

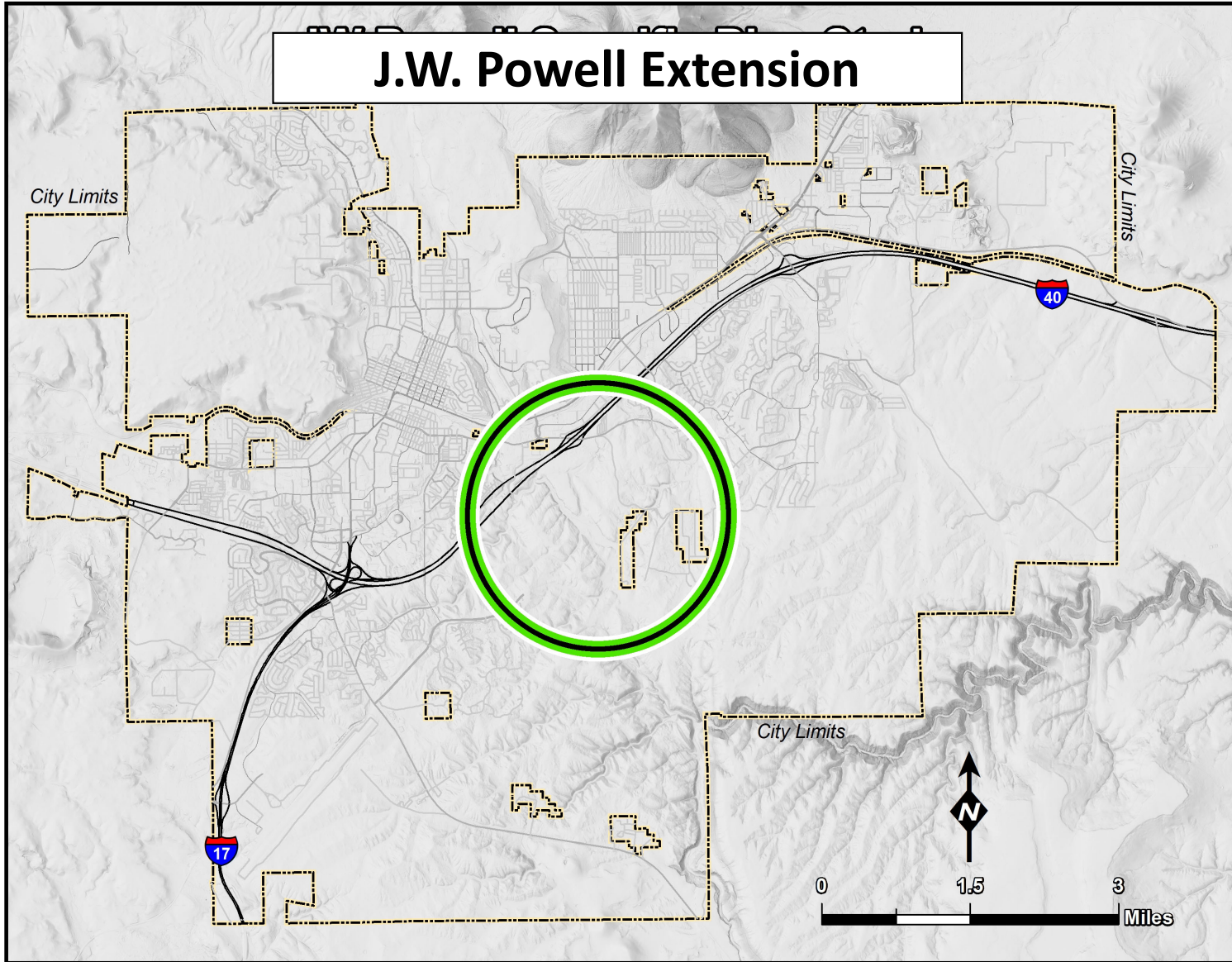
J.W. Powell Extension

Project Update

23 September 2025

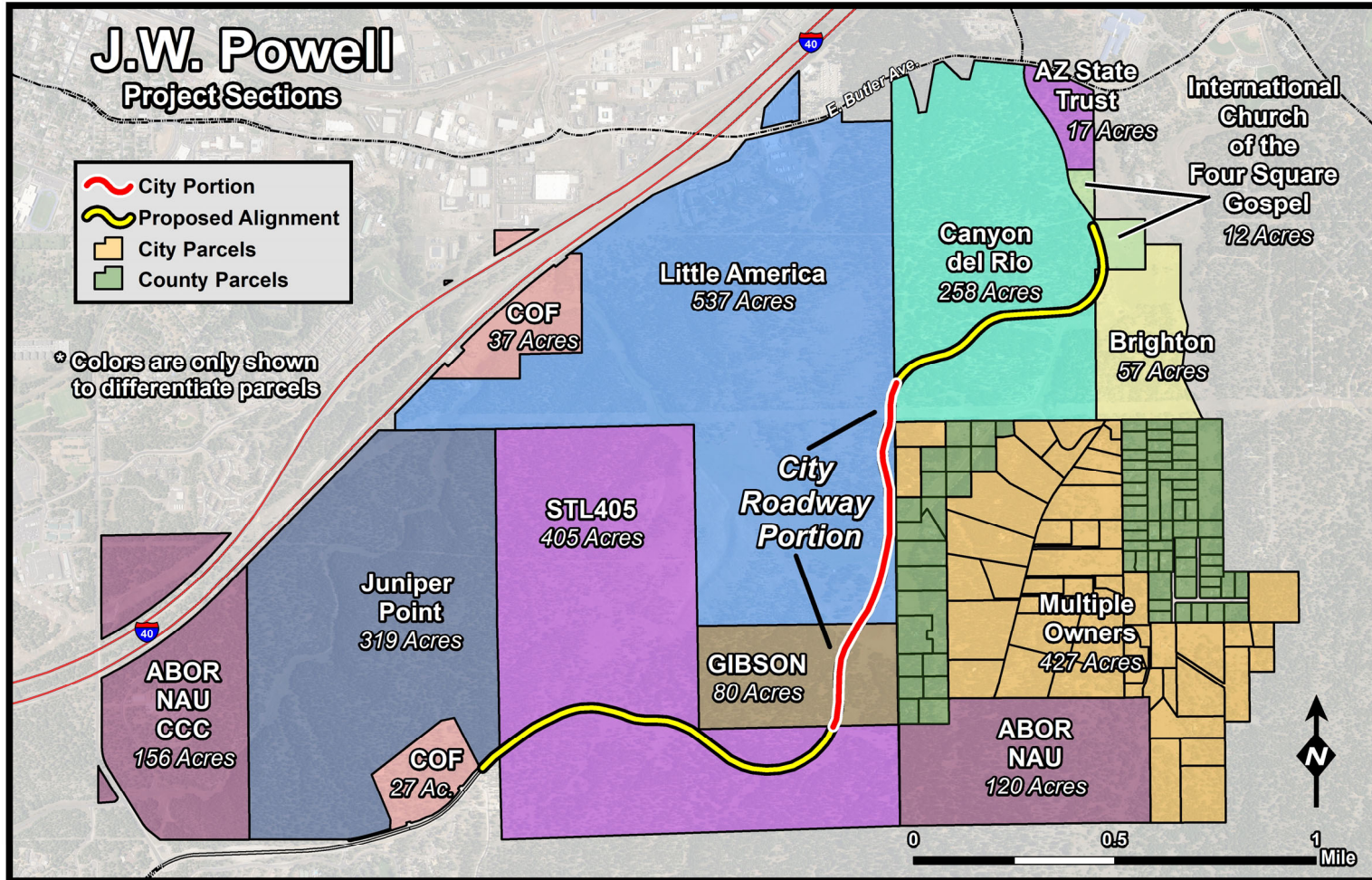


J.W. Powell Extension





J.W. Powell Extension





Engineering Update



Since Change Order – July 2025

- Coordination meetings with developers' engineers to align utilities, landscape design and review access/intersections
- Updated sewer master plan for current conditions and approved planning applications
- Conducted geotechnical field investigation - testing and report in progress
- Prepared RSOQ for CMAR Contractor
- Rio de Flag crossing report nearing completion (comparative analysis of bridge, concrete arch structures, pipes and boxes)
- 60% design underway for City's segment of JWP roadway and utilities, targeting early November for milestone



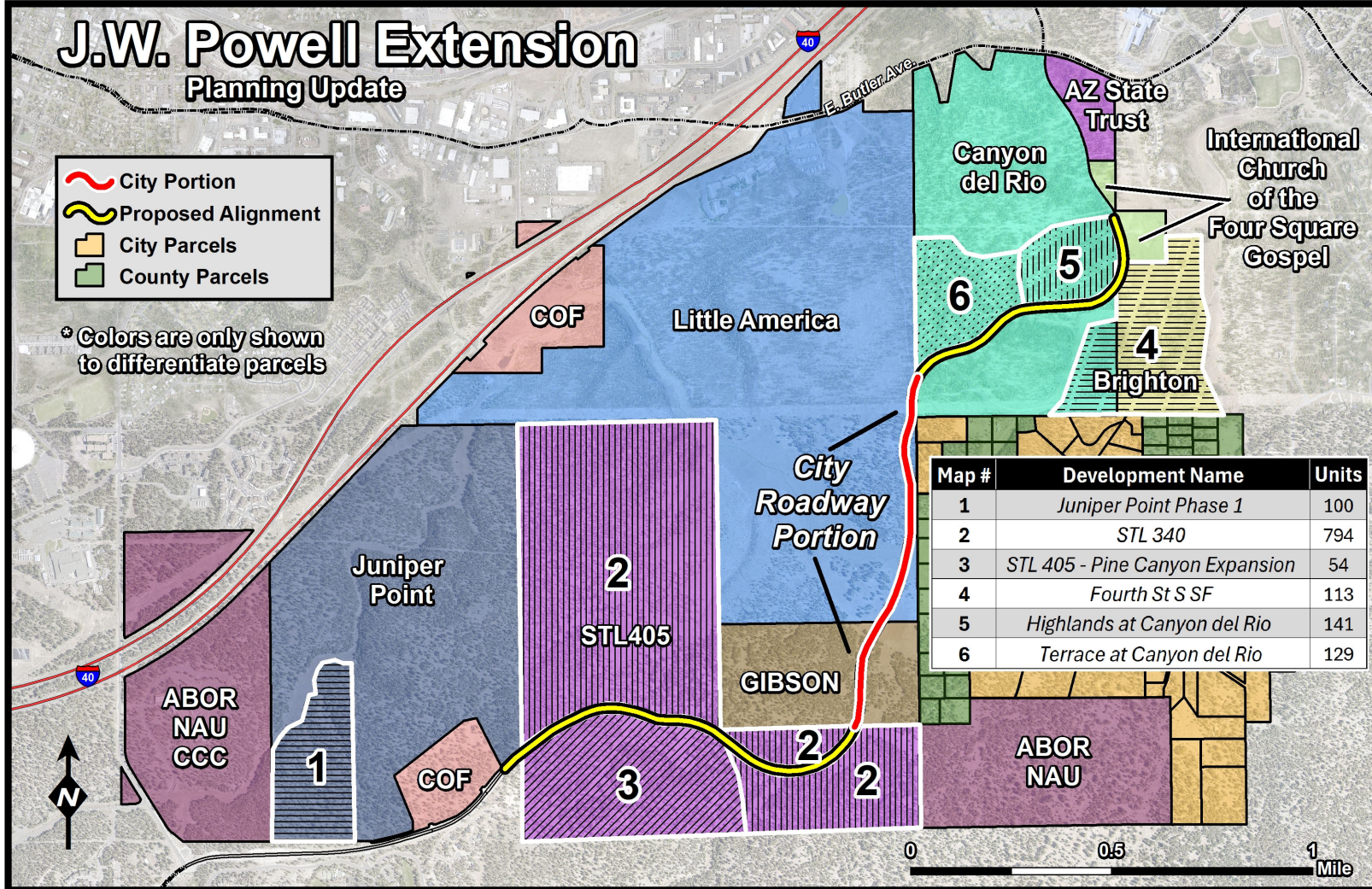
Planning Update



J.W. Powell Extension Planning Update

- City Portion
- Proposed Alignment
- City Parcels
- County Parcels

* Colors are only shown to differentiate parcels





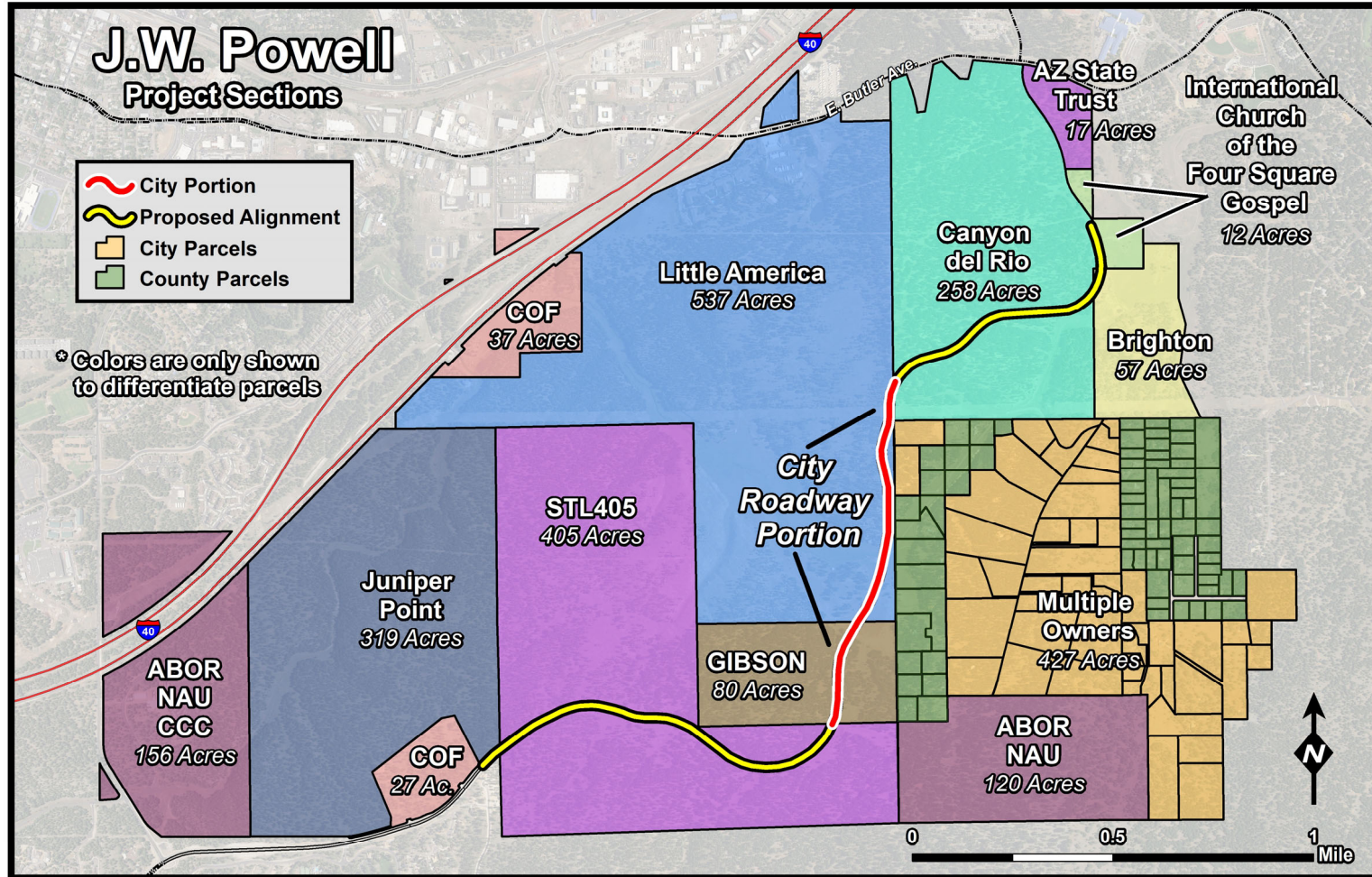
J.W. Powell Extension



COMMENTS & QUESTIONS



www.flagstaff.az.gov/jwpspecificplan



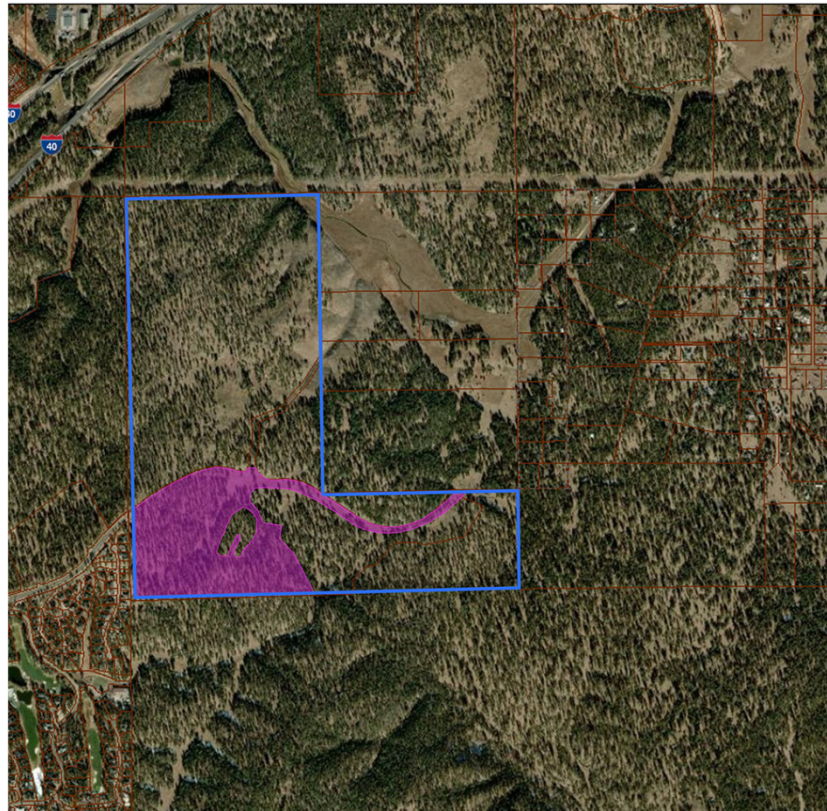


STL405
ENTITLEMENTS UPDATE
September 23rd, 2025



We Had a Plan – But We Listened

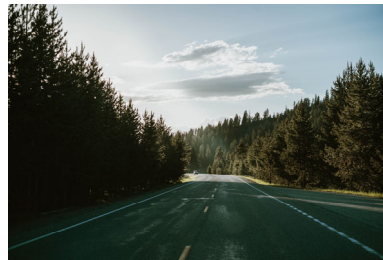
- Heard from the community, staff, and Council
- Recognized the need to amend the original plan
- Withdrew our rezone and started from scratch
- Refocused on Goals & Objectives of the Community
- Grounded in Values and Culture





Starting with Goals and Objectives

- **Missing Middle Housing** – diversity of housing types - 10% of citywide housing plan
- **Community Partner** – Delivering JWP Road, water & sewer
- **Economic Driver** – Jobs today, more with commercial & lodging
- **Conservation** – Protecting resources & practicing sustainability





Embracing Values and Culture

- **Open Space** – Preserved as a defining community asset
- **AZ Trail, Streams, Ponds & Wildlife** – Integrated into the plan for recreation and habitat
- **Biodiversity** – Protected through thoughtful land use and design
- **Water Sustainability & Conservation** –
 - a. Proven strategies from Pine Canyon (PC): advanced irrigation systems, reclaimed water use, and efficient landscape design
 - b. Carrying these practices forward to STL340





Balancing Competing Priorities

- **Housing** – Meeting community needs with diverse options

- **Infrastructure** – Partnering to deliver essential systems

- **Economy** – Driving jobs, commerce, and tourism

- **Environment** – Preserving open space, water, and biodiversity

In a jurisdiction of competing priorities, STL340 delivers on all of them.

TRAILS MASTER PLAN



QUESTIONS

