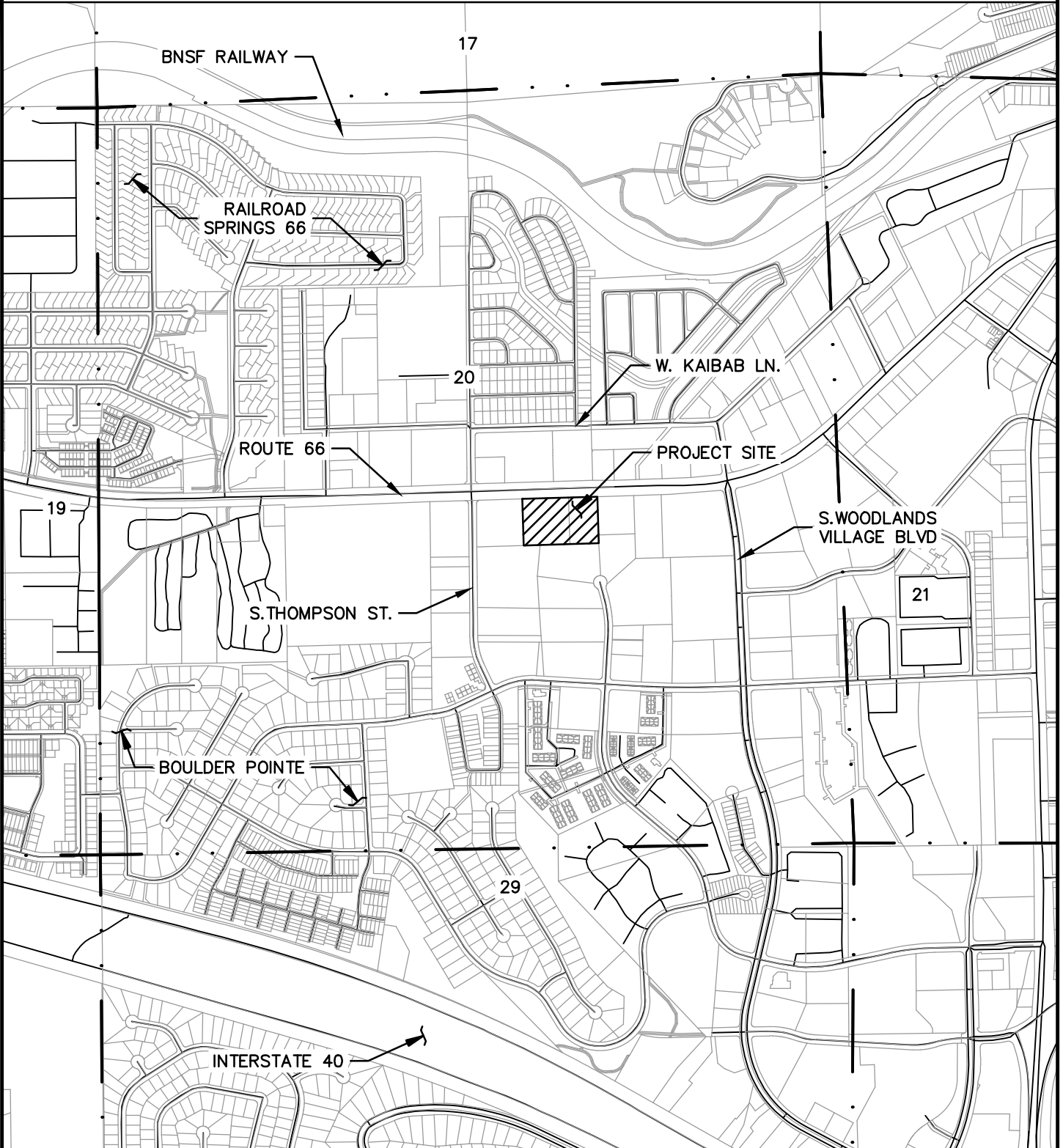
**Exhibit B**

**Map of the Neighborhood Notification Boundary**

PLOTTED: May 30, 2024-8:52am



LOCATED IN SECTION 20, TOWNSHIP 21 NORTH,  
RANGE 7 EAST, GILA AND SALT BASE MERIDIAN,  
COCONINO COUNTY, FLAGSTAFF, ARIZONA



FILE: P:\2022\222469\DRAWINGS\EXHIBITS\DWG\US FEDERAL COURT HOUSE CUP EXHIBIT.DWG -J.MALTA



110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.ardurra.com

JOB NO. 222469  
DATE MAY 24  
SCALE 1"=1000'  
DRAWN JCM  
DESIGN KMF  
CHECKED KMF

U.S. FEDERAL COURT HOUSE

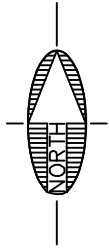
FLAGSTAFF  
ARIZONA

VICINITY MAP

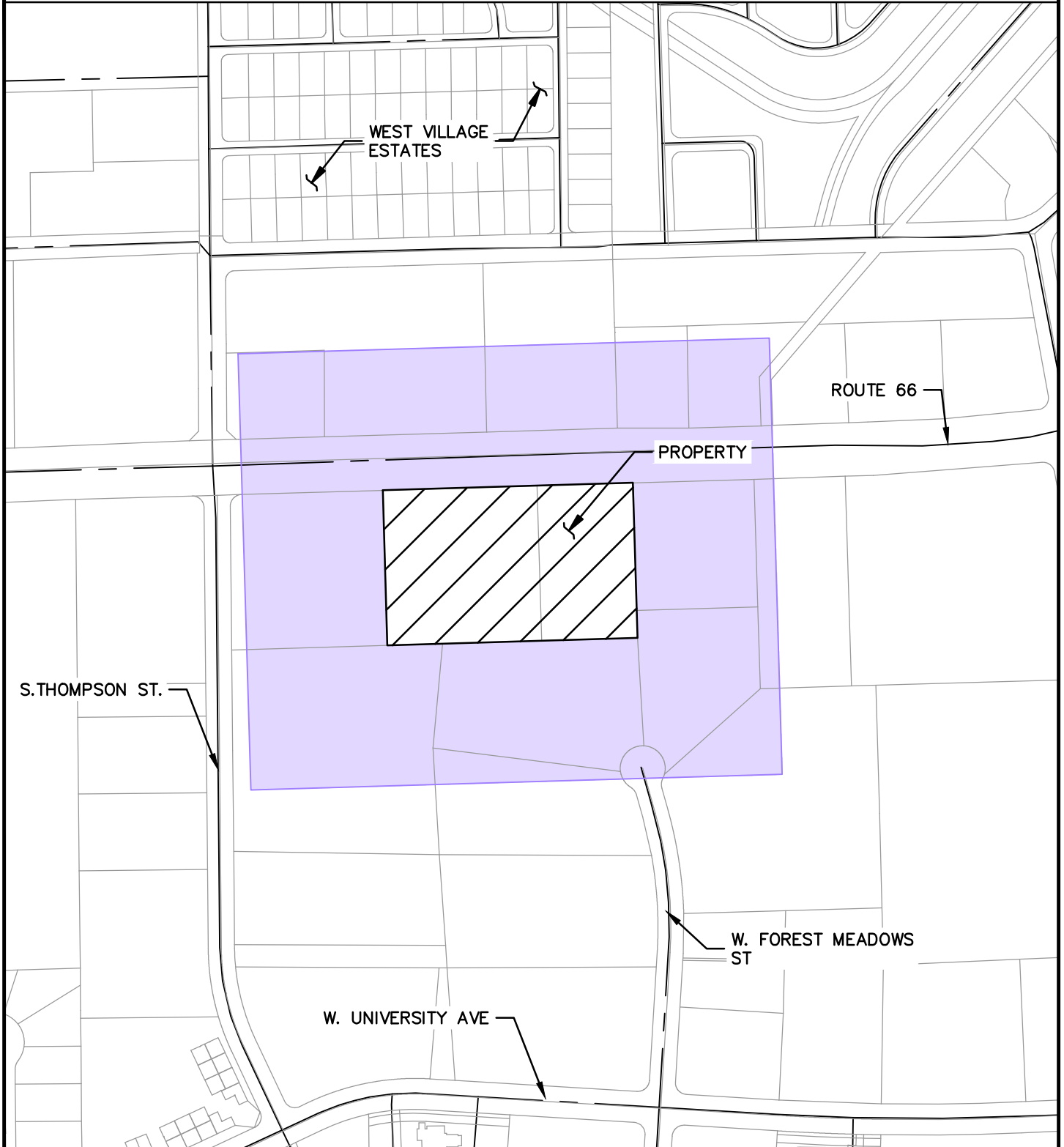
SHEET

1

OF 1



LOCATED IN SECTION 20, TOWNSHIP 21 NORTH,  
RANGE 7 EAST, GILA AND SALT BASE MERIDIAN,  
COCONINO COUNTY, FLAGSTAFF, ARIZONA



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JOB NO.	222469
DATE	MAY 24
SCALE	1"=300'
DRAWN	JCM
DESIGN	KMF
CHECKED	KMF

U.S. FEDERAL COURT HOUSE

FLAGSTAFF  
ARIZONA

300 FT BUFFER MAP

SHEET

1

OF 1



**Exhibit C**  
**Notification Letter**



July 25, 2024

Dear Neighbor,

Easterly Government Properties, Inc. (EGP) would like to invite the surrounding neighbors to a neighborhood meeting to discuss the Conditional Use Permit (CUP) application (COF PZ-24-00042-03) that has been submitted to the City of Flagstaff for the development of a U.S. Federal Courthouse building. The subject property is approximately 4.05-acres located on the south side of Route 66 between South Woodlands Village Blvd. and South Thompson St. The property address is 1535 and 1609 West Route 66, Flagstaff, AZ, 86001, see attached vicinity map.

The CUP applies to APNs 112-27-021 and 112-27-022 which are zoned Light Industrial – Open. EGP is required to apply for a CUP for the allowance to build this “office” use within this zoning category. This project is a build-to-suit development of a new district courthouse for the U.S. Government. It will be a 3-story, state-of-the-art building designed to meet LEED silver and zero energy certification. This district courthouse will serve the local community and neighboring tribal nations. Please find the project site plan enclosed with this letter for your review.

The 1<sup>st</sup> neighborhood meeting will be held at DoubleTree by Hilton Flagstaff, located at 1175 W. Route 66, Flagstaff, Arizona 86001 on August 15, 2024, from 6-8 pm to discuss the proposed Conditional Use Permit for this property. The 2<sup>nd</sup> neighborhood meeting is tentatively scheduled to be held at DoubleTree by Hilton Flagstaff, located at 1175 W. Route 66, Flagstaff, Arizona 86001 on August 29, 2024, from 6-8 pm to discuss the proposed Conditional Use Permit for this property. While your physical presence is appreciated, a virtual meeting option is available if needed. Please use this link below to join the virtual meeting if desired.

[https://teams.microsoft.com/join/19%3ameeting\\_ODliZmM0ODktMjk0Ny00ZTUwLThiMDUtZDA1MTg0NmQyNTZi%40thread.v2/0?context=%7b%22Tid%22%3a%224cf2e5a9-7553-47d9-b3c4-b29299a853a9%22%2c%22Oid%22%3a%22fd1c646e-4f05-4f9e-a3f4-8adba2c2c881%22%7d](https://teams.microsoft.com/join/19%3ameeting_ODliZmM0ODktMjk0Ny00ZTUwLThiMDUtZDA1MTg0NmQyNTZi%40thread.v2/0?context=%7b%22Tid%22%3a%224cf2e5a9-7553-47d9-b3c4-b29299a853a9%22%2c%22Oid%22%3a%22fd1c646e-4f05-4f9e-a3f4-8adba2c2c881%22%7d)

Meeting ID: 274 980 073 677

Passcode: wMCpdW



If you wish to provide feedback, questions, or concerns about the CUP application for the U.S. Federal Courthouse, please contact the project representative, Kayla Fleishman, by email at [kfleishman@ardurra.com](mailto:kfleishman@ardurra.com) or return the comment card by mail at the address listed below by August 13 and August 27. We are requesting your feedback prior to the required public hearing with the Planning and Zoning Commission so we understand your questions and concerns.

We hope to see you there.

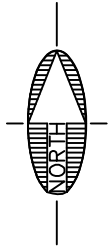
Sincerely,  
Ardurra Group, Inc.

A handwritten signature in blue ink that reads "Guillermo E. Cortes".

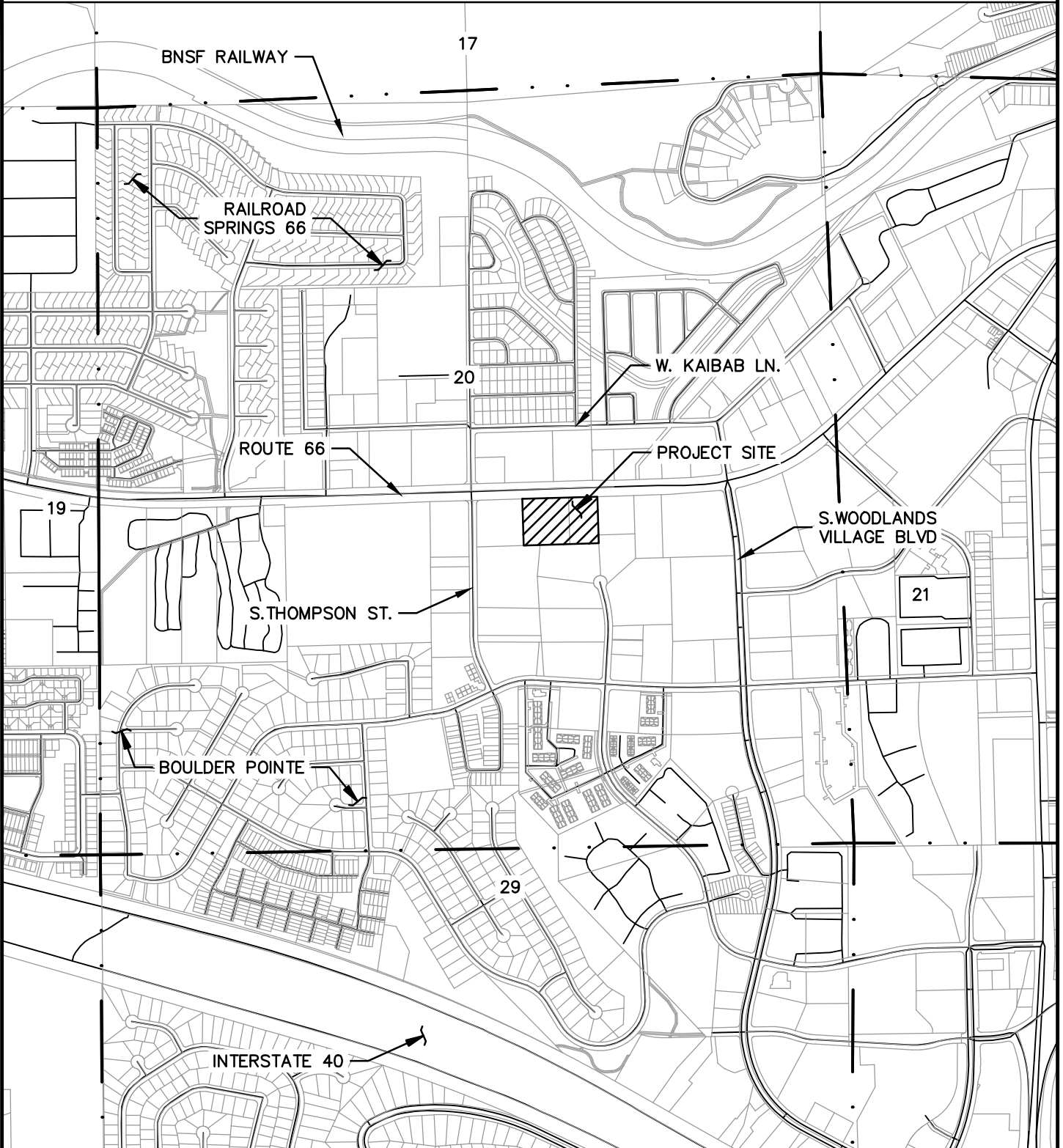
Guillermo E. Cortes, P.E.  
Northern Arizona Group Manager



PLOTTED: May 30, 2024-8:52am



LOCATED IN SECTION 20, TOWNSHIP 21 NORTH,  
RANGE 7 EAST, GILA AND SALT BASE MERIDIAN,  
COCONINO COUNTY, FLAGSTAFF, ARIZONA



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U.S. FEDERAL COURT HOUSE

FLAGSTAFF  
ARIZONA

VICINITY MAP

SHEET

1

OF 1

PLOTTED: Jun 10, 2024 - 3:06pm

FILE: P:\2022\222469\DRAWINGS\SITE PLANS\SLP SITE PLANDWG KFLISHMAN

# CIVIL SITE PLAN FOR U.S. FEDERAL COURTHOUSE FLAGSTAFF, ARIZONA

LOCATED IN SE QUARTER, SECTION 20, TOWNSHIP 21 NORTH, RANGE 7 EAST GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, FLAGSTAFF, ARIZONA

### PROJECT INFORMATION

SITE ADDRESS: 1535 & 1609 W. ROUTE 66 FLAGSTAFF, AZ 86001  
APN 112-27-021 CURRENT ZONING LIGHT INDUSTRIAL OPEN PROPOSED ZONING LIGHT INDUSTRIAL OPEN ACREAGE ±1.56 AC  
APN 112-27-022 CURRENT ZONING LIGHT INDUSTRIAL OPEN PROPOSED ZONING LIGHT INDUSTRIAL OPEN ACREAGE ±2.50 AC

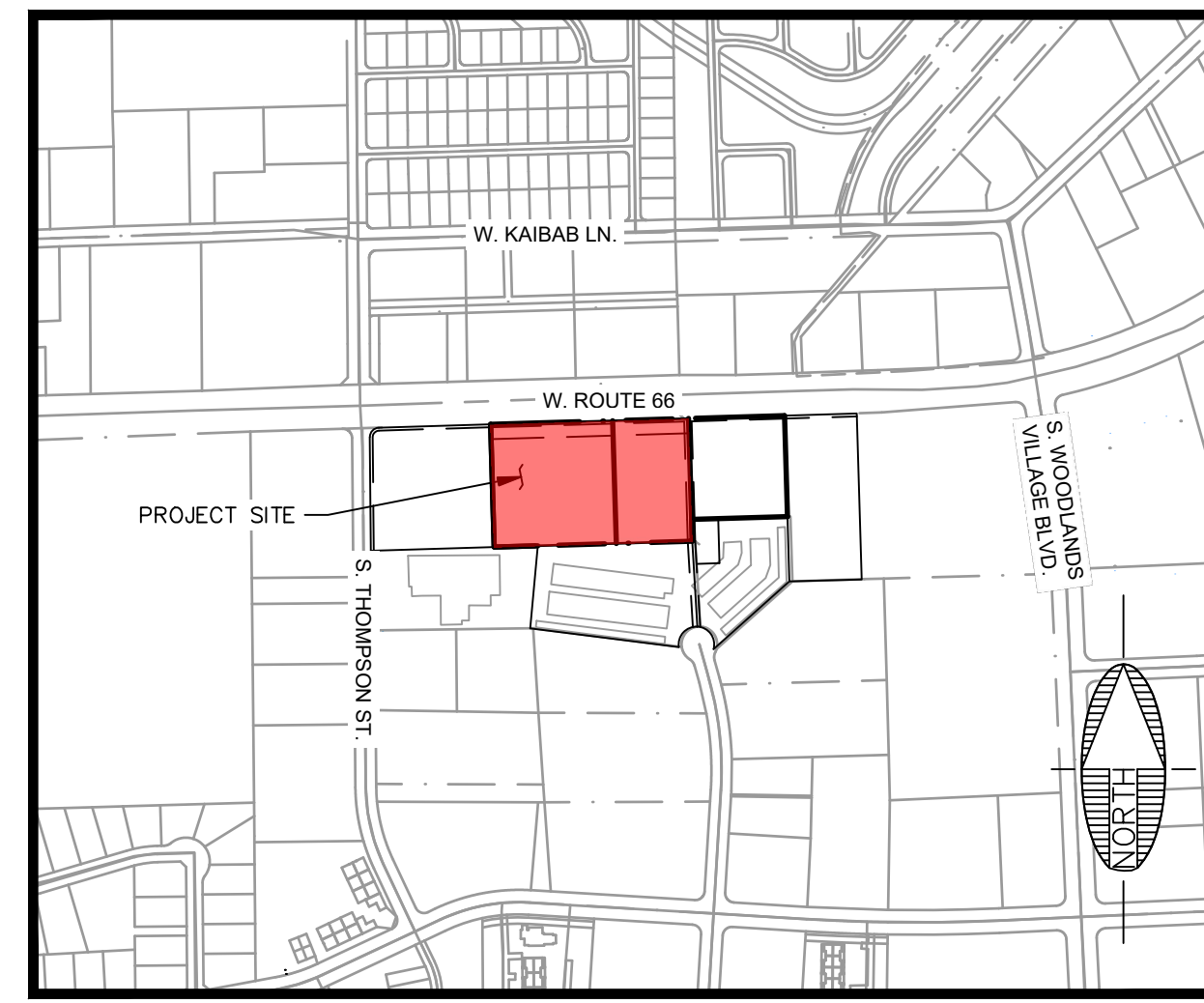
**OWNER:** FLOYD W. THOMPSON P.O. BOX 756 FLAGSTAFF, AZ 86002  
**DEVELOPER:** EASTERLY GOVERNMENT PROPERTIES, INC. 2001 K ST. NW #775 WASHINGTON, DC 20006 CONTACT: MARK BAUER (858) 768-0560  
**ARCHITECT:** SHIVE-HATTERY 4330 N. CAMPBELL AVE., STE. 268 TUCSON, AZ 85718 CONTACT: PAUL MICKELBERG (520) 408-1044

**CIVIL ENGINEER:** SHEPHARD-WESNITZER INC., AN ARDURRA COMPANY 110 WEST DALE AVE FLAGSTAFF, AZ 86001 CONTACT: STEPHEN IRWIN (928) 773-0354  
**CONTRACTOR:** LUSARDI CONSTRUCTION COMPANY 1570 LINDA VISTA DRIVE SAN MARCOS, CA 92078 CONTACT: GABE HALSEY (760) 215-5778

**FLOOD ZONE CLASSIFICATION:** THE SUBJECT SITE LIES WITHIN ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
(PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04005C6808G, EFFECTIVE DATE SEPTEMBER 3, 2010).

**RESOURCE PRESERVATION:** THE SUBJECT SITE LIES WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. REFER TO THE RESOURCE PROTECTION PLAN WITHIN THIS CONCEPT PLAN. THE PROJECT WILL BE REQUIRED TO PRESERVE A MINIMUM OF 20% OF THE ONSITE TREE RESOURCES. THE PRELIMINARY RESOURCE PROTECTION PLAN USES THE CANOPY METHOD FOR NOW DUE TO WINTER WEATHER. A TREE SURVEY WILL BE COMPLETED WITH SITE PLAN TO DEVELOP A NATURAL RESOURCE PROTECTION PLAN THAT FOLLOWS THE CURRENT TREE POINT SYSTEM INDICATED IN THE CITY ZONING CODE.

**TOPOGRAPHIC & BOUNDARY INFORMATION:** TOPOGRAPHIC AND BOUNDARY INFORMATION REFERENCED FROM CITY GIS DATA, TOPOGRAPHIC SURVEY BY ARDURRA DATED 3/21/2024, AND ALTA BY ARDURRA DATED 4/3/2024.

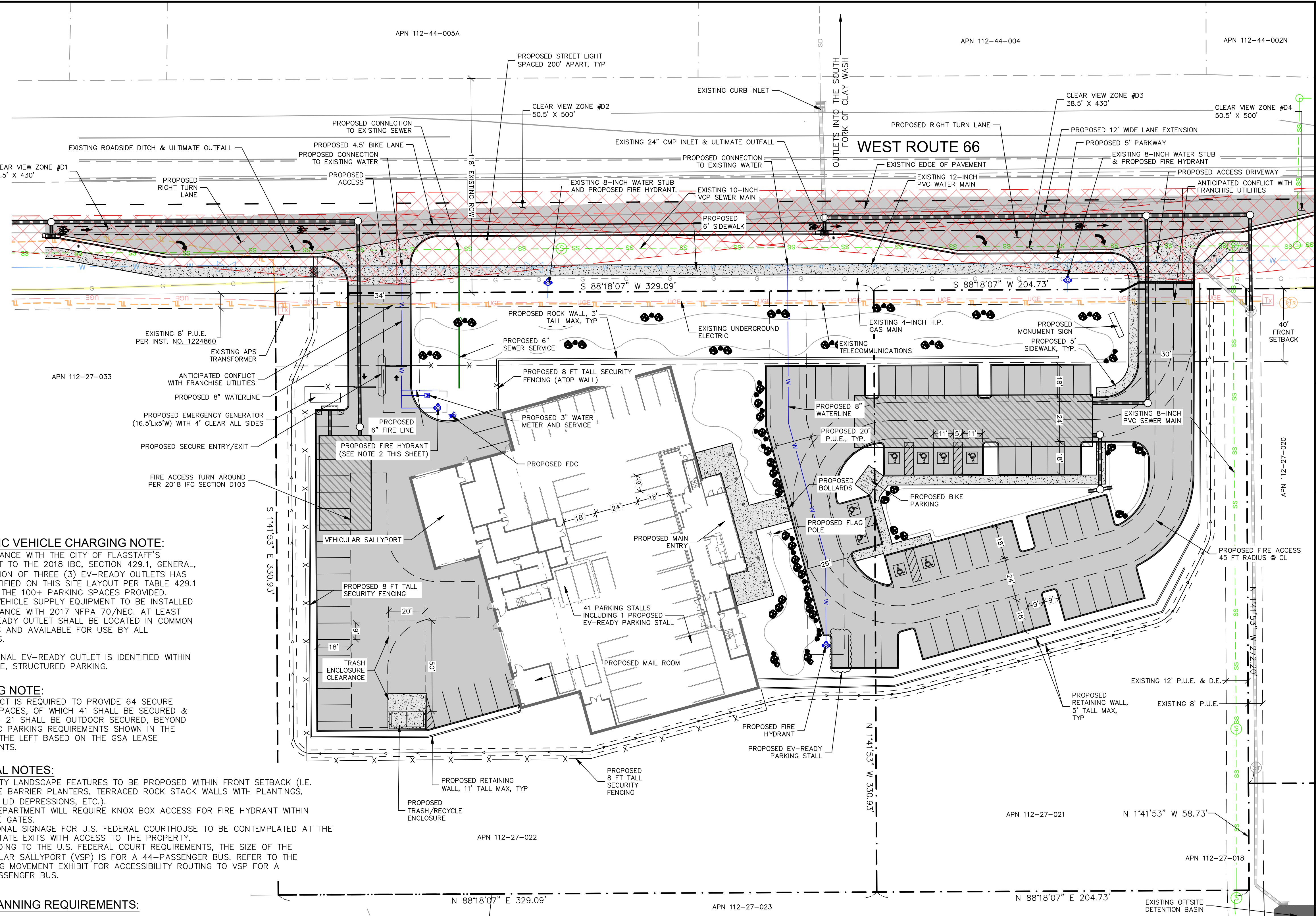


### VICINITY MAP

NTS

### LEGEND

- ROW
- EX LOT LINE
- PROPERTY LINE
- SETBACK
- EX. TELECOM
- EX. GAS
- EX. UNDERGROUND ELEC
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER
- PROPOSED SECURITY FENCE
- PROPOSED SWALE
- PROPOSED STORM DRAIN
- PROPOSED EASEMENT
- EX. SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- DRAINAGE ARROW
- PROPOSED FIRE HYDRANT
- STORM DRAIN MANHOLE
- PROPOSED WATER METER



**ELECTRIC VEHICLE CHARGING NOTE:** IN ACCORDANCE WITH THE CITY OF FLAGSTAFF'S AMENDMENT TO THE 2018 IBC, SECTION 429.1, GENERAL, THE LOCATION OF THREE (3) EV-READY OUTLETS HAS BEEN IDENTIFIED ON THIS SITE LAYOUT PER TABLE 429.1 BASED ON THE 100+ PARKING SPACES PROVIDED. ELECTRIC VEHICLE SUPPLY EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH 2017 NFPA 70/NEC. AT LEAST ONE EV-READY OUTLET SHALL BE LOCATED IN COMMON USE AREAS AND AVAILABLE FOR USE BY ALL OCCUPANTS.  
AN ADDITIONAL EV-READY OUTLET IS IDENTIFIED WITHIN THE SECURE, STRUCTURED PARKING.

**PARKING NOTE:** THE PROJECT IS REQUIRED TO PROVIDE 64 SECURE PARKING SPACES, OF WHICH 41 SHALL BE SECURED & INSIDE AND 21 SHALL BE OUTDOOR SECURED, BEYOND THE PUBLIC PARKING REQUIREMENTS SHOWN IN THE TABLE TO THE LEFT BASED ON THE GSA LEASE REQUIREMENTS.

- GENERAL NOTES:**
- SECURITY LANDSCAPE FEATURES TO BE PROPOSED WITHIN FRONT SETBACK (I.E. VEHICLE BARRIER PLANTERS, TERRACED ROCK STACK WALLS WITH PLANTINGS, TREES, LID DEPRESSIONS, ETC.).
  - FIRE DEPARTMENT WILL REQUIRE KNOX BOX ACCESS FOR FIRE HYDRANT WITHIN SECURE GATES.
  - ADDITIONAL SIGNAGE FOR U.S. FEDERAL COURTHOUSE TO BE CONTEMPLATED AT THE INTERSTATE EXITS WITH ACCESS TO THE PROPERTY.
  - ACCORDING TO THE U.S. FEDERAL COURT REQUIREMENTS, THE SIZE OF THE VEHICULAR SALLYPORT (VSP) IS FOR A 44-PASSENGER BUS. REFER TO THE TURNING MOVEMENT EXHIBIT FOR ACCESSIBILITY ROUTING TO VSP FOR A 44-PASSENGER BUS.

### SITE PLANNING REQUIREMENTS:

**PERMITTED USE:** COURTHOUSE USE NOT PERMITTED USE, CONDITIONAL USE PERMIT (CUP) REQUIRED. COF CONSIDERS THE U.S. FEDERAL COURT AS AN OFFICE SPACE USE WITHIN THE LI-O ZONE.

**SETBACKS:** FRONT (MIN.) = 40' (WOODLANDS VILLAGE SPECIFIC PLAN) SIDE (MIN.) = 0' (NON-RESIDENTIAL USES ADJACENT) REAR (MIN.) = 0' (NON-RESIDENTIAL USES ADJACENT)

**BUILDING HEIGHT:** MAX. ALLOWABLE = 60'  
**LOT COVERAGE:** 60% MAX LOT COVERAGE EXCLUDING UNCOVERED PARKING AREAS - PER WOODLANDS VILLAGE SPECIFIC PLAN  
**GROSS F.A.R.:** MAX. ALLOWABLE = 0.38 (FOR OFFICE USE WITHIN LI-O ZONE)

**OPEN/CIVIC SPACE:** OPEN SPACE NOT REQUIRED PER COF ZONING CODE.  
CIVIC SPACE REQUIRED PER COF ZONING CODE SECTION 10-30.60.090.B.1.g.  
TOTAL CIVIC SPACE REQUIRED (5% OF TOTAL LOT AREA) = 8,843 SF  
TOTAL CIVIC SPACE PROVIDED = APPROX. 8,880 SF

THE CITY OF FLAGSTAFF 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.

ID #	MAJOR STREET	MANEUVER DIRECTION	DESIGN SPEED (V <sub>MAJOR</sub> ) <sup>1</sup>	TIME GAP (t <sub>g</sub> (unadjusted)) <sup>2</sup>	GRADE ≤ 3%	MULTIPLE LANE CROSSINGS	NO. OF LANES <sup>3</sup>	TIME GAP (t <sub>g</sub> (adjusted)) <sup>2</sup>	INTERSECTION SIGHT DISTANCE (ISD) <sup>3</sup>	STOPPING SIGHT DISTANCE (SSD)
D1	WEST ROUTE 66	Right	45	6.5	Yes	No	1	6.5	430	360
D2	WEST ROUTE 66	Left	45	7.5	Yes	No	1	7.5	496	360
D3	WEST ROUTE 66	Right	45	6.5	Yes	No	1	6.5	430	360
D4	WEST ROUTE 66	Left	45	7.5	Yes	No	1	7.5	496	360

- Notes:**
- The major road speed limits (V<sub>MAJOR</sub> in MPH) are based on existing conditions in the project vicinity.
  - The time gap values, adjusted (t<sub>g</sub>(adjusted) in seconds) and unadjusted (t<sub>g</sub>(unadjusted) in seconds), are based on the current site plan and the AASHTO-Geometric Design of Highways and Streets Exhibits 9-54 and 9-57 for D1 and D2 and Exhibits 9-66 and 9-67 for M1. The first lane crossed does not warrant an adjustment. The intersection site distance (ISD in feet) calculations are based on Equation 9-1 in the AASHTO-Geometric Design of Highways and Streets.
  - Equation 9-1: ISD=1.47<sup>3</sup>V<sub>MAJOR</sub><sup>2</sup>t<sub>g</sub>
  - The number of lanes crossed may include medians converted to equivalent lanes. The number of lanes provided in the table includes the first lane crossed.
  - If the approach grade is greater than 3%, add 0.1 seconds for each percent grade.

*1 PARKING SPACE PER 300 GSF	
BUILDING SQUARE FOOTAGE	38,426 SF
REQUIRED PARKING = 38,426 SF / 300 SF/SPACE	128 SPACES
REQUIRED ADA PARKING (WITHIN TOTAL REQ'D PARKING)	8 SPACES
PROVIDED INDOOR SECURE PARKING	41 SPACES
PROVIDED OUTDOOR SECURE PARKING	26 SPACES
PROVIDED PUBLIC PARKING (WITH 8 ADA)	58 SPACES
TOTAL PROVIDED PARKING	125 SPACES
COF TRANSIT PARKING REDUCTION (10% OF REQUIRED)	13 SPACES
TOTAL REQUIRED PARKING WITH REDUCTION	115 SPACES

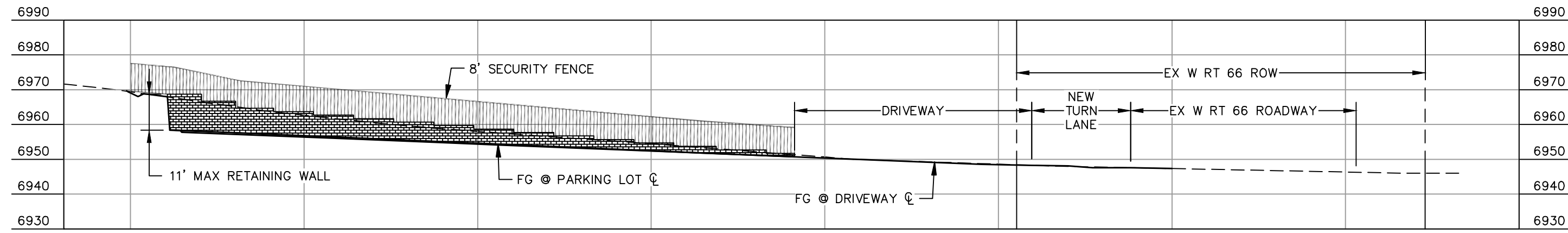
*5% OF TOTAL REQUIRED VEHICULAR PARKING SPACES	
TOTAL REQUIRED BIKE PARKING	6 SPACES
TOTAL PROVIDED BIKE PARKING	8 SPACES

**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

FLAGSTAFF ARIZONA  
U.S. FEDERAL COURTHOUSE  
JOB NO: 222469  
DATE: JUN 24  
SCALE: AS SHOWN  
DRAWN: KMF  
DESIGN: KMF  
CHECKED: SCI  
110 W. Dale Avenue  
Flagstaff, AZ 86001  
928.773.0354  
928.774.8934 fax  
www.ardurra.com  
Shepard Wesnitzer Inc.  
An ARDURRA Company  
BY: [ ]  
DATE: [ ]  
REVISIONS: [ ]  
DESCRIPTION: [ ]  
NO: [ ]  
Contact Arizona 811 at least two full working days before you begin excavation  
Call 811 or click Arizona811.com  
DRAWING NO. SP01  
SHT NO. OF 1 3

PLOTTED: Jun 10, 2024 - 3:17pm

### VIEW OF SOUTHWEST RETAINING WALL & FENCE

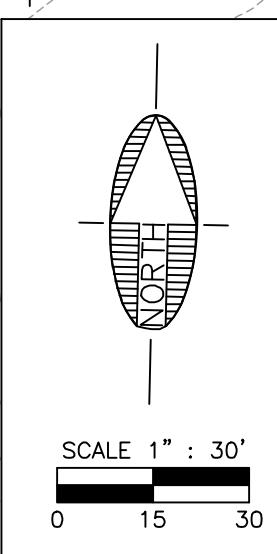
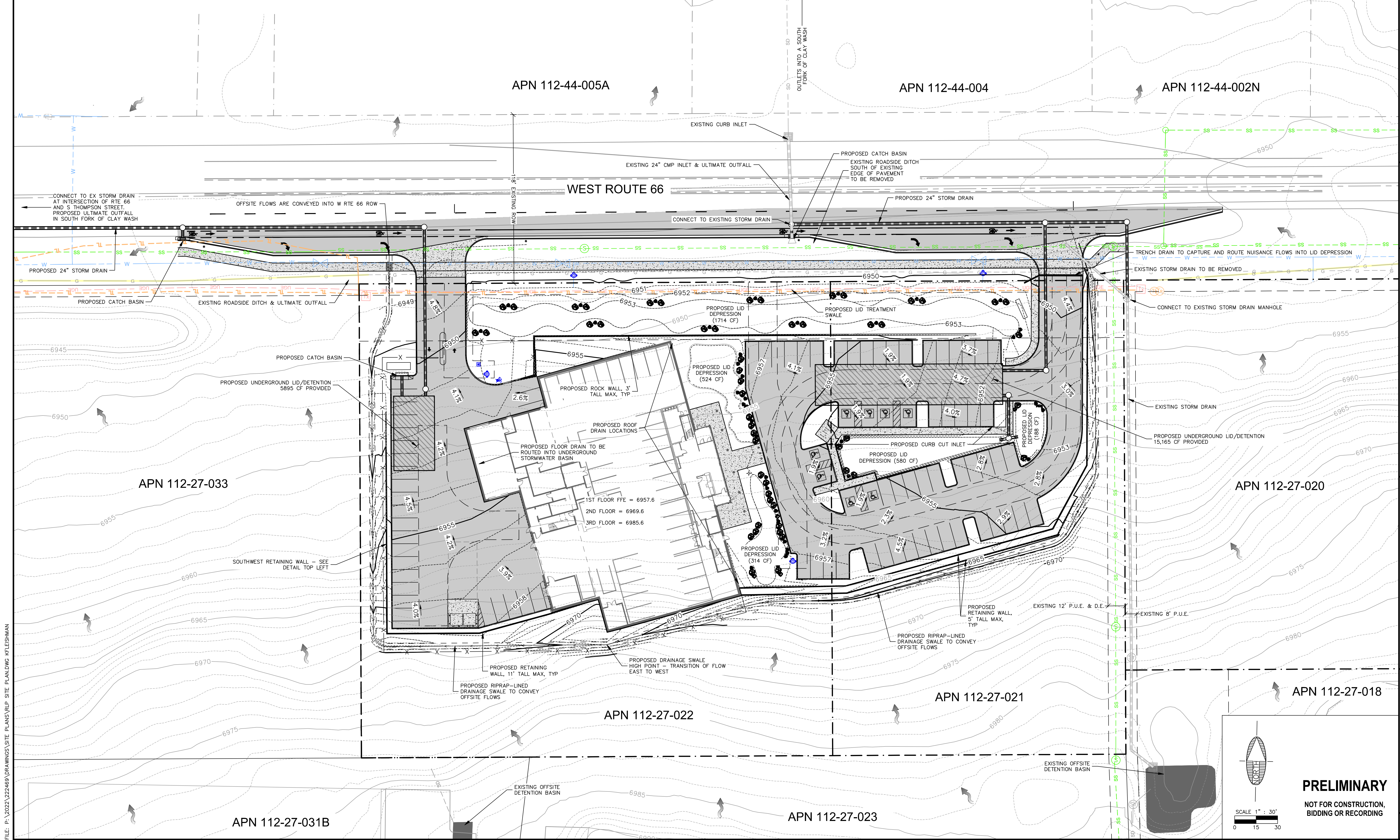


### IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA: 8,500 SF (OFFSITE INCLUDED)  
 PROPOSED IMPERVIOUS AREA: 124,582 SF (OFFSITE INCLUDED)  
 NET IMPERVIOUS AREA: 116,082 SF (OFFSITE INCLUDED)  
 REQUIRED 1" ROCV: 9,674 CF (PROVIDED WITHIN THE DETENTION VOLUME)

**DRAINAGE NOTE:** LID AND DETENTION ARE REQUIRED FOR THE PROPOSED DEVELOPMENT. IT IS ANTICIPATED THAT A MIX OF ABOVE-GROUND AND UNDERGROUND LID/DETENTION FACILITIES WILL BE UTILIZED FOR THE PROJECT. EVERY EFFORT WILL BE MADE TO UTILIZE ABOVE-GROUND LID/DETENTION FACILITIES WHERE POSSIBLE. ULTIMATELY, THE LID/DETENTION FACILITIES AND OUTLET STRUCTURES WILL BE DESIGNED TO REDUCE THE POST-DEVELOPMENT RUNOFF RATES TO EQUAL OR BELOW THE PRE-DEVELOPMENT RUNOFF RATES. PRELIMINARY BASIN FOOTPRINTS, LOCATIONS AND OUTLETS ARE SHOWN ON THIS PLAN FOR CONCEPT ONLY.

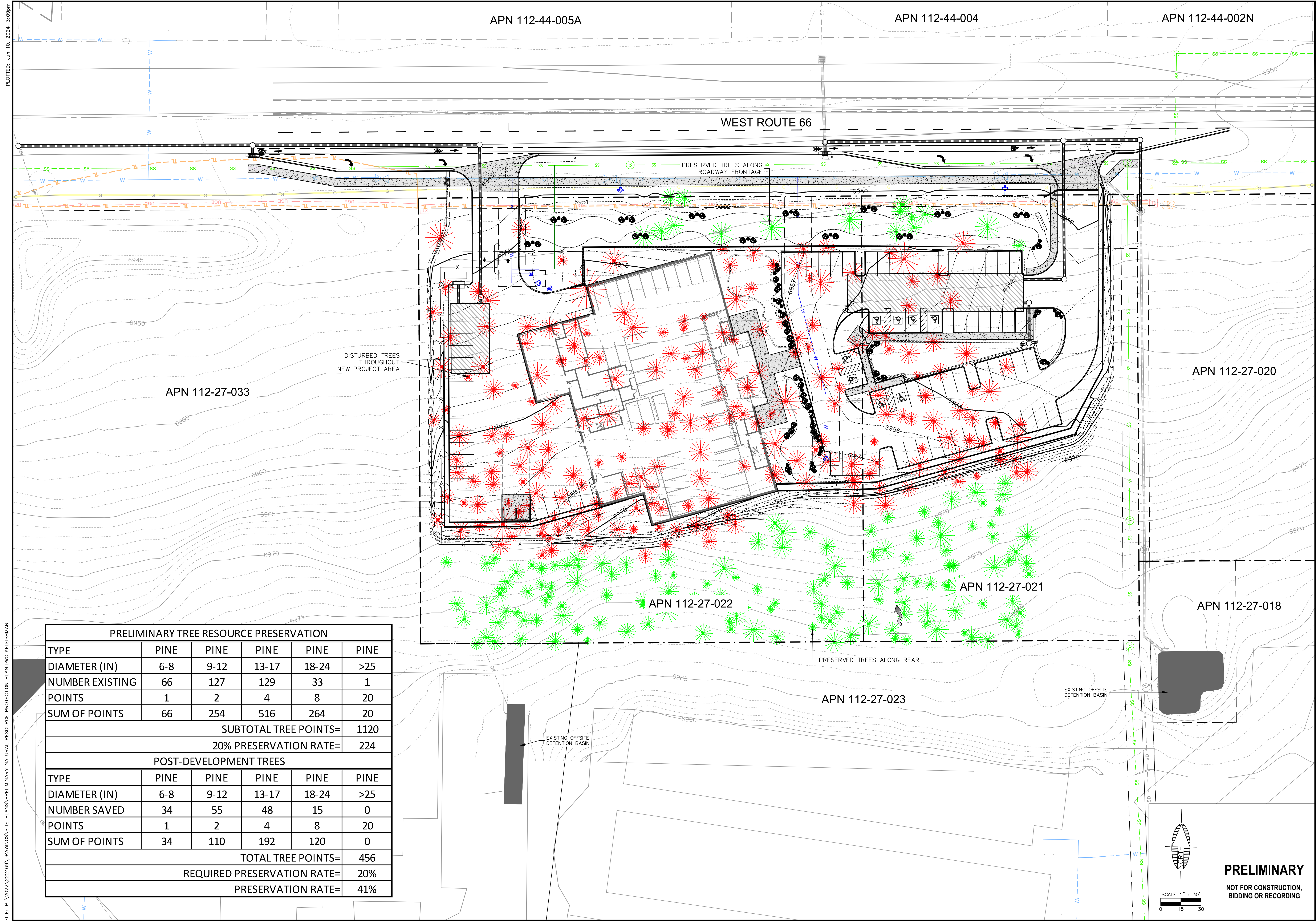
IT IS ANTICIPATED THAT THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) WILL REQUIRE MITIGATION OF THE ADDED IMPERVIOUS AREA WITHIN THE ROUTE 66 RIGHT-OF-WAY. PRELIMINARY STORM DRAIN ALIGNMENTS AND CATCH BASIN LOCATIONS ARE SHOWN ON THIS PLAN IN CONCEPT ONLY.



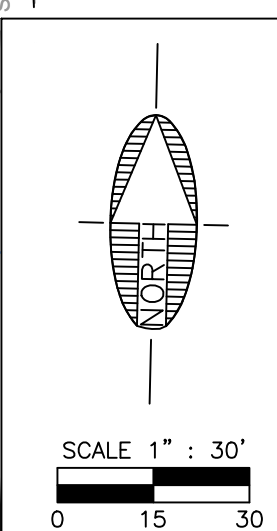
**PRELIMINARY**  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

JOB NO: 222469		DATE: JUN 24		SCALE: AS SHOWN		DRAWN: JEE/KMF		DESIGN: KMF		CHECKED: SCI	
110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.gardurra.com											
<b>Shepard Wesnitzen Inc</b> An ARDURRA Company											
REVISIONS	NO.	DESCRIPTION	DATE	BY							
Contact Arizona 811 at least two full working days before you begin excavation Call 811 or click Arizona811.com											
DRAWING NO. <b>SP02</b>											
SHT NO. 2		OF 3									

FILE: P:\2022\222469\DRAWINGS\SITE PLANS\RLP SITE PLANS\DWG KFLS18MAN



PRELIMINARY TREE RESOURCE PRESERVATION					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER EXISTING	66	127	129	33	1
POINTS	1	2	4	8	20
SUM OF POINTS	66	254	516	264	20
SUBTOTAL TREE POINTS=					1120
20% PRESERVATION RATE=					224
POST-DEVELOPMENT TREES					
TYPE	PINE	PINE	PINE	PINE	PINE
DIAMETER (IN)	6-8	9-12	13-17	18-24	>25
NUMBER SAVED	34	55	48	15	0
POINTS	1	2	4	8	20
SUM OF POINTS	34	110	192	120	0
TOTAL TREE POINTS=					456
REQUIRED PRESERVATION RATE=					20%
PRESERVATION RATE=					41%



**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
BIDDING OR RECORDING

FLAGSTAFF ARIZONA

U.S. FEDERAL COURTHOUSE

PRELIMINARY NATURAL RESOURCE PROTECTION PLAN

JOB NO: 222469  
DATE: JUN 24  
SCALE: AS SHOWN  
DRAWN: KMF  
DESIGN: KMF  
CHECKED: SCI

110 W. Dole Avenue  
Flagstaff, AZ 86001  
928.774.8934 fax  
928.774.8934 fax  
www.gardurra.com

**SMI**  
Shephard Wesnitzen Inc.  
An ARDURRA Company

NO.	DESCRIPTION	DATE	BY

REVISIONS

CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION  
CALL 811 OR CLICK ARIZONA811.COM

DRAWING NO. **SP03**

SHT NO. 3 OF 3



**Exhibit D**  
**Picture of Posted Sign**





**Exhibit E**  
**Attendance Sheet**

# Neighborhood Meeting Sign-In Sheet

U.S. Federal Courthouse  
1535 & 1609 W. Route 66, Flagstaff

Neighborhood Meeting - Thursday, August 15, 2024 @ 6:00 PM  
DoubleTree by Hilton Flagstaff  
1175 W. Route 66, Flagstaff, Arizona

Name	Address	City & Zip Code	Phone/E-Mail
W. Anne Thompson	P.O. Box 756	Flag 86002	928 853 3399
Nat White	1120 N. Rockridge Rd	Flagstaff 86001	white@locell.edu



**Exhibit F**  
**Prepared Presentation**

# US Department of Justice

## FEDERAL COURTHOUSE

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FLAGSTAFF, AZ

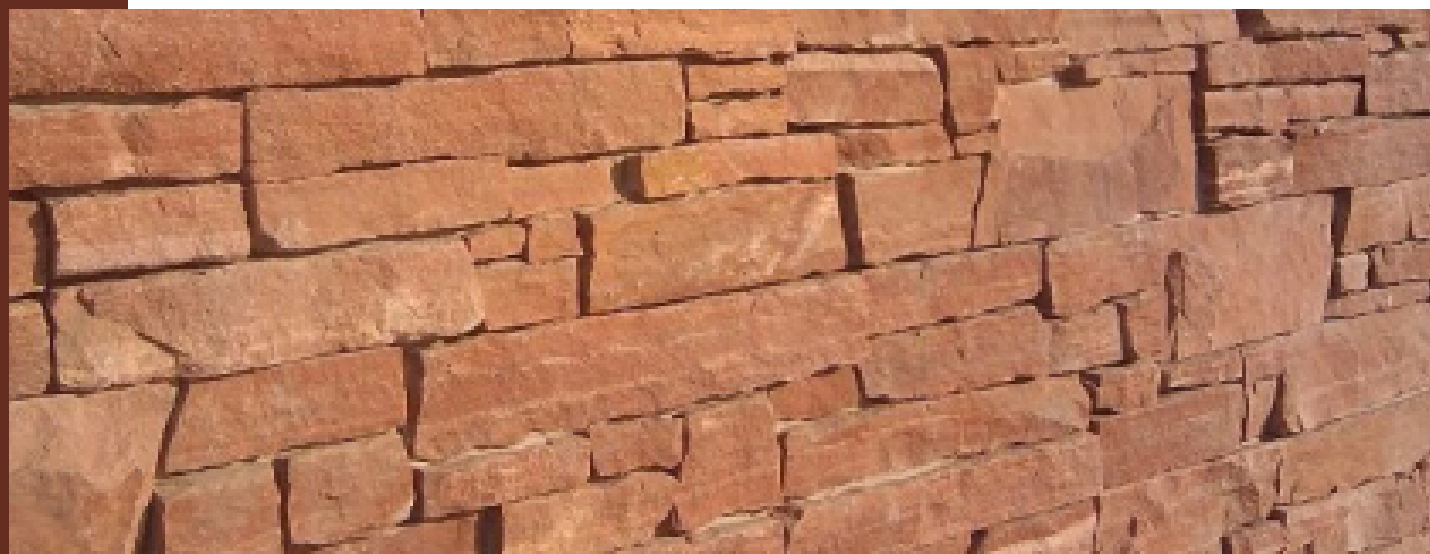
AUGUST 15, 2024

# PROJECT OVERVIEW

*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.*

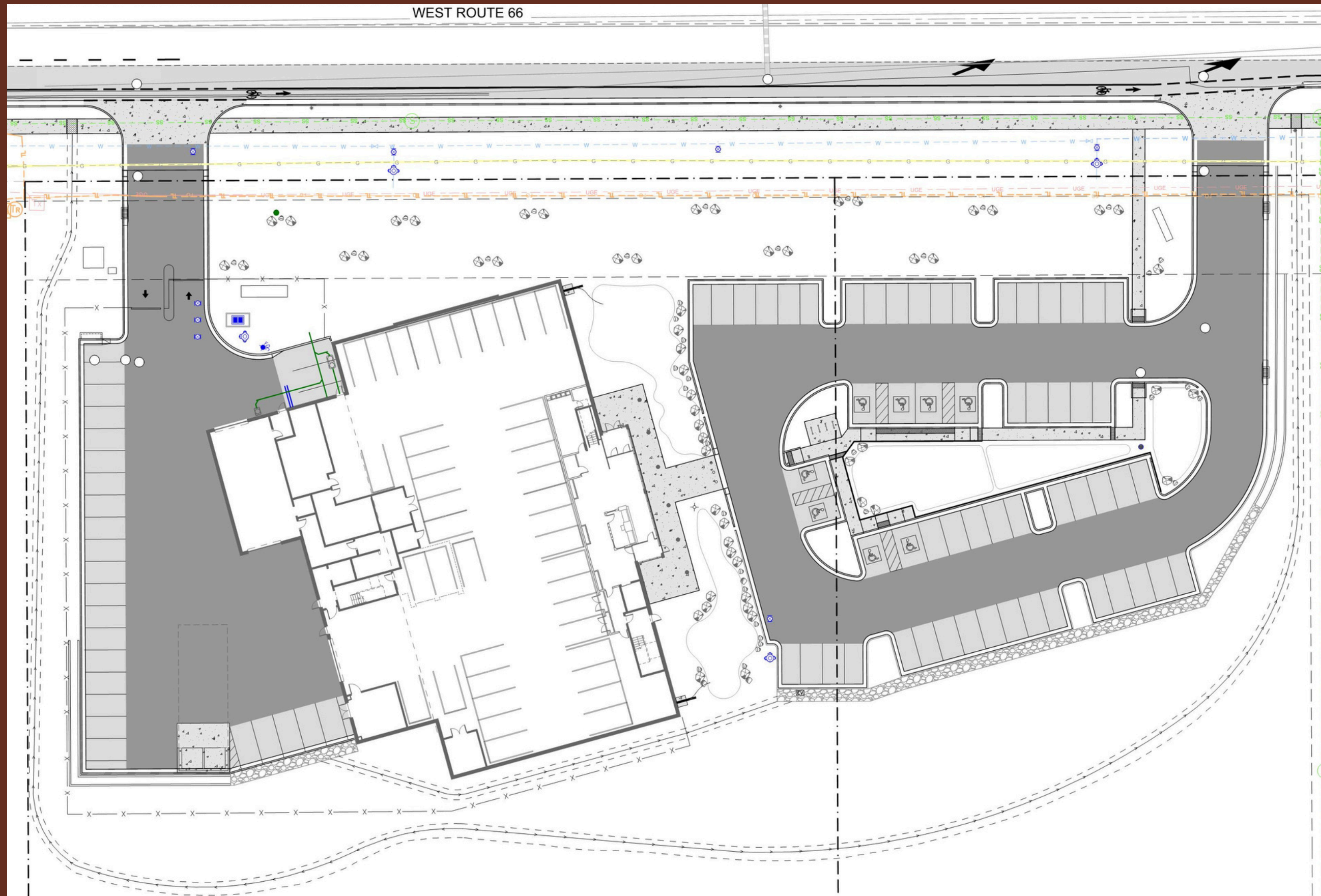
*This district courthouse will serve the local community and the neighboring tribal nations. The significant importance of this new courthouse to be constructed in Flagstaff, AZ is to provide Native Americans with easier access to the federal justice system. The new modern building will expand the current courthouse, bringing greater efficiency and comfort to the public.*

*The courthouse facility will include two courtrooms, marshals, probation and attorneys services.*



- **Building Description:** A 50,777 square feet, 3-story, steel-framed structure designed in a transitional Federalist style.
- **Design and Aesthetics:** Classical and symmetrical front entry to convey dignity and importance.
  - Symmetrical building organization around the front entry.
  - Local and regional materials used to integrate with Flagstaff's natural and cultural environment.
- **Location and Compliance:** Situated on historic Route 66 with a 40-foot setback as per city requirements.
  - 30-foot setback from the property line.
- **Security and Accessibility:** Higher Federal security requirements with Crime Prevention Through Environmental Design (CPTED) principles.
  - On-grade pedestrian walk links to public parking, with bollards and native boulders providing vehicle barriers.
- **Environmental Integration:** The design respects and alludes to Flagstaff's mountains, forests, and geological formations.
  - Site slopes from south to north, with the Courthouse set into the hill, providing views to Humphrey's Peak and the San Francisco Peaks.
- **Lighting and Visibility:** Compliant site lighting and Video Surveillance system cameras minimize environmental impact on the night sky.

# SITE PLAN



# CONDITIONAL USE PERMIT (CUP)

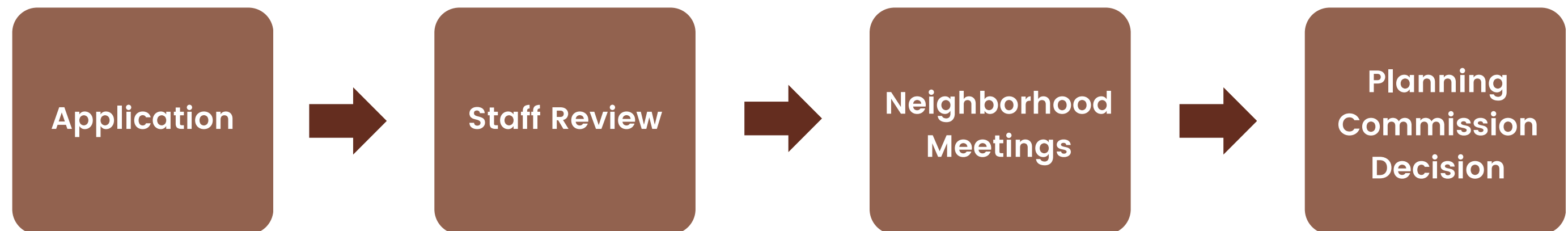
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Conditional uses are those uses which are presumed to be compatible with other authorized or permitted land uses in a certain zoning district; but require additional discretionary review, and possibly the imposition of conditions, to ensure that their location, design, and character are appropriate at a particular location.

## ZONING

Current Zoning is Light Industrial – Open  
Office uses are Permitted with a CUP in LI – O zoning

## PROCESS





**BUILDING RENDERING**



**BUILDING RENDERING**



# PROJECT SIGNIFICANCE

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- **Location:** Situated in Flagstaff, Arizona, it provides convenient access to federal judicial services for the northern Arizona region and southern Utah.
- **Design:** Modern architectural design with sustainable and energy-efficient features emphasizes functionality and aesthetic appeal.
- **Facilities:** The facility has state-of-the-art courtrooms, judges' chambers, jury facilities, and offices for federal agencies and support staff.
- **Security:** Enhanced security measures, including advanced surveillance systems, controlled access points, and secure parking areas for staff.
- **Accessibility:** Fully ADA compliant, ensuring accessibility for individuals with disabilities
- **Community Impact:** The project is expected to boost the local economy through job creation during construction and ongoing operations while improving residents' access to justice.
- **Environmental Considerations:** Incorporation of green building practices, such as energy-efficient lighting, water-saving fixtures, and sustainable materials to minimize the environmental footprint. LEED Silver Level Certification and LEED Zero Energy Certification.



**QUESTIONS**