

STL 290 SPECIFIC PLAN

CASE PZ-25-00159-03

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PUBLIC HEARING VERSION - FALL 2026

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PROPERTY DATA

PROJECT NAME: STL 290 Specific Plan

CASE NUMBER: PZ-25-00159-03

SITE ADDRESS: 290 Acres of State Land Department Certificate #53-120834

SITE AREA (ACRES): 293.85 Acres (405 original acres minus lotted area of DA 16 & 70-acres of land developed with Juniper Point)

PROPOSED RESIDENTIAL UNITS: 605-1,312 - 290 Acres (785 target)

EXISTING REGIONAL PLAN CLASSIFICATION: Suburban Neighborhood with Activity Center (S12) and (S17)

PROPOSED REGIONAL PLAN CLASSIFICATION: Suburban Neighborhood, Removal of S17 and use of existing JWP Suburban Corridor, and a Relocation of (S12), and a Realignment of Map 25 (Road Network Illustration) creating a Suburban Corridor at the corner of JW Powell BLVD and the Ponavera Boulevard

PROPOSED LAND USE: Residential, Travel Accommodations, and Commercial Uses

EXISTING ZONING CLASSIFICATION: Rural Residential - Resource Protection Overlay (RR-RPO)

PROPOSED ZONING CLASSIFICATIONS: RR-RPO, RI-RPO, MR-RPO, SC-RPO, HC-RPO

PUBLIC HEARING VERSION - Fall 2026

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This Specific Plan application includes background information and a narrative discussion, including an executive summary, purpose and intent statements, images, renderings, etc., which are intended to illustrate the overall character and vision for the development. The images do not necessarily convey final design concepts, colors, and materials. The images within this application are preliminary and conceptual, and intended to be illustrative of the character and quality of the development and may be modified during the final design and site plan approval(s). Final uses, density, open space and programming, building footprints, etc. will be determined at time of final design and site plan approval(s) in accordance with the applicable regulations.

I. PURPOSE & INTENT

A. Executive Summary

The City of Flagstaff is at a critical juncture, with major transportation and land use initiatives advancing concurrently. The proposed Specific Plan, together with the extension of J.W. Powell Boulevard, establishes a coordinated framework for future growth that will facilitate the development of new residential neighborhoods, employment opportunities, commercial services, and supporting public infrastructure.

Building on this momentum and in coordination with the City of Flagstaff's long-term plans, Symmetry Companies ("Symmetry") is proposing a Specific Plan for approximately 290 acres—referred to as the "Site" or "Property"—located northeast of Pine Canyon Estates, along the J.W. Powell Boulevard alignment. Symmetry acquired the property through State Land Department Certificate of Purchase No. 53-120834.

The proposed Specific Plan for the site aims to unlock the unique development potential of the Property and create and cultivate a unique character district that supports and aligns with the broader goals of the Flagstaff Regional Plan. Put simply, this plan is a blueprint for creating a vibrant, sustainable, and integrated community that complements the City's vision for growth and development.

At the heart of the development will be a community focused on providing diverse housing options, including missing middle housing types. These housing options, ranging from traditional single-family homes and duplexes to townhomes and condominium units, will help address the housing needs of a diverse population. By incorporating these innovative housing types, the development will promote greater affordability, walkability, and connectivity, thereby creating a vibrant and inclusive community.

Anchoring the development is a commercial village, located near the JWP roundabout, which will serve as a focal point of the community. This village will feature retail stores, restaurants, and high-density residential units, creating a dynamic, pedestrian-friendly environment that fosters interaction and community engagement.
Another key element of the plan is the proposed Travel Lodge, located just north of the commercial village, within the Suburban Activity Center. With stunning views of the San Francisco Peaks, the Travel Lodge will offer visitors an exceptional experience with walkable access to the commercial village. The lodge will also provide a steady flow of visitors to the commercial center, supporting the local economy.

The development's connective tissue will be an extensive network of parks and trails, designed to encourage outdoor recreation and provide access to the natural beauty of Northern Arizona. These parks and trails will serve as recreational hubs for residents and visitors alike, offering spaces for hiking, biking, and outdoor exploration. The design emphasizes sustainability, preserving the area's natural landscape while providing residents and visitors with direct access to the pristine environment that defines the region.

The development's residential areas, surrounding the commercial and recreational core, will feature a variety of housing types that reflect the mountain living experience. The Specific Plan outlines 20 development areas, supporting a minimum of nine (9) distinct residential offerings, all designed with an eye toward sustainability, efficiency, and environmental stewardship. This development will prioritize the protection of the region's geography, climate, culture, and ecology, creating a place that enhances Flagstaff's unique character.

The overall goal of the development is to build a socially, economically, and environmentally sustainable community, one that offers a high quality of life for its residents while contributing to Flagstaff's growth in a responsible and thoughtful manner. Through the integration of missing middle housing, extensive parks and trails, and a commitment to sustainable development, this community will set a new standard for livability in Northern Arizona.

The STL 290 Specific Plan is planned around the following unifying themes:

1

Strategic Planning & Long-Term Vision

- Alignment with Flagstaff's broader regional planning efforts (e.g., Flagstaff Regional Plan 2030).
- A focus on thoughtful, forward-thinking development that integrates the city's long-term goals for transportation, infrastructure, and growth.

2

Economic Vitality

- A thriving commercial village designed to support local businesses and attract visitors.
- The development will stimulate Flagstaff's economy by providing commercial, hospitality, and residential opportunities.

3

Integration with Nature

- Extensive park and trail networks that highlight the natural landscape.
- Commitment to preserving and integrating Flagstaff's distinctive geography, climate, and ecology into the development.

4

High-Quality Living & Active Lifestyle

- A focus on providing residents with high-altitude athletic training opportunities and an active family vacation destination.
- The development aims to create a high quality of life with easy access to outdoor activities and healthy living options.

5

Holistic Community Design

- A comprehensive, well-rounded approach to urban planning that blends residential, commercial, and recreational spaces.
- Emphasis on creating a balanced community that offers a range of living, working, and leisure opportunities in one cohesive environment.
- The development is designed to support a variety of lifestyles, all while promoting a sense of community and place.





Sustainable Growth & Development

- Focus on long-term planning that aligns with Flagstaff's growth goals.
- Development designed to be environmentally responsible, socially inclusive, and economically viable.

6

Outdoor Recreation & Tourism

- A focus on creating a destination that blends outdoor recreation with community living.
- Parks, trails, and recreational amenities designed to attract outdoor enthusiasts, visitors, and residents alike.

7

Housing Affordability & Diversity

- Introduction of missing middle housing types to provide diverse housing options.
- Aimed at meeting the needs of a varied population by offering different housing styles and densities.

8

Community & Connectivity

- A master-planned community that fosters interaction and inclusivity.
- The development prioritizes walkability, connectivity, and a sense of belonging for residents and visitors.

9

Environmental Stewardship

- A commitment to sustainable land development that protects and enhances the local environment.
- Emphasis on the integration of natural features into the design to ensure a harmonious relationship with the land.

10

B. Justification for Preparation of the STL 290 Specific Plan

The STL 290 Specific Plan is justified under Section 11-10.30.020.A of the City of Flagstaff Zoning Code, utilizing Factors 1, 2, and 4 as the basis for preparation, and is further supported by the site's unique regional setting, environmental constraints, and role within the City's long-term growth framework.

The Plan meets Factor 1 (Development potential for new or expanded economic activities) by introducing a mixed-use, master-planned community that integrates a commercial village, lodging, and employment-generating uses within a previously undeveloped area of the Urban Growth Boundary. The site's location along the planned J.W. Powell Boulevard extension and Ponavera Boulevard positions it as a key southern gateway to Flagstaff, capable of supporting tourism, recreation, and local-serving economic activity in a manner that is both regionally accessible and contextually appropriate.

It satisfies Factor 2 (Development or revitalization of unique character districts) by creating a place-based development pattern that responds directly to the site's defining natural features, including ponderosa pine forest, limestone-derived soils, drainageways, and regional wildlife linkages. The Plan organizes development around these constraints through clustered neighborhoods, preserved open-space networks, and an integrated system of trails, including the Arizona Trail, creating a distinctive, nature-oriented community that reflects Flagstaff's environmental identity and outdoor recreation culture.

This character is further reinforced through a deliberate land-use and design framework that emphasizes graduated intensity, with higher-density residential and mixed-use areas located along primary corridors and within walking distance of the Activity Center, and lower-intensity development transitioning into preserved open space and natural resource areas. The incorporation of a lodge and visitor-serving uses establishes a unique, tourism-oriented focal point that differs from conventional suburban activity centers, fostering a sense of place rooted in experience, landscape, and recreation.

In addition, the Plan prioritizes the preservation and integration of significant ecological systems, including riparian corridors, significant slopes, and wildlife movement pathways, ensuring that these features are not only protected but serve as organizing elements of the community. Architectural character, site planning, and landscape design are intended to complement the surrounding forested environment, maintain scenic view corridors, and reinforce a cohesive mountain identity.

Collectively, these elements establish STL 290 as a distinct character district that is not defined solely by land use, but by its integration of natural systems, recreation, tourism, and context-sensitive design, consistent with the Regional Plan's vision for place-based, environmentally responsive development.

The Plan also meets Factor 4 (Rapid growth or economic change) by proactively addressing Flagstaff's increasing demand for housing, workforce opportunities, and tourism infrastructure within a designated growth area. By incorporating a diverse mix of Missing Middle housing types, multifamily options, and lodging, the Plan supports a balanced jobs/housing relationship while reducing pressure on more constrained or environmentally sensitive areas of the City.

Importantly, the STL 290 site presents a combination of topographic variation, forest resources, drainage systems, and regional connectivity that necessitates a coordinated, master-planned approach rather than conventional zoning. The Specific Plan provides the regulatory flexibility needed to respond to these conditions through context-sensitive design, clustered development, and integrated infrastructure planning, while still achieving the overarching goals of compact growth, multimodal connectivity, and environmental stewardship established in the Flagstaff Regional Plan 2030.

Accordingly, the STL 290 Specific Plan establishes a comprehensive entitlement and infrastructure framework that coordinates land use, housing, open space, and regional infrastructure in a manner that is uniquely tailored to the site and

fully consistent with both the Zoning Code and the Flagstaff Regional Plan 2030.

***

Symmetry is a strategic real estate investment and community development firm based in Scottsdale, Arizona. Symmetry offers a diverse portfolio of residential opportunities, which are complemented lifestyle experiences for its residents and the overall community. With a focus on the experience in the community—from amenities to hospitality—Symmetry strives to inspire the human spirit.

Capstone Homes ("Capstone") is founded by industry professionals with over 45 years of home building experience, and has an expanded presence in the region, setting a high standard for new homes in northern Arizona. Importantly, Capstone sets itself apart from other builders as a homebuilder dedicated to environmental conservancy, with homes often featuring the latest energy-efficient construction methods (e.g., Energy Star, WaterSense, Indoor AirPlus Program). Capstone was recently the recipient of the U.S. Department of Energy Housing Innovation Awards for their commitment to energy conservation.



II. SCOPE, GOALS, AND COMPATIBILITY

A. Authority & Scope

The STL 290 Specific Plan is approved in accordance with the provisions of Arizona Revised Statutes, Title 9, Chapter 4, Article 6, Sections 9-461.06 through 9.461.10, and City Code, Title 11, Division 11-10.30. As approved by the City, the STL 290 Specific Plan serves both planning and regulatory functions.

The STL 290 Specific Plan is a detailed element of the Regional Plan enacted under the provision of Arizona Revised Statutes Section 9-461.08 that provides a greater level of detail for a specific geographic area of an element of the Regional Plan, and that provides specific regulations and standards for systematic implementation of the Regional Plan (Regional Plan IX-2).

As a regulatory document, the STL 290 Specific Plan, among other things, controls development standards (e.g., permitted uses, development standards, bulk & mass, lot coverage, etc.) with respect to existing and planned developments, rights-of-way (public or private), open space, and infrastructure. Additionally, this Plan outlines and alters the policies that define activity centers within its boundaries. The STL 290 Specific Plan is a standalone document of zoning regulations and development standards for the Property. Zoning regulations and development standards not specifically set forth or modified by the STL 290 Specific Plan are governed by the City Code. In the event between a conflict of the STL 290 Specific Plan and the City Code, the STL 290 Specific Plan shall control.

Proposed uses, development plans or agreements, and other development approval, including concept, site plan, and/or plat applications, must be consistent with the STL 290 Specific Plan. Proposed projects that are determined to be consistent with the STL 290 Specific Plan will be deemed to be consistent with the Regional Plan.

B. Goals & Objectives

Goals and objectives for the STL 290 Specific Plan include the following:

- Implement goals and policies of the Regional Plan.
- Develop a Suburban Activity Center that seamlessly blends lodging, residential uses, commercial services, and recreational and entertainment opportunities.
- Provide for active and passive open space, recreation, and trail connectivity for the public and visiting guests, which tie into the City's greater existing and planned network.
- Celebrate the deserts, mountains, canyons, forests, history, communities, and people with the extension of the Arizona Trail through and around the Property.
- Create a hospitality experience that draws visitors to enjoy the natural surroundings of Flagstaff and its various recreational opportunities.
- Development of J.W. Powell Boulevard and other public infrastructure (water, sewer, etc.) that will support development of housing, commercial/retail & services, education, parks & recreation, and various other uses and services, in the surrounding area.
- Ensure coordinated and responsible planning and development, utilizing cohesive development regulations, standards, and guidelines that complement the existing and planned residential developments surrounding the Property.

C. Regional Plan Compatibility & Implementation

Purpose and Relationship to the Regional Plan

The Flagstaff Regional Plan 2030 (Regional Plan) establishes the community's long-term vision for preserving natural and cultural resources while accommodating appropriate growth within the City's planning boundary. It sets expectations for how new development should support a resilient economy, a connected multimodal transportation system, high-quality neighborhoods, and a strong sense of place.

The STL 290 Specific Plan (Specific Plan) is a regulating document for approximately 290 acres of State Trust land within the City's growth boundary. It is intended to implement the Regional Plan's vision and policies on a site-specific basis by:

- Defining a coordinated framework for residential neighborhoods, a Suburban Activity Center, tourism-oriented lodging, commercial services, and community amenities; and,
- Providing the basis for concurrent Minor Regional Plan Amendments and rezones needed to align map designations and zoning with the Specific Plan's land use pattern.

Section II.D summarizes how the Specific Plan is compatible with, and implements, the Regional Plan. A separate Conformance Analysis document provides the detailed, policy-by-policy evaluation and full list of applicable goals and policies.

Regional Plan Designations and Proposed Amendments

The Regional Plan Future Growth Illustration currently designates the STL 290 property as Suburban—Neighborhood with two Suburban Activity Centers, and identifies J.W. Powell Boulevard as a future Regional Travel and Circulation Corridor. Within this framework, the property is envisioned to accommodate new suburban neighborhoods supported by commercial services and activity center uses.

To better reflect the site's environmental conditions, tourism potential, and circulation role, the Specific Plan is accompanied by the following Minor Regional Plan Amendments:

1. Relocation of Activity Center S12
   - Relocate Suburban Activity Center S12, currently mapped south of J.W. Powell Boulevard, to the intersection of Ponavera Boulevard and DAs 8/9 adjacent to the family-lodge.

2. Adjustment to Map 25 – Road Network Illustration
   - Realign the Suburban Corridor to follow the J.W. Powell extension and Ponavera Boulevard, supporting creation of a Commercial Village at the northeast corner of the intersection.
   - Clarify the functional relationship between the Suburban Corridor, the Suburban Activity Center, and surrounding neighborhoods.

3. Remove S17 - JWP Alignment (as shown on Map 25) Establishes a Suburban Corridor
   - Remove Activity Center S17 because the existing designation of JWP as a Suburban Corridor better aligns with site constraints, including topography, resource considerations, and the planned circulation framework.
   - Avoid over-concentration of intensity in a single node by distributing land uses and activity along a corridor pattern that reflects the linear nature of the roadway network and supports a more balanced development form.
   - The Suburban Commercial (SC planned for Development Area 20), will utilize the Suburban Corridor created by the JWP per Map 25. DAs 19 and 20 are planned to accommodate a mix of uses and intensities appropriate to a corridor setting and consistent with the overall STL 290 Specific Plan framework.
   - Support multimodal connectivity and access by emphasizing the corridor's role in accommodating pedestrian,

bicycle, and vehicular movement consistent with the Regional Plan's transportation and land use objectives.

These amendments maintain the Regional Plan's overall intent for the area, suburban growth within the boundary supported by an activity center and corridors, while refining the precise location and configuration of those elements so they can be implemented in a more environmentally responsive and economically viable way.

Zoning and Land Use Framework

To implement the Specific Plan, Symmetry Companies is pursuing two concurrent rezonings:

1. Mixed-Use / Tourism / Commercial Core (approximately 72.14 acres)
   - Highway Commercial – Resource Protection Overlay (HC-RPO) (approximately 23.69 acres) to accommodate the lodge, travel accommodations, and associated visitor-oriented uses within the Suburban Activity Center.
   - Suburban Commercial – Resource Protection Overlay (SC-RPO) for the 8-acre Village Core and Development Area 20, providing neighborhood- and visitor-serving retail, services, and amenities.
   - Medium Density Residential – Resource Protection Overlay (MR-RPO) (approximately 27.96 acres) to support compact residential neighborhoods within and adjacent to the Activity Center.

2. Residential Neighborhoods (approximately 139 acres)
   - Single-Family Residential – Resource Protection Overlay (R1-RPO) to establish a series of missing-middle neighborhoods with a range of lot sizes and housing types that respond to the site's slopes, forest resources, and drainageways while implementing the Regional Plan's Suburban Neighborhood designation.

Together, the Specific Plan, Minor Regional Plan Amendments, and rezonings create an internally consistent and coordinated framework that implements the Regional Plan's guidance for new suburban neighborhoods, an activity center, and corridors in the City's southern growth area.

Applicability of Regional Plan Policy

Activity Center and LU.18

Goal LU.18 of the Flagstaff Regional Plan 2030 encourages well-designed activity centers and corridors that provide a variety of employment, business, shopping, civic, cultural and residential opportunities. The policies supporting this goal address the appropriate location, intensity, mix of uses, connectivity and design of activity centers within the urban, suburban and rural contexts.

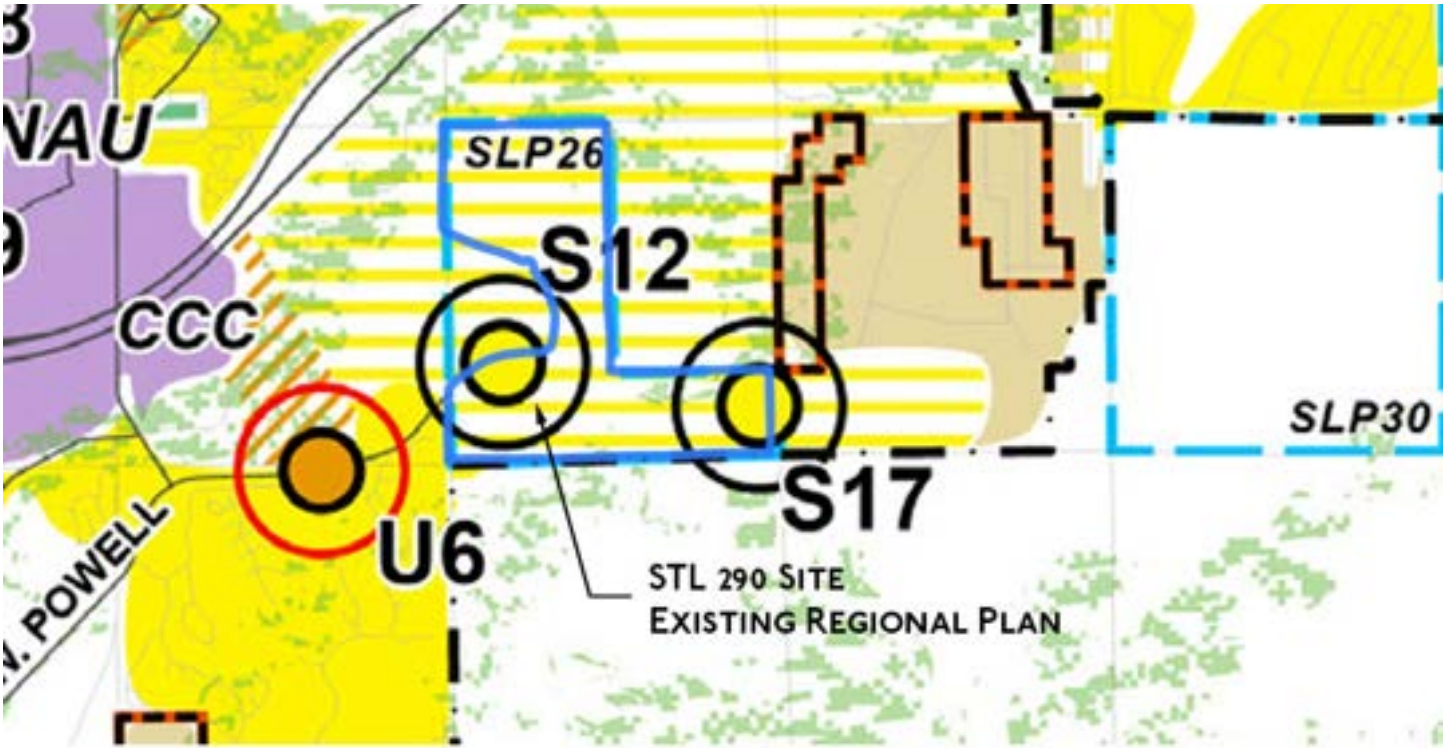
The STL 290 Specific Plan advances Goal LU.18 through the relocation of Activity Center S12, anchored by a lodge and visitor-serving uses within Development Area 5. The proposed development also establishes a Commercial Village at the intersection of J.W. Powell Boulevard and Ponavera Boulevard, incorporates higher-density residential neighborhoods within the Activity Center's pedestrian shed and along designated corridors, and provides an interconnected system of parks, trails and designated open space.

The proposed land use pattern reflects the site's unique topography, forest resources, drainageways and tourism-oriented character. While the Specific Plan does not fully satisfy every policy associated with Goal LU.18, it advances the broader objectives of the Regional Plan through a context-sensitive development pattern supported by several adopted policies.

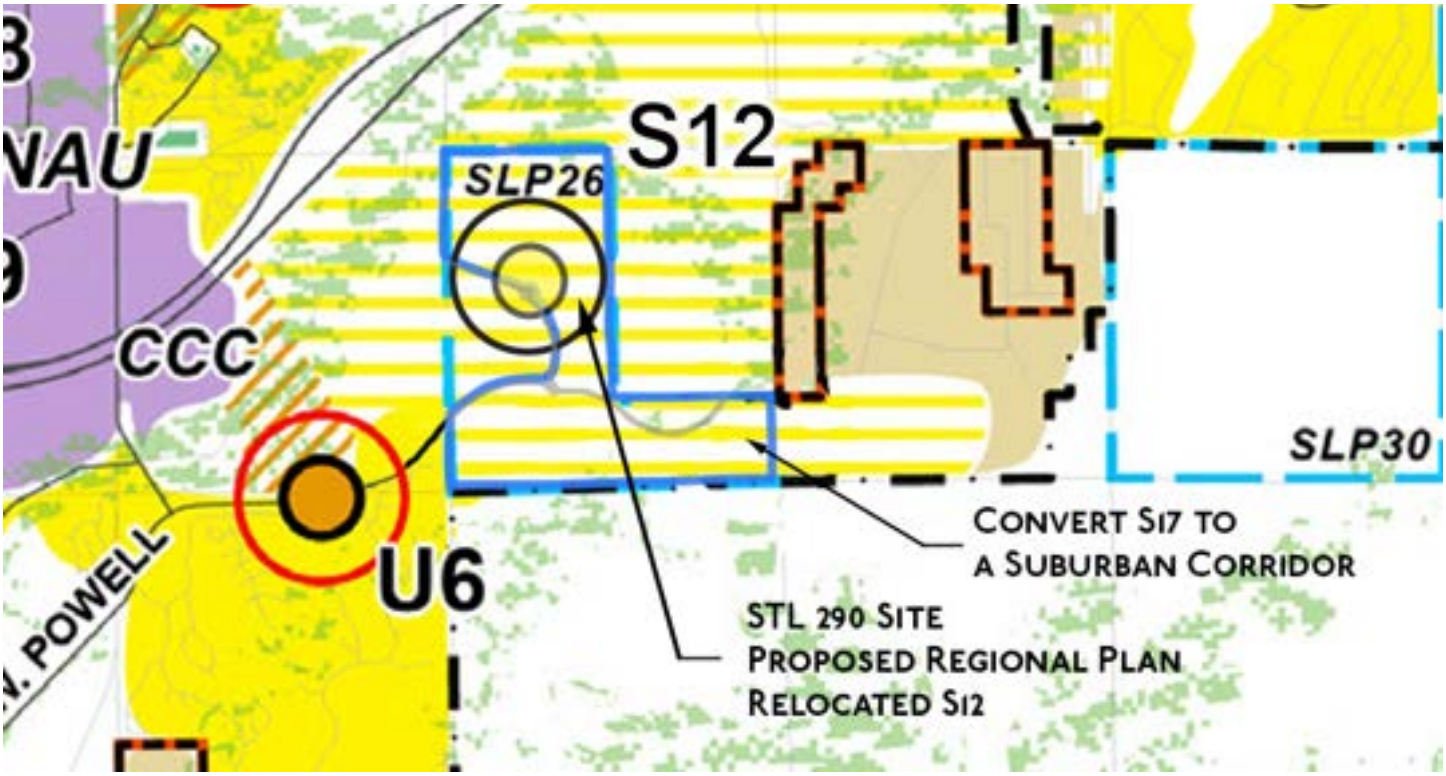
Applicability of Policy LU.18.10

Policy LU.18.10 states:
"Corridors should increase their variety and intensity of uses as they approach activity centers."

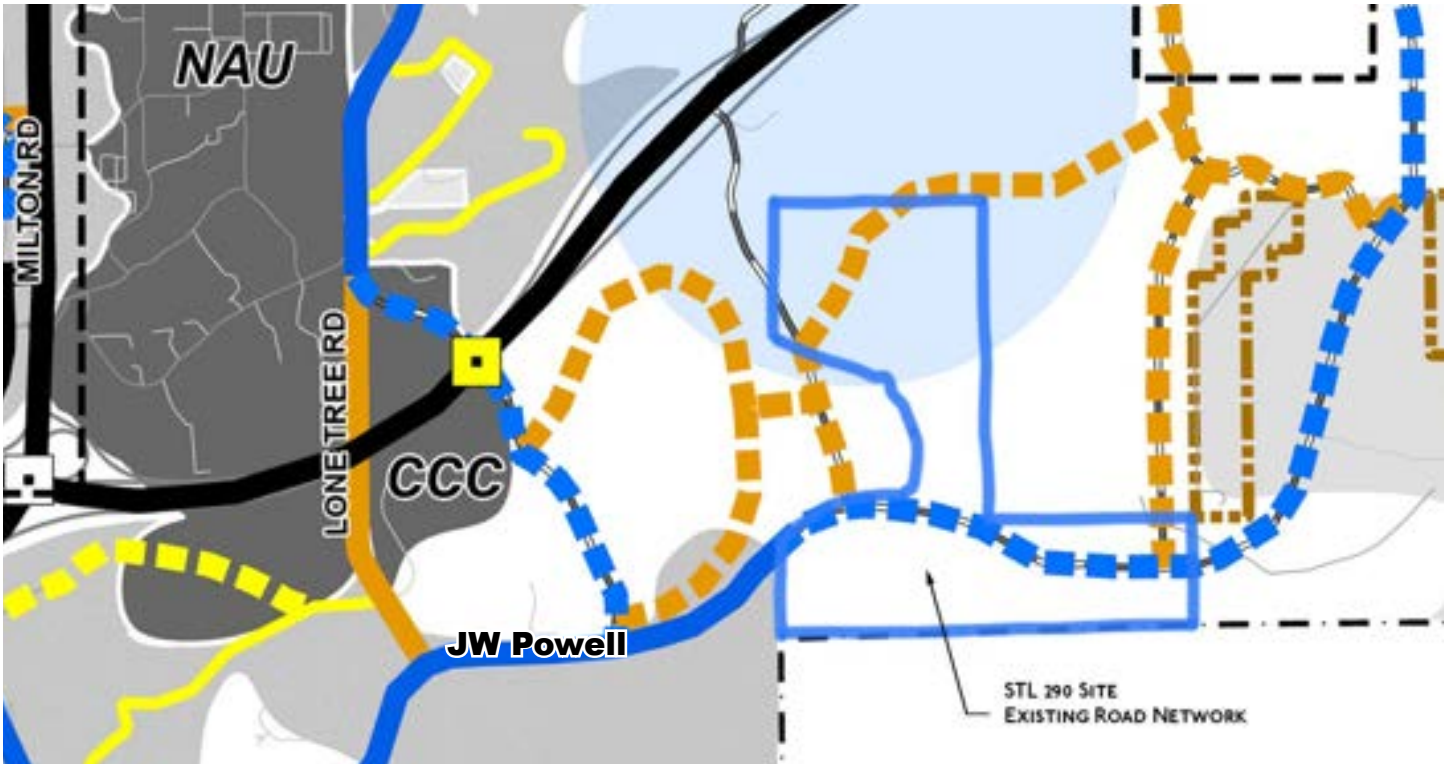
The proposed STL 290 development does not fully conform to Policy LU.18.10. Rather than establishing a conventional development pattern in which the variety and intensity of uses consistently increase toward the Activity Center, the Specific



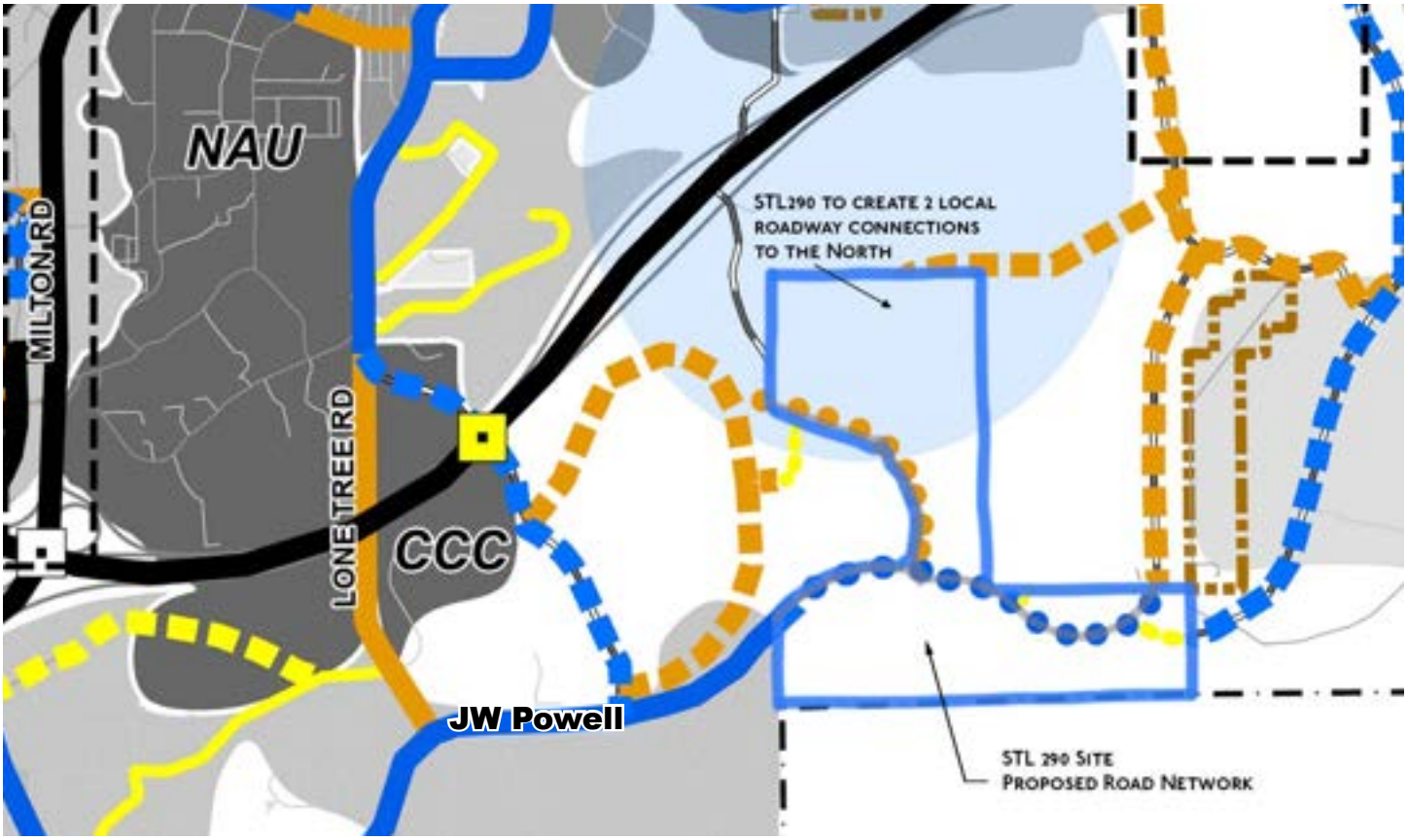
EXISTING REGIONAL PLAN MAP



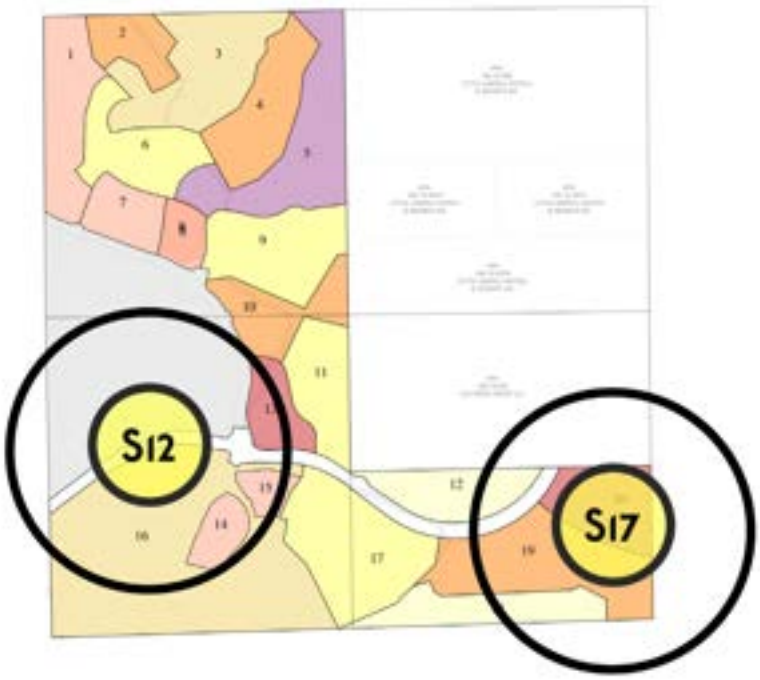
PROPOSED REGIONAL PLAN MAP



EXISTING ROAD NETWORK MAP

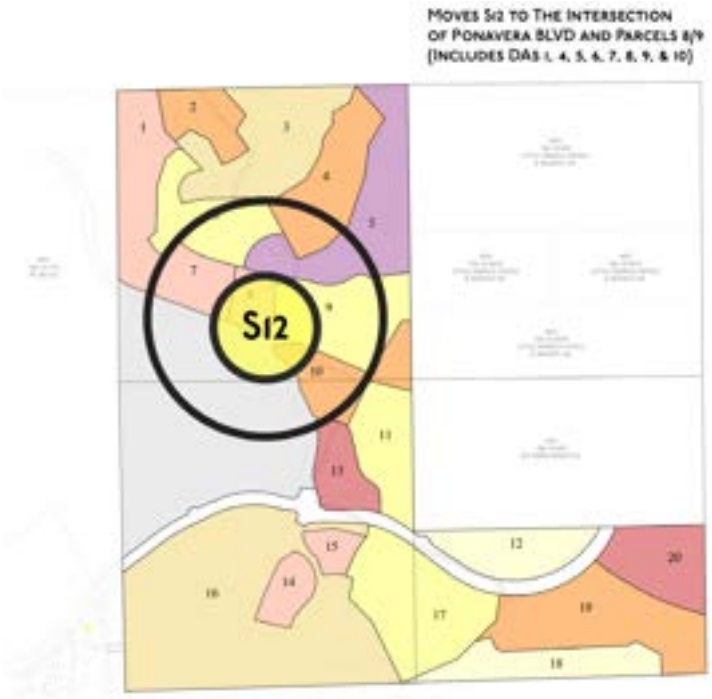


PROPOSED ROAD NETWORK MAP



STL 290 SITE
EXISTING ACTIVITY CENTERS

EXISTING ACTIVITY CENTERS MAP



STL 290 SITE
PROPOSED ACTIVITY CENTERS

PROPOSED ACTIVITY CENTERS MAP

*Colors shown on graphic above represent Land Use and not Zoning. Please see Land Use graphic or Illustrative graphic for all Land Use and Zoning classifications.

Plan proposes a landscape-oriented configuration that responds to the site's physical characteristics and intended land uses.

Activity Center S12 is anchored by a lodge and visitor-serving amenities that depend upon a setting characterized by substantial landscape buffers, preserved forest stands, scenic views and natural open space. Consequently, development intensity within S12 is intentionally lower near the lodge and surrounding natural features, with higher-density residential and mixed-use development concentrated along Ponavera Boulevard and within other appropriate portions of the Activity Center's pedestrian shed.

The proposed development pattern also reflects the establishment of a Commercial Village at the intersection of J.W. Powell Boulevard and Ponavera Boulevard and the removal of Activity Center S17. Rather than concentrating commercial activity within a secondary activity center, the Specific Plan accommodates commercial and mixed-use development along the designated Suburban Corridor, including Development Areas 19 and 20.

Although this configuration does not fully achieve the progression of uses and intensity contemplated by Policy LU.18.10, it provides an alternative development pattern that is supported by other adopted Regional Plan policies addressing context-sensitive design, activity center development, housing diversity, multimodal connectivity and natural resource protection.

The Specific Plan does not propose to amend, replace or exempt the Planning Area from Policy LU.18.10. Instead, the proposed development acknowledges this policy inconsistency and identifies the other adopted Regional Plan policies that support the proposed land use configuration.

Consistency with Adopted Regional Plan Policies

The proposed land use pattern advances the following Regional Plan policies:

Context-Sensitive Activity Center Design

- Policy LU.18.1 supports the design of activity centers and corridors appropriate to their urban, suburban, or rural context.
- Policy LU.18.2 encourages activity centers and corridors with distinctive identities derived from environmental features, a mix of uses, public spaces, parks, plazas, and high-quality design.
- Policy LU.18.9 supports planning activity centers and corridors appropriate to their respective context and scale.

The proposed S12 Activity Center responds to these policies by establishing a distinctive, lodge-anchored destination that integrates commercial and visitor-oriented uses with the surrounding forested landscape. The use of landscape buffers, natural open spaces, and graduated development intensity creates a context-sensitive development pattern appropriate to the site's physical characteristics and its designation as a Suburban Activity Center.

Housing, Mixed-Use Development, and Activity Center Organization

- Policy LU.18.4 encourages a variety of housing types and price points within activity centers and corridors, particularly attached and multi-family housing.
- Policy LU.18.6 supports increased densities within activity centers and corridors.
- Policy LU.18.7 supports concentrating commercial, retail, services, and mixed-use development within activity center commercial cores.
- Policy LU.18.8 supports increased residential densities within activity center pedestrian sheds.
- Policy LU.13.4 encourages suburban development that includes a variety of housing options.

The Specific Plan supports these policies by accommodating a range of residential densities and housing types, including single-family, missing-middle, and multi-family residential development. Higher-density residential uses are concentrated within the S12 pedestrian shed and along the planned Suburban Corridor, while commercial and visitor-oriented uses are

organized around the lodge, Commercial Village, and designated mixed-use development areas.

This arrangement establishes a coordinated relationship between residential neighborhoods, commercial destinations, and the transportation network while allowing development intensity to respond to the site's natural features.

Natural Resource Protection and Open Space

- Policy LU.3.3 supports protecting sensitive cultural and environmental resources through appropriate land uses and buffers.
- Policy LU.5.3 promotes compact development appropriate to the context of each area type.
- Policy LU.5.4 encourages clustering development in appropriate locations to preserve natural resources and open space and minimize service and utility costs.
- Policy LU.13.11 promotes cluster development as an alternative development pattern to preserve resources and minimize service and utility costs.

The Specific Plan advances these policies by using natural features and landscape buffers as primary organizing elements of the development. The proposed Designated Open Space network incorporates preserved forest stands, drainageways, slopes, and other environmentally sensitive areas.

Rather than imposing a uniform development pattern, the Specific Plan concentrates development in appropriate locations while preserving interconnected natural areas. This approach provides transitions between development areas, protects natural resources, and reinforces the distinctive forested character of STL 290.

Multimodal Connectivity and Pedestrian Access

- Policy LU.18.5 supports multimodal activity centers and corridors, emphasizing pedestrian- and transit-friendly design.
- Policy LU.18.15 recognizes that pedestrian-shed boundaries should consider constraints and opportunities associated with terrain, road networks, and other natural and constructed barriers.
- Policy LU.13.1 prioritizes connectivity for walking, biking, and driving within and between suburban neighborhoods.
- Policy LU.13.9 supports using open space and FUTS trails to connect residential uses with employment, shopping, schools, parks, and natural open spaces.

The Specific Plan provides an interconnected multimodal network linking the S12 Activity Center, Commercial Village, residential neighborhoods, parks, and the Arizona Trail. This network includes streets, multi-use paths, pedestrian connections, and bicycle routes that provide alternative connections where topography and resource protection constraints limit conventional street configurations.

Overall Regional Plan Consistency

Although the proposed development does not fully conform to Policy LU.18.10, the STL 290 Specific Plan advances the broader intent of Goal LU.18 and numerous other applicable Regional Plan policies.

The proposed land use pattern balances the objectives of compact development, mixed-use activity centers, increased residential density, multimodal connectivity, and environmental protection. Its landscape-structured configuration recognizes the unique topographic and ecological characteristics of the site while establishing a distinctive, tourism-oriented Suburban Activity Center.

Taken together, these considerations demonstrate that the proposed development supports the Regional Plan's broader land use objectives, notwithstanding its identified inconsistency with Policy LU.18.10.

D. Summary of Regional Plan Goals and Policies Advanced by the Specific Plan

The Specific Plan advances a broad cross-section of Regional Plan goals and policies. Key themes include:

- Environmental Planning & Conservation – Preservation and restoration of forests, slopes, and drainageways; use of native, drought-tolerant landscaping; and protection of wildlife corridors that maintain ecosystem function and community character. (E&C.5; E&C.6).

- Open Space & Recreation – Integration of open space corridors, parks, and FUTS/Arizona Trail connections into the land use pattern, supporting passive and active recreation and non-motorized mobility. (OS.1; REC.1).

- Water Resources & Energy – Use of reclaimed water, water-efficient landscape practices, and compact development patterns that reduce energy demand and support the City's climate and sustainability policies. (WR.3; WR.5; E.1; E&C.2).

- Community Character – Context-sensitive design that incorporates natural systems, preserves key viewsheds, and reinforces high-quality architectural and streetscape treatments along Ponavera Boulevard and J.W. Powell Boulevard. (CC.1; CC.4).

- Growth Areas & Land Use – Development of new suburban neighborhoods and a Suburban Activity Center within the designated growth boundary that reflect the site's forested terrain and natural systems while achieving the intended Activity Center outcomes. (LU.2; LU.4; LU.5; LU.6; LU.7; LU.13; LU.18).

- Transportation – A multimodal mobility framework that couples roadway improvements with pedestrian and bicycle networks to support safe and connected travel. The plan also preserves long-term transit readiness along Ponavera Boulevard. (T.1; T.2; T.3).

- Public Facilities & Cost of Development – Coordination with City departments and service providers to ensure that new development contributes its proportionate share toward infrastructure and that emergency service needs are met. (PF.3; CD.1.5).

- Neighborhoods, Housing, and Economic Development – Introduction of missing-middle housing types, support for local tourism through the lodge, and creation of a new Activity Center that contributes to the City's employment and commercial base. (NH.1; ED.6; ED.8).

A detailed, policy-by-policy conformance analysis is provided in the STL 290 Specific Plan – Regional Plan Conformance Analysis companion document.

Conclusion

The STL 290 Specific Plan represents a comprehensive and coordinated approach to implementing the Flagstaff Regional Plan 2030 within the City's southern growth area. Through its integrated framework of residential neighborhoods, a Suburban Activity Center, a Suburban Corridor-oriented Commercial Village, and an interconnected open space and mobility network, the Plan advances the Regional Plan's objectives for compact development, housing diversity, environmental stewardship, economic vitality, and multimodal connectivity.

The concurrent Minor Regional Plan Amendments and rezonings ensure that the Regional Plan's maps and zoning designations are consistent with this framework.

E. Compatibility of Specific Plan with Adjoining Land Uses

The STL Specific Plan has been designed to complement and transition appropriately to surrounding land uses, both existing and planned. The project's mix of residential, commercial, recreational, and open space areas provides a balanced interface with its neighbors while preserving the community's character and natural resources.

In addition to land use compatibility, the Specific Plan establishes a coherent system of roadway connections that strengthens multimodal access and ensures future integration with adjacent developments. These include:

- Three vehicular connections from Ponavera Boulevard into the Juniper Point neighborhood, enhancing north–south circulation and supporting emergency and service access;
- Two local street connections along the northern boundary that will link future residential areas within STL to the Little America property as it develops, promoting neighborhood continuity and a connected street grid;
- A roadway connection through Development Area 12, providing access to the Elk Ridge property and supporting long-term coordination of development patterns east of the site; and
- A southeastern roadway connection establishing direct access to the adjacent NAU property, ensuring long-term regional mobility and supporting institutional and neighborhood interface needs.

These connections not only distribute traffic more evenly across the local network but also reinforce the Regional Plan's emphasis on walkable, interconnected suburban neighborhoods and activity centers.

North: Immediately north of the site, land is currently vacant and undeveloped but designated for suburban residential use. The Specific Plan provides compatible residential and open space edges along this boundary to ensure a smooth transition as development occurs in the future. Further north, the Little America Hotel and associated Highway Commercial (HC) zoning, along with Interstate-40, represent higher-intensity uses. The placement of open space and neighborhood-serving uses within STL creates a buffer that limits potential conflicts with these more intense land uses.

West: The Juniper Point development, a suburban residential neighborhood, lies to the west. The STL Specific Plan incorporates similar suburban-scale residential patterns, trails, and landscaped open spaces along this edge, ensuring consistency in neighborhood character and walkability while reinforcing community connectivity.

East: To the east, the Little America property and surrounding lands are planned for suburban residential and future resort use, while Canyon del Rio, a master-planned community, is also planned but currently undeveloped. Further east, Canyon del Rio is envisioned to include commercial, high-density, and single-family residential areas. The STL Specific Plan provides a compatible mix of residential, commercial, and recreational uses, ensuring integration with these future developments and strengthening regional connectivity through multimodal circulation and open space linkages.

South: Directly south of the site is the Coconino National Forest, a permanent natural edge. The Specific Plan preserves this sensitive interface through open space corridors, view sheds, and trail connections that extend into the regional network. This approach enhances recreational opportunities while maintaining the integrity of adjacent natural lands. The project also abuts a future NAU property, which will be compatible with the adjacent Suburban Corridor within Development Areas 19 and 20.

In summary, the STL Specific Plan establishes a land use framework that is highly compatible with adjoining properties. By thoughtfully integrating transitions, buffering, and connected open space, the plan not only respects current conditions but also anticipates and supports the character of planned development in the surrounding area.







III. PROPOSED DEVELOPMENT PLAN

The STL 290 Specific Plan is a standalone document of zoning regulations and development standards for the Property. Zoning regulations and development standards not specifically set forth or modified by the STL 290 Specific Plan are governed by the City Code. In the event of a conflict between the STL 290 Specific Plan and the City Code, the STL 290 Specific Plan shall control.

This Section contains a description of various STL 290 Specific Plan components, which are supplemented by development standards set forth in Section IV. And V. below. In the event of a conflict between the provisions of this Section and Section(s) IV. and/or V., the terms of Section(s) IV. and V. shall control. The Development Plan, zoning regulations, and development standards are designed to regulate future development within the 290-acre area.

A. Land Use Plan & Program

The STL 290 Master Plan is designed to create a cohesive, connected, and environmentally responsive community that reflects the natural beauty of Northern Arizona while providing a diverse range of housing, lodging, commercial, and recreational opportunities. The community's land use pattern emphasizes walkability, access to nature, and a clear hierarchy of neighborhoods, activity centers, and multimodal corridors, all shaped by the site's forested landscape and panoramic views of the Humphreys and San Francisco Peaks and Mount Elden.

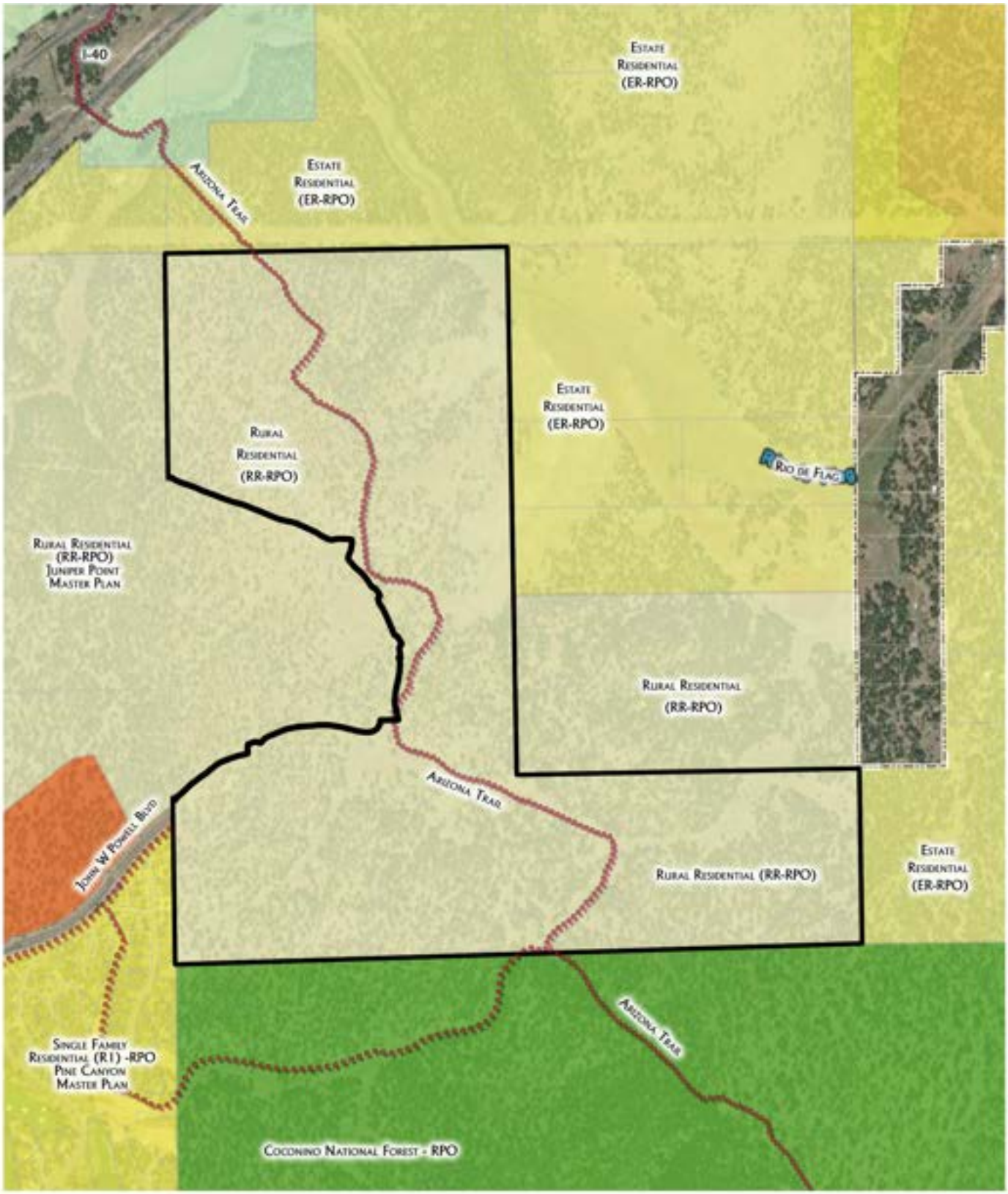
At the heart of the development is a destination Lodge Activity Center, conceived as a focal point for hospitality, recreation, gathering, and community identity. The lodge will offer services and amenities for visitors and residents alike, functioning as an anchor for trail access, dining, outdoor activity, and special events. Its central location positions it as the social centerpiece of STL 290, reinforcing the Regional Plan's vision for suburban activity centers.

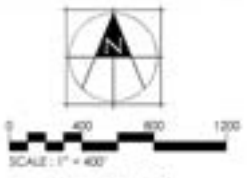
Adjacent to the lodge, the Commercial Village (Development Area 13) serves as a walkable hub that provides neighborhood-scale retail, dining, fitness, services, and small-format commercial opportunities. The Commercial Village is designed to feel intimate and pedestrian-oriented, with storefronts, plazas, and tree-lined streets that foster daily activity. While distinct from the Activity Center, the Commercial Village provides an essential neighborhood-serving function, reinforcing the site's walkability and economic vitality.

Housing is organized in a framework of "Missing Middle" neighborhoods and single-family districts that vary in density, scale, and proximity to the lodge and Commercial Village. A range of housing types, including single-family homes, duplexes, townhomes, cottage courts, condominiums, and garden-style multifamily, ensures that STL 290 provides attainable and diverse options for households at different stages of life. Homes are designed with natural materials and forms that complement the surrounding ponderosa pine forest and reinforce the community's mountain-town character.

A defining feature of the plan is its extensive parks and trails network, which connects all Development Areas to Central Park, North Park, East Park, and the regional trail systems, including direct access to the Arizona Trail. These open spaces serve as ecological corridors, recreational amenities, and natural gathering areas, ensuring that every resident is within walking distance of parks, trailheads, and preserved forest landscapes.

These parks, trails, and preserved natural areas collectively form the project's Open Space network, which serves as a foundational organizing element of the community. This network integrates active recreation areas with preserved forest, drainageways, and wildlife corridors, functioning as both a recreational amenity system and environmental infrastructure. It supports ecological connectivity, stormwater management, and scenic resource preservation, while reinforcing the community's identity as a nature-based, trail-oriented development. Open Space areas are further defined and regulated within the Specific Plan to ensure long-term stewardship and consistency with the





JUNE 26, 2024

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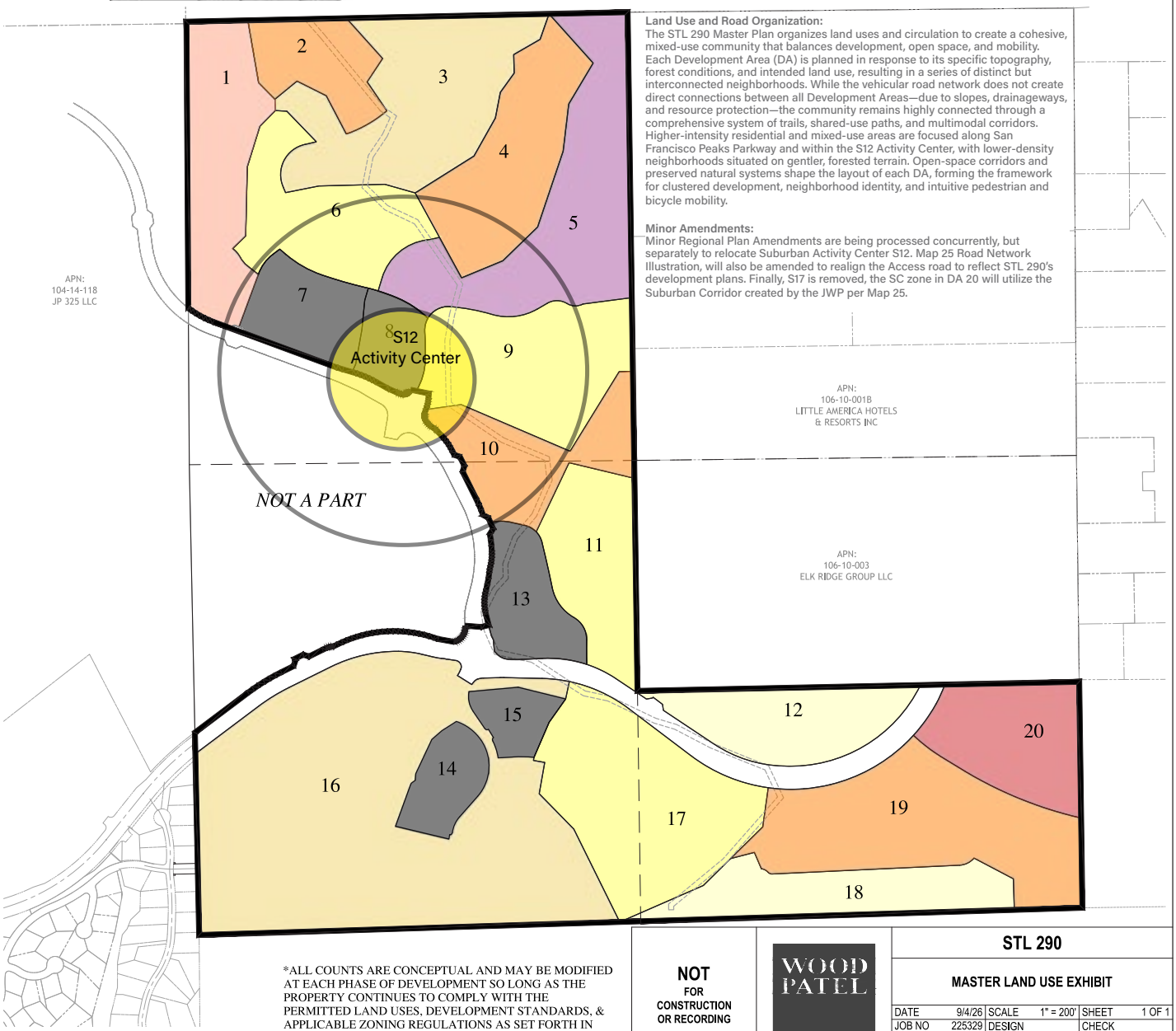
EXISTING AND PLANNED LAND USES

STL 290 Development Areas

Development Area	Acreage	Development Acreage	Target Yield*	DU/AC	Proposed Land Use	DU/AC Range	Proposed Zoning	Open Space (AC)
1	19.58	11.41	137	12.01	MEDIUM DENSITY RESIDENTIAL/MULTI-FAMILY ATTACHED	12-14	MR	4.17
2	7.90	5.34	26	4.87	MISSING MIDDLE 2	4-6	R1	2.55
3	22.68	11.95	12	1.00	SINGLE FAMILY RESIDENTIAL- 1/3 - 1/2 AC LOTS	0.33-1	RR	10.73
4	16.14	10.21	60	5.88	MISSING MIDDLE 2	4-6	R1	5.93
5	23.69	17.89	4100 - 4120 keys (499 main and 650 Casitas)		LODGING	----	HC	6.50
6	14.06	10.84	43	4.00	MISSING MIDDLE 1	4-6	R1	3.22
7	7.76	7.76	109	14.00	MEDIUM DENSITY RESIDENTIAL/MULTI-FAMILY ATTACHED	12-14	MR	0.00
8	4.56	4.56	50	10.97	MEDIUM DENSITY RESIDENTIAL	11-14	MR	0.00
9	18.23	11.12	45	4.05	MISSING MIDDLE 1	4-6	R1	7.09
10	11.41	11.41	40	3.50	MISSING MIDDLE 2	2-6	R1	0.00
11	12.47	12.47	40	3.21	MISSING MIDDLE 1	2-6	R1	0.00
12	11.96	11.96	3	0.25	SINGLE FAMILY RESIDENTIAL- 1+ AC LOTS	0-1	RR	0.00
13	7.67	7.67	20	2.61	RETAIL/COMMERCIAL	0-13	SC	0.00
14	5.30	5.30	32	6.00	MEDIUM DENSITY RESIDENTIAL/MULTI-FAMILY ATTACHED	2-6	R1	0.00
15	3.57	3.57	20	5.60	MEDIUM DENSITY RESIDENTIAL/MULTI-FAMILY ATTACHED	2-6	R1	0.00
17	24.82	24.82	90	3.01	MISSING MIDDLE 1	2-6	R1	0.00
18	12.72	12.72	11	0.86	SINGLE FAMILY RESIDENTIAL- 1+ AC LOTS	0-1	RR	0.00
19	25.13	25.13	87	3.46	MISSING MIDDLE 1 & 2	2-6	R1	0.00
20	17.02	9.38	0	0.00	COMMERCIAL/COMMUNITY FACILITIES	0-13	SC	3.44
		298.44	214.71					43.73
R/W (JWP)		14.56						
Total		273.00		785	3.7	(Total target yield and density excludes Parcel 5, Parcel 16, JWP R/W)		

Pine Canyon Expansion Area (In Development)

Development Area	Acreage	Target Yield	DU/AC	Proposed Land Use	DU/AC Range	Proposed Zoning
16	65.32	36	0.6	SINGLE FAMILY RESIDENTIAL- 1/3 - 1/2 AC LOTS	0-1	RR
Total	65.32	36	0.6			



Land Use and Road Organization:
The STL 290 Master Plan organizes land uses and circulation to create a cohesive, mixed-use community that balances development, open space, and mobility. Each Development Area (DA) is planned in response to its specific topography, forest conditions, and intended land use, resulting in a series of distinct but interconnected neighborhoods. While the vehicular road network does not create direct connections between all Development Areas—due to slopes, drainageways, and resource protection—the community remains highly connected through a comprehensive system of trails, shared-use paths, and multimodal corridors. Higher-intensity residential and mixed-use areas are focused along San Francisco Peaks Parkway and within the S12 Activity Center, with lower-density neighborhoods situated on gentler, forested terrain. Open-space corridors and preserved natural systems shape the layout of each DA, forming the framework for clustered development, neighborhood identity, and intuitive pedestrian and bicycle mobility.

Minor Amendments:
Minor Regional Plan Amendments are being processed concurrently, but separately to relocate Suburban Activity Center S12. Map 25 Road Network Illustration, will also be amended to realign the Access road to reflect STL 290's development plans. Finally, S17 is removed, the SC zone in DA 20 will utilize the Suburban Corridor created by the JWP per Map 25.

*ALL COUNTS ARE CONCEPTUAL AND MAY BE MODIFIED AT EACH PHASE OF DEVELOPMENT SO LONG AS THE PROPERTY CONTINUES TO COMPLY WITH THE PERMITTED LAND USES, DEVELOPMENT STANDARDS, & APPLICABLE ZONING REGULATIONS AS SET FORTH IN THE SPECIFIC PLAN, AND WITHIN CHAPTER 10 OF THE FLAGSTAFF CITY CODE.

NOT FOR CONSTRUCTION OR RECORDING

WOOD PATEL

STL 290

MASTER LAND USE EXHIBIT

DATE	9/4/26	SCALE	1" = 200'	SHEET	1 OF 1
JOB NO	225329	DESIGN		CHECK	
		DRAWN		RFI #	

Z:\2022\225329\Dwg\Exhibits\Zoning\STL405-Master Land Use.dwg

STL 290 DEVELOPMENT AREA MAP



STL 290 - DEVELOPMENT SUMMARY

MASTER PLAN

LODGING

	LAND USE	PRODUCT DESCRIPTION	DU
	LODGING	± 80 - ± 200 KEYS (MAIN LODGE PLUS CASITAS)	80-200
		TOTAL	**80-200**

RESIDENTIAL & COMMERCIAL

	LAND USE	PRODUCT DESCRIPTION	DU - S.F.
	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY DETACHED > 1 AC LOTS	0-25
	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY DETACHED ± 1/3 - ± 1/2 AC - ± 10,000 - ± 15,000 S.F. LOTS	10-12
	MISSING MIDDLE TYPE 1	SINGLE-FAMILY, DUPLEX, TRIPLEX, OR TOWNHOMES	143-364
	MISSING MIDDLE TYPE 2	DUPLEX, TRIPLEX, FOURPLEX, TOWNHOMES, OR CONDOS	69-177
	MEDIUM DENSITY RESIDENTIAL	GARDEN-STYLE APARTMENTS, CONDOMINIUMS, TOWNHOMES, OR A MIX OF HIGHER-DENSITY HOUSING TYPE	298-385
	MISSING MIDDLE TYPE 2 AC	DUPLEX, TRIPLEX, FOURPLEX, TOWNHOMES, OR CONDOS (ADJACENT TO ACTIVITY CENTER)	41-61
	MISSING MIDDLE TYPE 1 AC	SINGLE-FAMILY, DUPLEX, TRIPLEX, OR TOWNHOMES (ADJACENT TO ACTIVITY CENTER)	44-67
	RETAIL / COMMERCIAL /RESIDENTIAL	MARKET, GENERAL STORE, COFFEE, PIZZA ± 50,000 S.F. @ COMMERCIAL VILLAGE, SINGLE-FAMILY ATTACHED± 1,800 - ± 2,500 S.F., MULTI-FAMILY CONDOMINIUMS ; ADDITIONAL 30,000 S.F. @ PARCEL 20	80,000 /0-222
	PARK 1 - CENTRAL PARK 2 - NORTH PARK 3 - PLAZA PARK 4 - EAST PARK		-
	TRAIL CONNECTIONS / OPEN SPACES		-
			785 Target
		TOTAL WITHIN STL 290	**605 - 1,312**

*All unit counts are conceptual and may be modified at each phase of development so long as the property complies with the permitted land uses, development standards, and applicable zoning regulations as set forth in the specific plan, and within Chapter 10 of the Flagstaff City Code.

**Trail alignments shown are conceptual and for illustrative purposes only. Final locations may shift during detailed design to accommodate site conditions, resource protection, and development constraints

- - - COMMUNITY TRAIL
- - - ARIZONA TRAIL
- - - FUTS TRAIL

1" = 300'-0"

0 150' 300' 600'

STL 290 ILLUSTRATIVE SPECIFIC PLAN

goals of the Flagstaff Regional Plan.

The community's land use strategy is grounded in sustainability. Clustered development preserves natural topography, forest stands, and drainageways, integrating them into long-term open space tracts that will be maintained through HOA stewardship. Buildings and infrastructure are designed with energy efficiency in mind, while land planning emphasizes connectivity, ecological resilience, and a strong sense of place.

To enable this integrated vision, the STL 290 Specific Plan divides the property into twenty (20) Development Areas, each with clearly defined permitted land uses, unit counts, and development standards (see Section IV). These Development Areas create intentional transitions between housing types, commercial areas, parks, gateways, and the surrounding landscape.

To support Regional Plan policies encouraging vertical integration of uses (including LU.13.5, LU.18.4), the Specific Plan allows and encourages, but does not require, residential units above ground-floor commercial within the Commercial Village, lodge-adjacent mixed-use areas, and other commercial/mixed-use designations.

This flexible, market-responsive model enables vertically integrated buildings where appropriate for tenanting, building programming, or economic feasibility, while still supporting stand-alone commercial uses when necessary. Upper-story residential units may include rental or ownership housing, live-work units, or smaller-format missing middle housing types.

Including this option strengthens walkability, enhances the vibrancy of the commercial core, and supports long-term adaptability of the mixed-use areas, while preserving the ability of future tenants and operators to design functional and viable commercial spaces.

The following summarizes anticipated land uses and unit counts for each Development Area. Unit counts and product types are conceptual and may be modified, provided compliance is maintained with the permitted uses and standards in Section IV and the Flagstaff Zoning Code.

Development Area 1. Development Area 1 comprises approximately 15.58 total acres (11.41 Development Site Acreage) and is planned to include between 137-160 units, featuring garden-style apartments, condominiums, townhomes, or a mix of higher-density housing types. Single family is not allowed within this development area. Approximately 4.17 acres of Open Space are planned for this development area. This clustered development is located in the northwest corner of the site, adjacent to a major transportation corridor. Residents will benefit from convenient access to North Park, Central Park, and multiple trail connections, including the Arizona Trail, maximizing connectivity for the greatest number of people.

Development Area 2. Development Area 2 comprises approximately 7.9 acres of land (5.34 Development Site Acreage). It is anticipated to be developed with between 21-32 Missing Middle Type 2 units (including, but not limited to duplex, triplex, fourplex, townhome, or condo product types), abutting powerlines to the north. Approximately 2.55 acres of Open Space are planned for this development area. Residents will benefit from convenient access to several trail connections, including the Arizona Trail.

Development Area 3. Development Area 3 comprises approximately 22.68 acres of land (11.95 Development Site Acreage). It is anticipated to be developed with between 10-12 single-family homes, each situated on a lot ranging from 1/2 to 1/3 acre, abutting vacant Estate Residential property to the north. Approximately 10.73 acres of Open Space are planned for this development area. Residents will benefit from convenient access to several trail connections, including the Arizona Trail.

Development Area 4. Development Area 4 comprises approximately 16.14 acres of land (10.21 Development Site Acreage) and is anticipated to be developed with between 41-61 Missing Middle Type 2 units adjacent to the planned activity center. Approximately 5.93 acres of Open Space are planned for this development area. Residents will have direct access to Central Park, a planned water feature, and several trail connections, including the Arizona Trail.

Development Area 5 (Activity Center). Development Area 5 comprises approximately 23.69 acres of land (17.09 Development Site Acreage with 6.59 acres of Open Space). This site will feature a 80-200-key travel lodge (main lodge plus casitas) and complementary commercial uses. Visitors will benefit from convenient access to the Commercial Village, major transportation corridors, parks, and trails.

Parking for the lodge is planned to be incorporated into the main structure of the building, working with the slopes of the natural terrain.

Development Area 6. Development Area 6 comprises approximately 14.06 acres of land (10.84 Development Site Acreage) and is anticipated to be developed with between 43-65 Missing Middle Type 1 units (including single family, duplex, triplex, or townhome product types). Approximately 3.22 acres of Open Space are planned for this development area.

Development Area 7. Development Area 7 comprises approximately 7.76 acres of land and is anticipated to be developed with between 93-109 units, featuring garden-style apartments, condominiums, townhomes, or a mix of higher-density housing types. Single family is not allowed within this development area. This Development Area fronts onto the Ponavera Boulevard and provides more density and intensity to support the Commercial Village businesses, and provides needed homes for the City of Flagstaff.

Development Area 8. Development Area 8 encompasses approximately 4.56 acres and is planned with between 50-64 units, featuring garden-style apartments, condominiums, townhomes, or a mix of higher-density housing types. Located along Ponavera Boulevard, this area will serve as a gateway to the eastern portion of the STL 290 development.

Development Area 9. Development Area 9 comprises approximately 18.21 acres of land (11.12 Development Site Acreage). It is anticipated to be developed with between 44-67 Missing Middle Type 1 units, directly adjacent to the activity center. Approximately 7.09 acres of Open Space are planned for this development area.

Development Area 10. Development Area 10 comprises approximately 11.41 acres of land and is anticipated to be developed with between 23-68 Missing Middle Type 2 units. Development Area 10 borders Ponavera Boulevard and rings the southern edge of the activity center; the intent of the development area is to create density along the road network and trails, as well as near the commercial area and lodging.

Development Area 11. Development Area 11 comprises approximately 12.47 acres of land. It is anticipated to be developed with between 25-75 Missing Middle Type 1 units. These potential residents will have easy access to the commercial village, providing them with the ability to use alternative forms of transportation to access services (bicycle and walking).

Development Area 12. Development Area 12 comprises approximately 11.96 acres of land. It is anticipated to be developed with between 0-12 single-family homes. This development area will be largely untouched, as it is rich in natural resources essential for the health of the forest and the creatures that inhabit it.

Development Area 13 (Commercial Village). Development Area 13 comprises approximately eight (7.67) acres of land. It is anticipated that this area will be developed as a commercial village with up to 50,000 square feet of commercial space. This development is envisioned to include a market, general store, coffee shop, restaurants, and a fitness center. Development Area 13 may also include Missing Middle Type 2 residential units/uses or second-story vertical mixed-use above commercial (up to 100 units). The Commercial Village was planned directly off the JWP roundabout to attract the most customers and energy as the development's true core.

Development Area 14. Development Area 14 comprises approximately 5.3 acres of land. It is anticipated to be developed as an extension of Pine Canyon subdivision with between 11-32 Missing Middle Type 2 units. Single family is not allowed within this development area.

Development Area 15. Development Area 15 comprises approximately 3.57 acres of land. It is anticipated to be developed as an extension of Pine Canyon subdivision with between 7-21 Missing Middle Type 2 units. This Development Area may also be used as a residential amenity area. Single family is not allowed within this development area.

Development Area 16 (Pine Canyon Expansion). Development Area 16 comprises approximately 65.5 acres of land. This parcel is currently being developed as an extension of Pine Canyon subdivision with fifty-four (54) single-family homes, with a range of lot sizes and residential amenities including a viewing tower amenity. Parcel 16 has been included in this Specific Plan document for reference but the residential acreage excluded due to its existing development status. The open space acres within DA 16, or Tract B, have been included in the Specific Plan.

On 11/10/2025, Development Area 16 was entitled for a Golf Course and Related Facilities in CUP case PZ-24-00124-08. This Specific Plan incorporates this entitlement by right and allows for the development of a Golf Course and additional future Related Facilities on the 20.86-acre site within Development Area 16.

Development Area 17. Development Area 17 encompasses approximately 24.82 acres of land. It is expected to feature between 50-149 Missing Middle Type 1 units. These homes abut and provide connections to the Commercial Village and the JWP.

Development Area 18. Development Area 18 encompasses approximately 12.72 acres of land. It is expected to feature between 0-13 single-family homes, each on 1/3 to ½ acre lots. These homes abut Forest Property and have direct access to the Arizona Trail.

Development Area 19. Development Area 19 comprises approximately 25.13 acres of land and is anticipated to be developed with between 50-151 Missing middle Type 1 and Type 2 units. This Development Area is planned to allow for a mix of Missing Middle housing types. Development Area 19 borders the JWP and is directly adjacent to a commercial center. This Development Area was planned to enable residents to walk or bike to amenities, thereby minimizing vehicle trips as much as possible.

Development Area 20. Development Area 20 comprises approximately 12.82 acres of land (9.38 Development Site Acreage). It is anticipated that this area will be developed as a secondary commercial center to the Commercial Village, with up to 30,000 square feet of commercial space. This Development Area is envisioned to include a range of general services. Parcel 20 may also accommodate up to 122 residential units. Approximately 3.44 acres of Open Space are planned for this development area.

The above-described product types and unit counts are conceptual and may be modified at each phase of development, so long as the Property continues to comply with the permitted land uses and development standards set forth in Section IV. of this Specific Plan and the Flagstaff Zoning Code.

If the Flagstaff Zoning Code is amended in the future to provide an increase in density within any of STL 290's zones, each development area may utilize this increase (note that minimum densities listed in this Specific Plan shall continue to apply to the STL 290 site regardless of any future City of Flagstaff Zoning Text Amendments).



B. Development Standards

The 290-acre site will be developed in accordance with the development standards set forth in the City Code for the underlying zoning category, except as modified in this Specific Plan. This Specific Plan sets forth the modifications to the permitted building heights, lot sizes, and setbacks. See Section IV. Land Uses and Development Standards. These modifications, like the permitted land uses, are prescribed by Development Area. In doing so, this Specific Plan creates a plan for comprehensive and cohesive land development which can accommodate Symmetry's overall vision for the Property while maintaining consistency with other development in the City.

C. Open Space & Civic Space

The intent in programming open spaces and connections is to establish an integrated, multi-modal network that serves residents, visitors, and the broader public, enhancing accessibility and connectivity throughout the community. Parks, trails, and open spaces identified in this Specific Plan are intended to be publicly accessible and interconnected, supporting walking, biking, and recreation at both the neighborhood and regional scale. Public access to these amenities is supported by a coordinated parking strategy, including designated parking areas at the trailhead within Development Area 19 providing access to East Park and the Arizona Trail, parking opportunities within the Commercial Center serving nearby trails and open spaces, and on-street parking surrounding Central Park, allowing convenient access to central amenities and trail connections.

Beyond connectivity, open spaces function as a defining organizational element of the development, shaping community character while supporting ecological systems and recreational use. These spaces are designed to serve as gathering areas, activity zones, and quiet natural settings, contributing to both the social and environmental fabric of the community. Collectively, they form a cohesive network that balances active recreation with preservation of natural features and scenic character.

Unlike conventional developments where park requirements are addressed through generalized standards, the STL 290 Specific Plan establishes a more intentional and place-based approach. Each park and open space has been conceptually designed with a defined theme, function, and spatial organization, as illustrated in the individual park plans and Parks, Recreation, and Trails Character Images. This approach ensures a consistent and cohesive identity across the open space system while allowing each space to respond to its specific context within the development.

These open space areas also contribute to the broader Designated Open Space network, serving as both recreational amenities and environmental infrastructure that supports drainage, habitat connectivity, and long-term resource stewardship, consistent with the goals of the Flagstaff Regional Plan.

The four (4) parks and open spaces planned within the 290-acre site are identified below. While each has been conceptually designed to establish character and function, final design and specific elements may be refined to respond to site conditions, resource protection requirements, and infrastructure considerations, while maintaining consistency with the overall intent of the Specific Plan.

1 – Central Park (A Community Anchor)

At the core of the STL 290 Master Plan is Central Park, a thoughtfully designed open space that serves as both a visual landmark and a functional gathering place for the entire community. Centrally located, the park is conceptually designed to offer an accessible and inclusive environment that reflects Flagstaff's values of outdoor living, connectivity, and community well-being.

Central Park features open turf areas suitable for informal recreation, play, and community events. Integrated natural and modern play elements provide opportunities for children of all ages to explore and engage in active play. A signature water feature adds aesthetic interest and create a focal point for residents and visitors alike.

As a central node in the development's pedestrian and trail network, the park conceptually connects to both hard- and soft-surface trails that lead throughout the development and outward to the regional Arizona Trail. These connections promote walkability, cycling, and a seamless relationship with the surrounding natural landscape.

Designed to accommodate programmed events such as farmers markets, performances, and seasonal celebrations, Central Park is conceptualized as more than a green space — it functions as a shared civic amenity and the social heart of STL 290. This space unifies surrounding neighborhoods, supports active lifestyles, and contributes to the overall identity and livability of the development.



LEGEND

1. MULTI-USE RECREATIONAL FIELDS
2. BASKETBALL 1/2 COURT
3. RECREATIONAL POND
4. KIDS PLAYGROUND
5. SHADE STRUCTURE
6. DIAGONAL PARK PARKING
7. STABILIZED DECOMPOSED GRANITE TRAILS
8. NATURAL PLANTINGS
9. LODGING
10. ARIZONA TRAIL
11. TRAIL CONNECTIONS

*Note that each park has been conceptually designed. Final design and conceptual elements may be adjusted to accommodate site conditions, resource protection and development constraints.







CENTRAL PARK

2 – North Park (Adventure and Trail Connection)

Located along the northwest edge of the STL 290 development, adjacent to Ponavera Boulevard, North Park is envisioned as an active, nature-based destination that celebrates Flagstaff's love of outdoor recreation and forested landscapes. This park serves as a gateway to adventure, offering purpose-built features for mountain biking, trail running, and exploration within a preserved natural setting.

Drawing inspiration from the surrounding topography and forest character, North Park is conceptually designed to incorporate flow trails, wooden riding elements, and terrain features designed for a variety of rider abilities — from beginners and families to experienced mountain bikers. The park's design emphasizes both challenge and accessibility, providing opportunities for skill-building and safe enjoyment of the natural terrain.

In addition to its recreational function, North Park serves as a critical link in the broader STL 290 trail network, connecting residents to soft-surface paths, nearby open spaces, and the regional Arizona Trail. The park's trailhead location near Ponavera Boulevard makes it easily accessible while preserving a sense of natural immersion and ecological integrity.

Complementing the action-oriented uses, North Park is conceptually designed to also offer passive recreation opportunities, such as shaded seating areas, scenic lookouts, and educational signage that highlights local ecology, geology, and trail stewardship. With its unique blend of adventure, connection, and conservation, North Park will be a defining feature of the STL 290 community and a beloved destination for active residents and visitors alike.



LEGEND

1. SHADE STRUCTURE
2. VARIOUS SINGLE TRACK PATHS WITH JUMPS AND WOODEN BERMS
3. NATURAL PLANTINGS
4. PARALLEL PARKING, TYPICAL
5. TRAIL CONNECTIONS

*Note that each park has been conceptually designed. Final design and conceptual elements may be adjusted to accommodate site conditions, resource protection and development constraints.



NORTH PARK

3 – Plaza Park (A Vibrant Social Hub in the Commercial Village)

Located at the heart of the STL 290 commercial village, Plaza Park is envisioned as a lively, tree-lined public space that welcomes residents, visitors, and Arizona Trail users alike. As both a neighborhood amenity and a regional attraction, the plaza serves as a comfortable and engaging destination where people can relax, socialize, and enjoy Flagstaff's unique high-country setting.

Anchored by a central green space, Plaza Park may offer a flexible and inviting layout surrounded by cafés, retail, and food vendors. Built-in seating, shaded gathering areas, and well-placed site furnishings create an environment that encourages lingering — whether for a morning coffee, an afternoon break, or a weekend market. Mature trees and landscape elements provide seasonal shade and visual comfort, making the space enjoyable throughout the year.

As a multi-functional gathering area, the park is designed to accommodate live music, food trucks, farmers markets, and community events. The open lawn and surrounding hardscape support both formal programming and casual everyday use, helping to energize the commercial village and activate the surrounding streetscape.

Importantly, the Arizona Trail passes directly through Plaza Park, making it a natural rest stop and point of interest for trail users and outdoor tourists. With its blend of natural beauty, civic design, and visitor-serving amenities, the park enhances STL 290's appeal as a destination for eco-tourism and local exploration, while reinforcing its role as a regional connector.

Plaza Park is conceptually designed as a defining public space — where commerce meets community, and where locals and visitors alike can experience the social and natural vibrancy of STL 290.



LEGEND

1. INFORMAL LAWN AREA
2. SHRUB AREAS
3. MULTI-USE OUTDOOR PLAZA SPACE
4. CONCRETE WALKS
5. SHADE STRUCTURE
6. TRAIL CONNECTIONS

*Note that each park has been conceptually designed. Final design and conceptual elements may be adjusted to accommodate site conditions, resource protection and development constraints.



PLAZA PARK

4 – East Park (Gateway to Nature and the Arizona Trail)

Located in the southeast corner of the STL 290 site along the John Wesley Powell (JWP) corridor, East Park is envisioned as a natural, trail-oriented open space that embraces the site's existing drainage corridor as a central design feature. The park highlights the area's native ecology while offering a quiet, restorative experience for residents and visitors alike.

A network of soft-surface trails wind through native vegetation, providing opportunities for walking, wildlife observation, and nature-based play. Importantly, East Park offers direct connections to the Arizona Trail, making it a key access point for long-distance hikers, cyclists, and outdoor enthusiasts exploring the region.

The park may also feature nature-integrated play elements for children, and dog-friendly facilities to support active use by nearby residents. Designed to preserve natural systems while promoting access and enjoyment, East Park serves as an ecological and recreational gateway, linking the STL 290 community to regional open space and one of Arizona's most iconic trail networks.



LEGEND

1. MULTI-USE RECREATIONAL FIELDS
2. STABILIZED DECOMPOSED GRANITE TRAILS
3. KIDS PLAY AREA WITH SHADE STRUCTURE
4. TRAIL CONNECTIONS
5. TRICKLE CHANNEL
6. NATURAL PLANTINGS
7. BRIDGE

*Note that each park has been conceptually designed. Final design and conceptual elements may be adjusted to accommodate site conditions, resource protection and development constraints.



EAST PARK

PARKS, RECREATION, AND TRAILS CHARACTER IMAGES

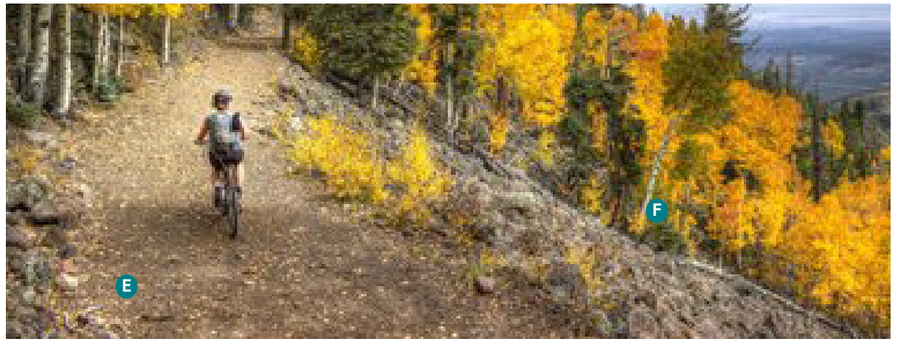






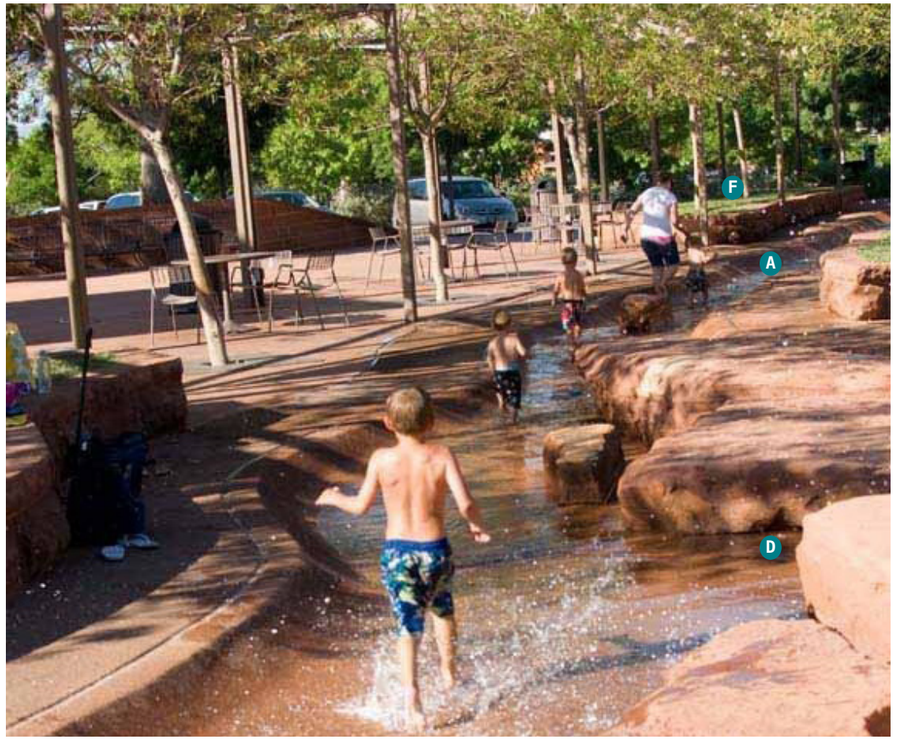












- A Natural Playscapes and Features
- B Historical / National Park References
- C Seating
- D Water Features
- E Hiking and Biking Trails
- F Native Landscaping

*Note that each park has been conceptually designed. Final design and conceptual elements may be adjusted to accommodate site conditions, resource protection and development constraints.

D. Pedestrian & Bicycle Trails

The STL 290 trail network is intentionally designed to ensure high-quality pedestrian and bicycle connectivity, even in areas where topography or land use patterns place some higher-density neighborhoods slightly beyond the Regional Plan's ideal ¼-mile walking distance. In these locations, the Specific Plan mitigates distance through a system of direct, separated, and grade-efficient community trails and bikeways that shorten travel paths and provide a safer and more comfortable walking experience than conventional sidewalk routes.

These community trails are planned as off-street, shared-use or single-track facilities that provide more direct alignments than the roadway network and reduce perceived travel time. As a result, residents can reach parks, the Activity Center, and Ponavera Boulevard within effective walking distances consistent with Regional Plan goals, even where block sizes or slopes preclude a perfect ¼-mile radius (note that trails are intended to be publicly accessible).

Trail Quality and Alignment with Regional Plan Maps 26c, 26d, and 26e

To address the quality of pedestrian connections, the STL 290 network emphasizes off-street, natural-surface or paved multi-use trails rather than relying solely on sidewalks.

These trails offer:

- More direct connections between residential areas and community destinations;
- Separated paths away from vehicle traffic;
- Gentler grades than streets in areas with steep topography;
- Continuous linkages between Development Areas, reducing walking distance and improving safety.

The Specific Plan aligns with Regional Plan 2030 Maps 26c (Crossings), 26d (FUTS), and 26e (Forest Access) by providing continuous, multimodal routes along J.W. Powell Boulevard and Ponavera Boulevard, and by extending internal trails throughout the community. These facilities function as the internal continuation of the regional pedestrian and bicycle networks shown on the Regional Plan maps and as extensions and connections to planned trails.

Connectivity Through STL 290

Community trails and bikeways follow the entire J.W. Powell alignment, the full length of Ponavera Boulevard, and additional corridors throughout each Development Area, as shown on the Conceptual Trails Plan. These routes allow residents and visitors to move between neighborhoods, parks, and the Activity Center through a dedicated trail system.

It is estimated that users will be able to travel over 3.8 miles within STL 290 on a continuous system of single-track or multi-use trails without using a sidewalk, ensuring that even homes beyond a strict ¼-mile radius maintain practical, comfortable walking access to key destinations.

Consistency with the J.W. Powell Agreement

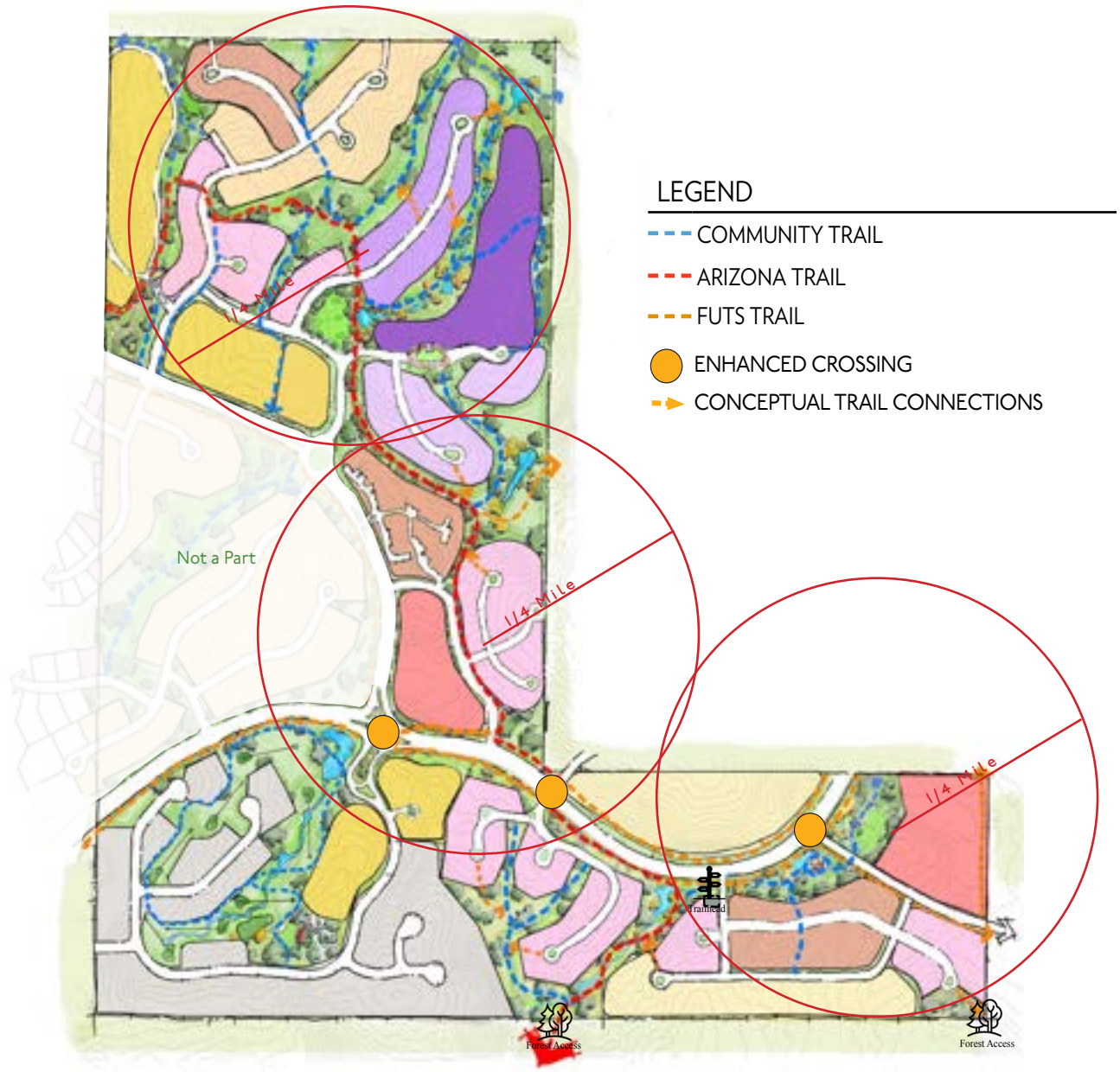
Regional Plan Map 26c depicts a potential grade-separated crossing of J.W. Powell Boulevard. The Specific Plan does not include this feature because the project must comply with the J.W. Powell Agreement (Exhibit B), which does not depict a crossing within the STL 290 boundary. The Agreement references a potential future crossing at the Rio de Flag, east of the site. The Specific Plan is therefore aligned with the adopted JWP cross-sections while still maintaining the ability to connect to future regional trail enhancements.

At the heart of the development, main trail corridors will run through the community, acting as key arteries that connect all major areas, parks, homes, the lodge, and commercial zones. These pathways will be designed for multiple uses: walking, jogging, cycling, and even equestrian activities, ensuring accessibility for a variety of outdoor enthusiasts.

- Wide multi-use paths will allow for easy pedestrian movement, while side routes or designated areas can be reserved for cyclists and equestrians, ensuring safe and comfortable access for everyone.
- The corridors will have scenic overlooks and rest areas to encourage leisurely stops along the way, offering breathtaking views of Flagstaff's iconic natural landmarks like the San Francisco Peaks, Humphreys Peak, and Mount Elden.

The trail network will weave directly through the residential areas, connecting homes to parks, the commercial village, and the greater outdoor spaces. This means that residents can easily access the trail from their front doors, encouraging a lifestyle where walking or cycling is the primary mode of transportation.

- Pedestrian-focused single-track paths and trails will



SIDEWALK

A minimum 5' sidewalk shall be provided along both sides of all public streets.

COMMUNITY TRAIL

Community trails are 5-to-8-foot-wide packed aggregate-surface paths that provide connections through open space areas.

ARIZONA TRAIL

The Arizona Trail segment through STL 290 replicates the 10' packed aggregate FUTS standard.

FUTS TRAIL

FUTS trails are 10-foot wide shared-use paths surfaced in asphalt, concrete, or hard-packed aggregate, providing continuous, accessible routes for walking and bicycling throughout the community.

*Trail alignments shown are conceptual and for illustrative purposes only. Final locations may shift during detailed design to accommodate site conditions, resource protection, and development constraints. Trail connections into neighboring properties shall not be made without first obtaining consent of property owners.

** Within the S12 Activity Center (parcels 1, 4, 5, 6, 7, 8, 9, 10), Cul-de-sacs over 600' in length must create supplementary connection points mid-block or at end of cul-de-sacs. Conceptual Trail connections shown on this map. Exact locations to be determined during the platting process.

***FUTS Trail on Ponavera Boulevard to be provided on the west side of the street, final location based on design constraints.

****JWP FUTS design details as specified in the JWP Agreement (Coconino County Record Number 4011691)

***** Enhanced crossings are those that include any features that help slow traffic, shorten crossing distances, break crossings into parts, increase visibility, or in general make the crossing safer and more comfortable.

PEDESTRIAN, BICYCLE & TRAILS MAP

lead from homes to local parks, allowing for short, safe walks to green spaces. This provides an ideal setting for families, children, and dog owners to enjoy daily outdoor activities without needing to rely on vehicles.

A key element of the trail system will be its connection to extensive parks and recreational areas scattered throughout the development. These parks will not only serve as recreational hubs but will be integral parts of the community's overall design, offering a natural escape within the urban environment.

- Parks will be connected via looping trail systems, allowing people to move from one green space to another without ever needing to step onto a road. Whether it's a morning jog, a family walk, or a nature hike, the trails will provide seamless access to multiple recreational areas.
- Nature trails that extend into wooded areas, meadows, or around water features will offer immersive experiences, allowing residents and visitors to engage with the region's natural beauty and diverse ecosystems.

The trail network will lead directly to the commercial village, making it easy for residents to walk or bike to shops, cafes, restaurants, and other essential services without using a car. This connection between residential and commercial spaces fosters a strong sense of community, where people can live, work, and play all within walking distance.

- Pedestrian pathways will link homes and parks to the commercial village, ensuring that the community can flow organically between its residential, recreational, and commercial zones.
- The trail system will include wayfinding signage that guides people from one part of the development to another, helping visitors and residents easily find their way to their destination, whether it's the local cafe for a morning coffee, the park for a yoga class, or the market for fresh produce.

The development's trail network will not only connect internal spaces but also provide direct links to regional trails, such as the Arizona Trail, ensuring that residents and visitors can extend their adventures beyond the community's boundaries.

Arizona Trail

In connection with the development of the 290 Acres, Symmetry is proposing to shift the alignment of the Arizona Trail to allow for the integration and incorporation of the STL 290 plans while providing residents, the public, and visitors convenient access to nature walks, hiking, and biking.

STL 290 is thoughtfully designed to connect to and incorporate the Arizona Trail, a renowned 800-mile-long trail that runs through the heart of Arizona, from the Mexican border to Utah. Known for its stunning views and diverse ecosystems, the Arizona Trail is a vital part of the state's outdoor recreation network, attracting hikers, mountain bikers, and outdoor enthusiasts from around the world.

STL 290 is strategically positioned to provide direct access to the Arizona Trail, allowing residents, visitors, and outdoor adventurers to easily explore its scenic routes. The trail will be seamlessly integrated into the community's extensive parks and trails network, creating a vibrant and interconnected system that encourages outdoor exploration.

1. Trail Access Points:
   STL 290 will include dedicated trailheads that connect directly to the Arizona Trail, enabling easy access for hikers, cyclists, and equestrians (non-motorized trail users). These access points will be clearly marked and equipped with trail signage, wayfinding maps, and informational kiosks, ensuring that users can navigate the Arizona Trail safely and easily.

2. Scenic Overlooks and Rest Stops:
   As part of STL 290, scenic overlooks and rest areas will be incorporated along the Arizona Trail. These spots will be strategically placed to highlight the trail's unparalleled views of the San Francisco Peaks, Humphreys Peak, and Mount Elden. Visitors can take a break from their hike or bike ride and enjoy these majestic vistas while being immersed in Flagstaff's unique mountainous landscape. Benches, picnic areas, and shaded spaces will offer spots for rest and reflection, enhancing the trail experience.

3. Education and Interpretation:
   STL 290 will include educational signage and interpretive materials along the Arizona Trail to enhance the outdoor experience. These materials will provide information about the local flora and fauna, historical landmarks, and the trail's connection to Flagstaff's cultural heritage. This will help foster a deeper appreciation of the Arizona Trail and the surrounding

environment.

4. Sustainable Design and Stewardship:
   STL 290 is committed to sustainable trail stewardship. Environmentally conscious design will ensure that the Arizona Trail remains preserved and protected, minimizing erosion and preserving the natural habitat for wildlife. The development will promote responsible trail use by implementing guidelines for trail users and encouraging eco-friendly practices like Leave No Trace. Additionally, the community will work with local trail organizations and the Arizona Trail Association to support ongoing maintenance and conservation efforts.

5. Outdoor Adventure Hub:
   By incorporating the Arizona Trail, STL 290 will become a gateway for outdoor adventure. The ease of access to this iconic trail will attract visitors and residents alike, making the community a hub for outdoor recreation. Guests staying at the lodging will have direct access to one of Arizona's premier hiking and biking trails, allowing them to embark on daily adventures right from their doorstep. Furthermore, the development will offer outdoor gear rentals and guided tours, enabling guests to experience the Arizona Trail in a way that suits their preferences and abilities.

6. Trail-based Events & Festivals:
   The Arizona Trail's connection to STL 290 will allow for the hosting of trail-based events, such as group hikes, trail races, and cycling events. These events will not only encourage community participation but also attract tourists and adventure travelers. Flagstaff's connection to the Arizona Trail will solidify the region's reputation as a year-round outdoor destination.

7. Multi-Use for All Types of Outdoor Enthusiasts:
   The Arizona Trail section that passes through the development area will cater to a variety of outdoor enthusiasts. The design will ensure that it remains multi-use, welcoming not only hikers but also mountain bikers, equestrians, and other trail users. In fact, specific parts of the trail will be optimized for mountain biking, with technical features and bike-friendly rest areas. This flexibility ensures the trail serves the diverse needs of Flagstaff's outdoor community. Arizona Trail will provide for non-motorized trail users.

8. Wildlife-Friendly Design:
   The Arizona Trail segment within STL 290 will include appropriate wildlife fencing and crossings, designed in consultation with Arizona Game and Fish. This collaboration will ensure that fencing supports safe wildlife movement, reduces potential conflicts with trail users, and maintains the ecological integrity of nearby habitat corridors. Fencing and related infrastructure will be thoughtfully integrated into the landscape to balance recreational use with the protection of native species.





SIDEWALK

A minimum 5′ sidewalk shall be provided along both sides of all public streets.





COMMUNITY TRAIL

Community trails are 5-to-8-foot-wide paved or packed aggregate-surface paths that provide connections through open space areas.





ARIZONA TRAIL

The Arizona Trail segment through STL 290 replicates the 10′ packed aggregate FUTS standard.





FUTS TRAIL

FUTS trails are 10-foot wide shared-use paths surfaced in asphalt, concrete, or hard-packed aggregate, providing continuous, accessible routes for walking and bicycling throughout the community.





PEDESTRIAN, BICYCLE & TRAILS HIERARCHY

E. Landscaping

Development within the Property will be intentionally planned to integrate the built environment and new landscaping into the existing natural environment. The architectural and site design will emphasize the existing ponderosa pine forest, native vegetation, and scenic views, complemented by the thoughtful addition of suitable and sustainable landscaping. The purpose of this General Landscaping Plan is to establish a cohesive landscape character that reinforces the identity of STL 290, supports ecological function, and provides clear guidance for plant selection, streetscape design, and open-space treatments throughout the community. These standards are provided for aesthetic direction, though landscape designs may use any approved plant on the Flagstaff approved plant list.

To achieve harmony between the natural and built environments, the landscape strategy within the 290 acres is organized into two primary landscape character zones, the Forest Landscape Zone and the Enhanced Mixed-Use / Activity Center Landscape Zone. These zones reinforce the site's natural systems while supporting the distinct land uses planned for each development area.

1. Landscape Character Zones

A. Forest Landscape Zone

Covers: Residential neighborhoods, open space corridors, perimeter edges, and forested portions of S12 surrounding the lodge.

This zone preserves and enhances the site's existing ponderosa pine forest and woodland vegetation. The intent is to maintain the natural forest appearance, provide wildfire-resistant spacing and understory management, and ensure that development is visually subordinate to the surrounding landscape.

Key design elements include:

- Retention and protection of existing Ponderosa Pine and Gambel Oak to the greatest extent feasible.
- Supplemental plantings of native conifers (Ponderosa Pine, Pinyon Pine, Douglas Fir) to maintain canopy continuity over time.
- Native shrubs and groundcovers such as Apache Plume, Mountain Mahogany, Woods' Rose, and native bunchgrasses to reinforce a naturalistic understory.
- Landscape buffers within S12 that retain existing forest structure to frame the lodge, protect viewsheds, and support ecological function.
- Selective thinning to enhance forest health while creating shaded pedestrian routes along trails and local streets.

This zone is intended to express a natural, forest-first character consistent with the Forest Resources Pilot Program standards and the community's expectations for development in Flagstaff's ponderosa pine landscape.

B. Enhanced Mixed-Use / Activity Center Landscape Zone

Covers: The S12 Suburban Activity Centers and Commercial Village.

This zone provides a more "finished" and enhanced landscape character appropriate to mixed-use activity centers while still reflecting the natural mountain setting. Landscape treatments will create a welcoming gateway, support walkability, and complement the commercial, lodging, and higher-density residential uses.

Key design elements include:

- A mix of native and adapted deciduous accent trees to provide seasonal color—such as Quaking Aspen, Freeman Maple, Amur Maple, English Hawthorn, Gambel Oak, Flowering Pear, Linden, Patmore Ash and Western Redbud—paired with conifers for year-round structure.

- Native shrubs and perennials that offer color, texture, and pollinator habitat (Serviceberry, Apache Plume, Oregon Grape, Wooly Yarrow, Fern Bush, Russian Sage, Cliffrose, Cranberry Cotoneaster, Creeping Mahonia, Stonecrop, Alpine Rockcress, and Rabbit Brush).
- Shaded pedestrian routes using clustered tree plantings, landscaped parkways, and human-scale lighting.
- Streetscape treatments along J.W. Powell Boulevard that incorporate consistent spacing, native plantings, low-key signage, and high-quality hardscape materials.
- Firewise landscape design surrounding buildings, including irrigated landscape beds and placement of lower-combustible species adjacent to structures.
- This zone establishes the modern-mountain identity of the Activity Center while ensuring compatibility with the broader forest and meadow landscapes.

2. Landscape Treatments Along Local Roads

Landscape design along local streets will reinforce neighborhood character, promote walkability, and provide continuity across development areas.

Local roadway landscape elements will include:

- Street trees selected according to the assigned landscape zone (primarily Ponderosa Pine and native conifers in residential areas; combinations of conifers and deciduous accents in mixed-use areas).
- Parkway strips planted with native grasses, wildflowers, and shrubs for seasonal interest and ecological function.
- Use of drought-tolerant species requiring minimal irrigation after establishment.
- Coordination with utility locations to ensure long-term tree health and avoid conflicts.
- Enhanced landscape treatments at key intersections, neighborhood gateways, and trail crossings, using boulders, native plant clusters, or enhanced shrubs.
- These treatments create safe, shaded streets and visually consistent neighborhoods while integrating seamlessly with nearby open-space corridors.

3. Plant Palette and Modifications to City Plant List

The STL 290 plant palette adheres to Appendix 3 of the City of Flagstaff zoning code with no modifications.

4. Landscape Character Summary

The landscape character throughout STL 290 is intended to:

- Preserve and reinforce the ponderosa pine forest and natural drainageways;
- Create shaded, comfortable, and walkable streetscapes and trail corridors;
- Establish a distinct identity for the Suburban Activity Center;
- Use native and drought-tolerant species to promote sustainability;
- Maintain a cohesive, modern mountain aesthetic across neighborhoods and mixed-use areas; and
- Ensure resilience through firewise design, forest health practices, and water-efficient landscaping.

Through this layered approach, the General Landscaping Plan ensures a cohesive, ecologically responsible, and visually distinctive environment that enhances quality of life for residents and visitors while celebrating the unique natural setting of STL 290.

Forest Landscape Zone






Enhanced Mixed-Use / Activity Center Zone






F. Fencing

Any fencing within STL 290, including wildlife-sensitive barriers, perimeter controls, or neighborhood-level enclosures, will be regulated and maintained through the community's CC&Rs to ensure consistency with City standards and long-term stewardship practices. No fencing will be allowed within Development area 12 due to wildlife concerns.

G. Architecture

The architectural theming throughout the 290 acres will be conceived and designed to cater to the outdoor lifestyle of its residents within a traditional, natural forest community. Dedicated to achieving a high-quality environment, the architecture will utilize creative design characterized by a Mountain Alpine style, which is climatically responsive to the Coconino National Forest and respectful of the mountain terrain and wildlife. Visual continuity between residential and non-residential uses is crucial, achieved through careful attention to the compatibility of architecture while preserving the existing topography and native vegetation. The Mountain Alpine character focuses on naturally based materials. Combinations and compositions of natural stone, wood siding, steel, and glass, along with the various colors of the forest and surrounding landscape, will be used to maximize the development's compatibility with its environment.

H. Outdoor Lighting

The STL 290 Specific Plan adopts the provisions of Section 10-50.70 of the City Code. The STL 290 Specific Plan seeks no modifications to the existing City Code. The Property is located within Lighting Zone 2, in accordance with Section 10-90.40.020 of the City Code. Outdoor lighting will be determined during site planning. The Property will meet or exceed the requirements of Section 10-50.70 of the City Code, enforced by the Community CC&R's.

I. Vehicular Access & Circulation

J.W. Powell Boulevard and Ponavera Boulevard serve as the organizing element for vehicular access and circulation within the Property.

Primary vehicular access and circulation to / from the Property is planned via an extension of J.W. Powell Boulevard from where it currently terminates at Pine Canyon Estates. This extension is planned to 'ribbon' through the southern half of the

Property and ultimately proceed north connecting with Butler Avenue. The City projects J.W. Powell Boulevard to support nearly 2,200 acres of land, including approximately 1,825 acres of privately owned property, 275 acres dedicated to higher education, and 64 acres of public land. A Traffic Impact Analysis is underway for the Specific Plan and Master Plan areas which contemplates a target unit count of 785 residential units across all twenty (20) Development Areas, with densities ranging from under one (1) dwelling unit per acre to up to fourteen (14) dwelling units per acre.

Vehicular access and circulation within the Property is planned via Ponavera Boulevard. Ponavera Boulevard will extend from the approximate midpoint of the J.W. Powell Boulevard extension providing access to the northern portion of the Property, including the planned lodge and residences. Ponavera Boulevard will connect into Juniper Point in the future.

Off-shoots for vehicular access and circulation may be provided from J.W. Powell Boulevard and/or Ponavera Boulevard, as development of the Property occurs.

The STL Master Plan Traffic Impact Analysis analyzes land use and the projected traffic generated through both residential dwelling units and non-residential building space. The recommendations of the Traffic Impact Analysis provide recommendations related to on-site transportation improvements, street capacity, and turning movements.

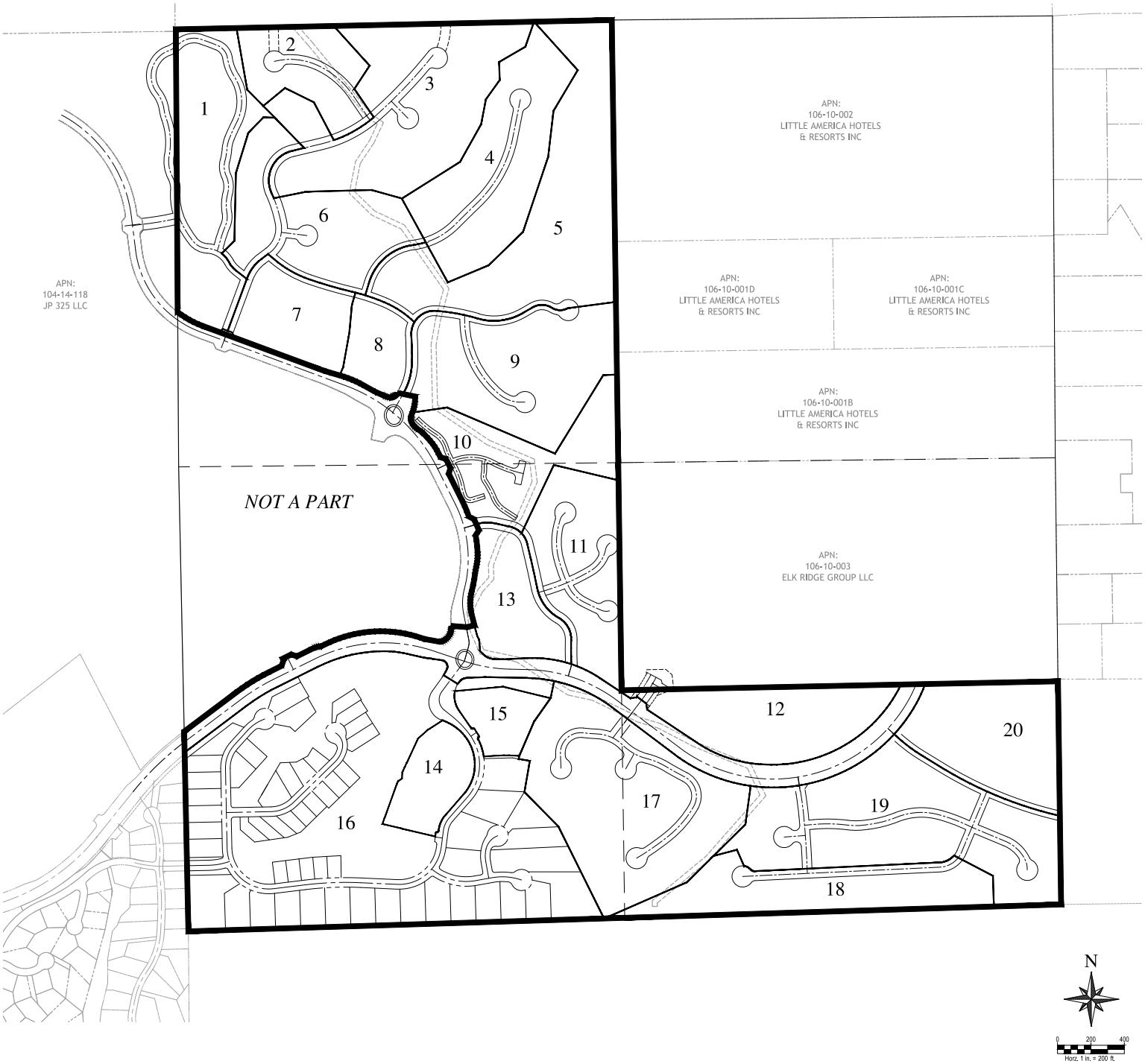
J. Block Pattern

The natural form of the STL 290 property, including steep slopes, drainageways, forest resources, and required Resource Protection areas, precludes the establishment of a uniform street grid or typical suburban block pattern within the Activity Center (Parcels 1, 4, 5, 6, 7, 8, 9, 10). As a result, several blocks and cul-de-sac streets within the S12 Activity Center will exceed the 600–1,000-foot block length recommended for Suburban Activity Centers in the Regional Plan 2030. This deviation is appropriate and intentional, as forcing additional vehicular street connections through the site would result in substantial grading, disturbance of protected slopes, and fragmentation of ecological and drainage corridors.

Consistent with the Regional Plan's recognition that block size and street configuration must respond to topography and environmental constraints, the Specific Plan achieves the functional intent of smaller block patterns through a fine-grained system of multi-use trails, pedestrian connections, and bicycle pathways spaced approximately 300–600 feet apart. Where cul-de-sac streets exceed 600 feet in length, the Specific Plan requires the provision of mid-block or end of cul-de-sac pedestrian and/or trail connections. These connections will link cul-de-sacs to adjacent streets, trails, parks, or open-space corridors, ensuring continuity of the non-motorized network and reducing walking distances.

Through this approach, the Specific Plan provides internal permeability, walkability, and multimodal access consistent with the expectations of a Suburban Activity Center, even where vehicular block lengths are larger due to the need to align streets with the site's natural systems. In this way, the Plan meets the intent of the Regional Plan's connectivity objectives while respecting and preserving the landscape that defines the character of the STL 290 site.

Outside of the S12 Activity Center, block sizes within the remainder of the Specific Plan Area will comply with the Regional Plan block size definition for Suburban Neighborhoods and the zoning code.



ROAD NETWORK MAP

SINGLE-FAMILY RESIDENTIAL CHARACTER IMAGES (As Allowed in Single-Family Residential, MMI & MM2)

















- A Mountain Style
- B Natural Materials
- C Human-Scaled Architecture
- D Gabled or Shed-Style Rooflines with Overhangs
- E Large Windows
- F Native Landscaping

*Images above depict single-family detached residential homes as allowed/encouraged within Single-Family Residential and Missing Middle Type 1 Development Areas or Missing Middle Type 2 where appropriate. Single family not allowed within Development Areas 1, 7, 14, and 15.

SINGLE-FAMILY ATTACHED & DUPLEX/TRIPLEX CHARACTER IMAGES (As Allowed in MMI, MM2 & MDR)



















- A Mountain Style
- B Natural Materials
- C Compact Higher-Density Configurations
- D Varied Facades with Porches, and Balconies
- E Native Landscaping
- F Human-Scaled Architecture Using Sloped Roofs and Divided Masses to Minimize Bulk

*Images above depict single-family attached residential homes & duplex, triplex, four plex, townhouses, and condos as allowed/encouraged within Missing Middle Type 1 and 2 and MDR Development Areas. Single family not allowed within Development Areas 1, 7, 14, and 15.

MULTI-FAMILY CHARACTER IMAGES (As Allowed in MM1, MM2, and Medium Density Residential)

















- A Mountain Style
- B Natural Materials - Wood Siding, Heavy Timber, Weathered Steel, Stone, Metal
- C Gabled or Shed-Style Rooflines with Overhangs
- D Varied Facades with Porches, and Balconies
- E Large Windows
- F Native Landscaping

*Images above depict multiplex, condos, and small garden style apartments as allowed/encouraged within Missing Middle Type 1 & 2 and Medium Density Residential Development Areas.

RETAIL/COMMERCIAL CHARACTER IMAGES



















A Mountain Style
B Natural Materials - Wood Siding, Heavy Timber, Weathered Steel, Stone, Metal
C Human/Pedestrian Scale
D Varied Facades
E Large Windows / Glass Storefronts
F Activated Public Space

*Images above depict the architectural characteristics required within Retail/ Commercial Development Areas.

LODGING CHARACTER IMAGES



















- A Mountain Style
- B Natural Materials - Wood Siding, Heavy Timber, Weathered Steel, Stone, Metal
- C Gabled or Shed-Style Rooflines with Overhangs
- D Varied Facades with Porches, and Balconies
- E Large Windows
- F Native Landscaping

*Images above depict the lodging architectural characteristics required within the Lodging/Highway Commercial Development Area.

K. Resource Protection Criteria for Conservation

The STL 290 Specific Plan establishes a flexible, site-responsive framework for identifying Resource Protection Conservation Areas ("Conservation Areas") that will guide future development, forest stewardship, and preservation under the City's Resource Protection Overlay. These criteria ensure that high-value natural resources are prioritized for conservation while allowing project-level design to adapt to refined environmental data and City review during subsequent development phases.

1. Multiple-Resource Value

Conservation Areas will generally be prioritized where two or more significant resource types overlap or occur in close proximity. Examples include:

- mature or high-value ponderosa pine stands,
- slopes exceeding 17%,
- natural drainageways or riparian pockets,
- wildlfe movement corridors,
- prairie dog colonies or other habitat indicators, and
- soils or vegetation communities supporting rare or sensitive plant species.

These overlapping resource conditions typically create the greatest ecological function and therefore warrant early consideration in site planning.

2. Forest Health, Structure, and Fire Resilience

Conservation Areas will focus on forest conditions that contribute to long-term ecosystem health and fire resilience. This includes:

- older, higher-value or fire-adapted ponderosa pine stands;
- areas important for maintaining canopy continuity; and
- locations where protecting existing forest structure supports wildfire risk reduction and ecological restoration.

This forest-sensitive approach reinforces both environmental stewardship and community safety.

3. Drainageways, Hydrologic Features, and Water-Driven Processes

Natural drainageways, ephemeral channels, wet-meadow pockets, and other hydrologic features are strong candidates for Conservation Areas because protection of these systems:

- supports hydrologic connectivity,
- minimizes erosion and soil disturbance,
- enhances natural infiltration and stormwater function, and
- preserves riparian and wildlife habitat.

Where appropriate, these areas may also serve as part of the open space and trail framework.

4. Topographic Constraints and Scenic Landforms

Steeper slopes, ridgelines, knolls, and visually prominent landforms will be considered for conservation to:

- reduce the need for extensive grading,
- maintain soil stability and watershed function, and
- preserve the scenic mountain and forest character that defines STL 290.

Flexibility will be maintained so that topography may be balanced with other design considerations.

5. Sensitive Habitat and Species Considerations

Biological features such as prairie dog habitat, wildlife corridors, and pockets of sensitive vegetation will be evaluated through site-specific ecological assessments conducted during each development phase. Where feasible, these habitats may be incorporated into open-space corridors or otherwise protected to maintain ecological continuity and biodiversity.

If prairie dog colonies are located within areas proposed for disturbance, the developer will consult with AZGFD to determine appropriate avoidance, timing, and relocation procedures consistent with State wildlife management guidance.

Conclusion
These criteria provide a clear yet flexible framework for identifying Resource Protection Conservation Areas within STL 290. By focusing on multi-resource value, forest health, hydrologic systems, topography, and sensitive habitat, the Specific Plan ensures that conservation priorities are integrated into neighborhood design while preserving the ability to adjust boundaries as new site information emerges. This adaptive approach allows STL 290 to honor the intent of the City's Resource Protection standards while maintaining design flexibility essential for long-term planning and implementation.

L. Infrastructure

The 290 Acres is located within the City's urban growth boundary and is served by City water and wastewater utilities. A Water & Sewer Impact Analysis for the Property has been prepared and approved by the City. Water, wastewater, and drainage improvements are discussed below. Necessary easements will be dedicated for public and wastewater improvements. Construction of infrastructure improvements will occur based on development and phasing.

i. Water Improvements

To support the development of the Property, several water mains and waterlines will be constructed. The water improvements are planned to be constructed in phases as the property is developed.

A 20-inch public water main is proposed to be constructed within the J.W. Powell Boulevard alignment and will extend easterly from the west boundary of the site. In the first phase of improvements, the portion of the water main extending from the west boundary of the property to the proposed roundabout will be constructed to support the planned development of Pine Canyon Expansion, or Development Area 16. Proposed Phase 2 is to construct a 20-inch waterline from the roundabout to the northeast boundary of the property.

To the south of J.W. Powell Boulevard, there will be 8-inch waterline loops that connect to the 20-inch main and serve the southern development parcels. There will be an 8-inch waterline connection to existing Pine Canyon in the Pine Canyon Expansion Area (DA16). To the north of J.W. Powell Boulevard, a 12-inch waterline is proposed within the proposed collector road extending from the roundabout to the commercial village and the remainder of the property. This 12-inch waterline will ultimately connect to proposed water improvements in the Juniper Point development.

Additional water mains are planned to be constructed within the northern parts of the Property to loop into an existing 27-inch waterline in the Bow and Arrow Wash. Offsite easements are planned to be obtained as necessary for these improvements.

ii. Reclaimed Water

It is anticipated that public reclaimed water will be necessary for the irrigation of active open space and enhanced landscape areas within the 290 Acres, through the approval of a new reclaimed water agreement. The developers of the Pine Canyon development have actively worked to reduce the community's reclaimed water needs through modern technology. It is estimated that these upgrades to Pine Canyon's system have resulted in a 30% reduction in historical demand. The applicant plans to request of the City that they be allowed to use the resulting excess supply of reclaimed water for the future system demands within the 290 Acres as a part of the new agreement. The reclaimed water needs within the Property will also be mitigated by the benefits of the same modern technology used in Pine Canyon. The demand will be further reduced through the thoughtful application of turf and planted areas, as well as a modest system that includes surface water for storage.

The existing Rio De Flag Treatment Plant and reclaimed water main within Rio De Flag Wash are anticipated to provide

the necessary reclaimed water. Easements will be obtained as needed for any offsite improvements.

iii. Wastewater

Sewer improvements are planned to be constructed in phases as the Property is developed. First, it is proposed that a public gravity 8-inch sewer line will be constructed within Pine Canyon Expansion, or Development Area 16.

A gravity sewer main is anticipated to be constructed within J.W. Powell Blvd Alignment, beginning just west of the proposed roundabout and will continue east to connect to the existing sewer in Rio De Flag.

Within the northern portion of the 290 Acres, gravity sewer mains are planned to be constructed within washes to the connect to the existing 24-inch sewer main in the Bow and Arrow Wash and the existing 42-inch sewer in Rio De Flag. Offsite easements are planned to be obtained as needed for any offsite improvements.

iv. Solid Waste

It is anticipated that solid waste disposal for the 290 Acres will be provided by the City to the Cinder Lakes Landfill. The commercial uses and travel accommodations in Development Area 6 are planned to utilize dumpster enclosures. Residential development throughout the 290 Acres may have roll out containers and curbside pick-up and/or trash dumpsters.

v. Storm Water Drainage

A drainage design strategy for the Property was determined by evaluating the downstream drainage impacts from the 290 Acre's post-development conditions. From this, a stormwater management plan was developed that prevents a significant impact to the Rio de Flag floodplain and mitigates any potential adverse impacts to Continental Lake. This will be documented within a Drainage Impact Analysis, Master Stormwater Detention Plan, and other documentation as necessary for the Property development. Any Analysis(es) and Report(s) will detail the proposed stormwater drainage and management and adherence to relevant City Codes.

M. Public Services (Fire & Police)

The Flagstaff Fire Department provides fire coverage for the Property. The closest fire station is Station #6, located at 3877 South Lake Mary Road, approximately 2.5 miles from the Property.

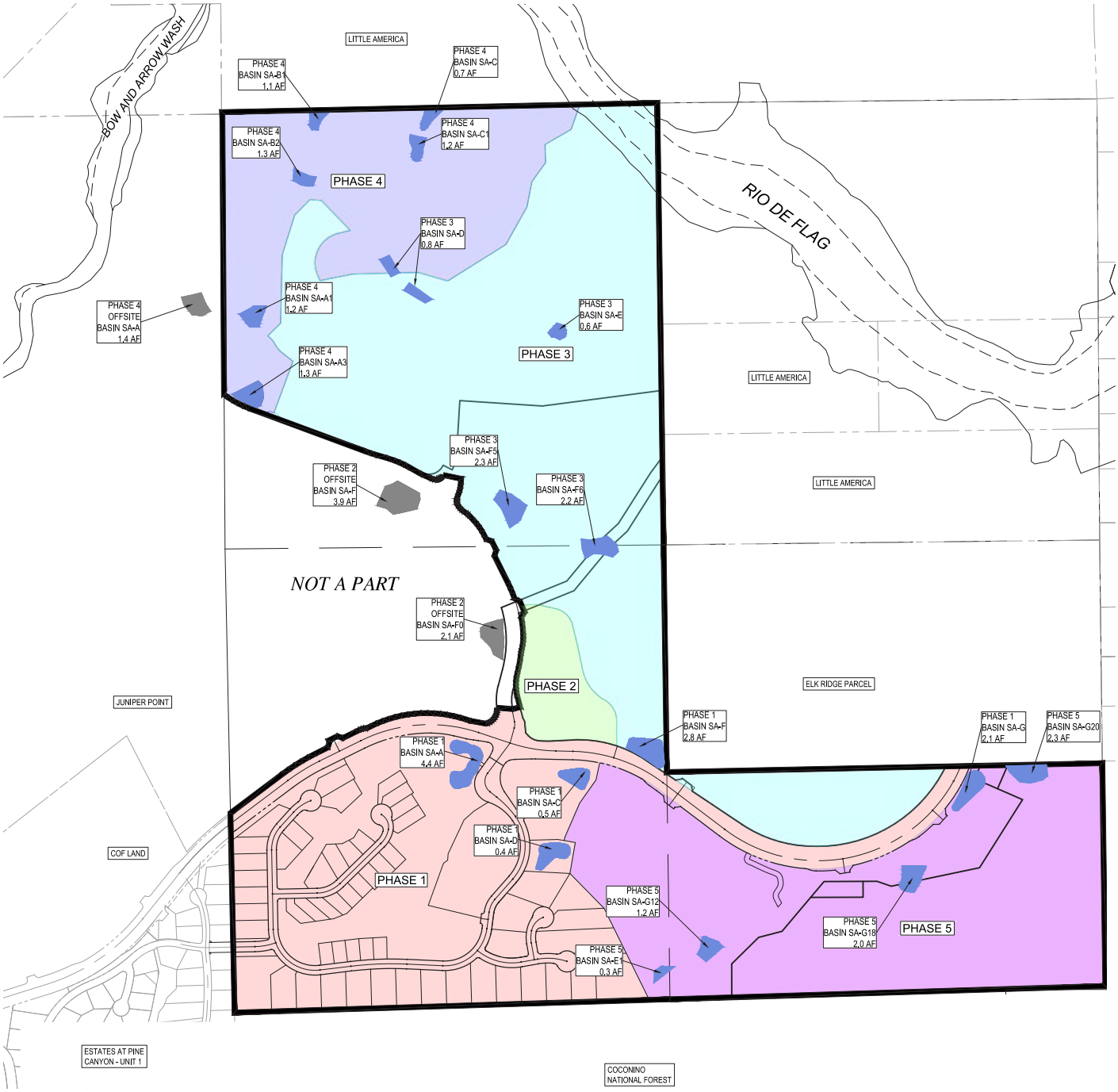
The Flagstaff Police Department will be the police protection agency for the Property. Costs of police service are offset by impact fees assessed pursuant to A.R.S. § 9-463.05.

N. Public Transit

The STL 290 Specific Plan supports the expansion of Flagstaff's multimodal network by accommodating future public transit along both J.W. Powell Boulevard and Ponavera Boulevard. These corridors are designed with adequate right-of-way, intersection geometry, and pedestrian infrastructure to support future Mountain Line bus routes or equivalent transit services.

Higher-density residential and mixed-use areas are strategically located along Ponavera Boulevard and within the S12 Activity Center to create a ridership base and promote transit viability. Internal street and trail connections ensure all neighborhoods are within walking distance of potential transit stops.

As development progresses, coordination with Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA) will identify stop locations and design features such as shelters, crossings, and pull-outs. This forward-planning approach ensures STL 290 remains transit-ready, supporting reduced vehicle reliance and advancing the Regional Plan's goals for sustainable, connected growth.



LEGEND

PHASE 1	STORAGE BASIN
PHASE 2	OFFSITE BASIN
PHASE 3	
PHASE 4	
PHASE 5	

WOOD PATEL

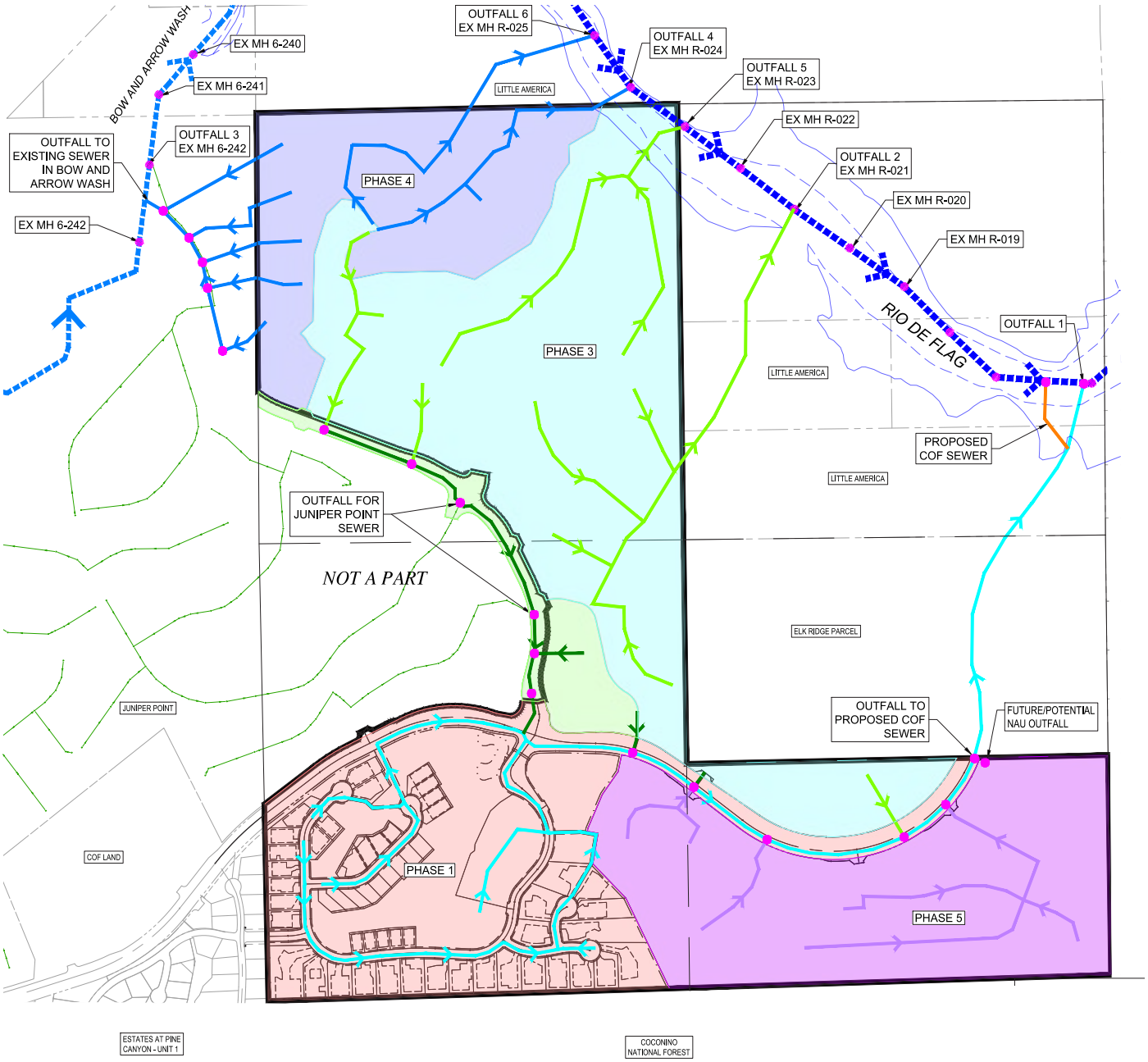
STL 290

DRAINAGE STRATEGY EXHIBIT

DATE	6/26/2026	SCALE	1" = 300'	SHEET	1 OF 1
JOB NO	225329	DESIGN		DRAWN	

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DRAINAGE STRATEGY MAP



LEGEND

PHASE 1	PHASE 1 SEWER	CONNECTION POINTS
PHASE 2	PHASE 2 SEWER	EXISTING SEWER MH
PHASE 3	PHASE 3 SEWER	
PHASE 4	PHASE 4 SEWER	
PHASE 5	PHASE 5 SEWER	
	EXISTING SEWER (RIO DE FLAG)	
	EXISTING SEWER (BOW AND ARROW)	
	PROPOSED SEWER	

WOOD PATEL

STL 290

WASTEWATER STRATEGY EXHIBIT

DATE	6/26/2026	SCALE	1" = 300'	SHEET	1 OF 1
JOB NO	225329	DESIGN		DRAWN	

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WASTEWATER STRATEGY MAP

O. Schools

The Property lies within the Flagstaff Unified School District. It is anticipated that any elementary age children (K-5) will attend Kinsey Elementary School, located at 1601 South Lone Tree Road, approximately 2 miles from the property. Any middle school age children (6-8) will attend Mount Elden Middle School, located at 3223 North 4th Street, approximately 6.4 miles from the property. The Flagstaff High School, located at 400 West Elm Avenue - approximately 4.1 miles from the STL 290 property, will serve grades 9-12.

P. Utilities

The Property is within the service areas for APS (electric), UniSource (gas), and CenturyLink (communications).

Q. Roadway, Trail, and Infrastructure Maintenance

Roadways, trails, sidewalks, utilities, landscaping, and associated infrastructure within the Specific Plan area shall be maintained in accordance with applicable City code requirements, adopted engineering standards, approved subdivision documents, development agreements, improvement plans, and other applicable agreements in effect at the time of development.

Public arterial and collector roadways constructed within the Specific Plan area shall be dedicated and maintained consistent with applicable City standards and acceptance procedures. Any offsite infrastructure improvements shall be constructed and maintained in accordance with the final STL 290 Development Agreement, J.W. Powell Development Agreement, or other applicable agreements.

Private streets, private drives, and private trail facilities, including Community Trails, shall be privately maintained by the HOA.

FUTS facilities and the Arizona Trail shall follow the standard maintenance structure established by the City unless otherwise specified through future agreements or approved development documents.

Enhanced landscaping, enhanced streetscape elements, decorative median treatments, or other non-standard improvements located within medians or public right-of-way areas may be permitted; however, long-term maintenance responsibilities for such improvements shall be established through separate agreements between the developer and the City, as applicable.

R. Adjacent Vehicular Access

The Specific Plan identifies all topographically viable and environmentally responsible connection points, including two planned connections to the north into the Little America property, three access points from Ponavera Boulevard that connect into the Juniper Point development, and an eastern roadway connection preserved for future multimodal access to NAU. These connections, illustrated on the Roadway Network map, represent the full extent of feasible opportunities to integrate the STL 290 roadway system with surrounding development. As individual parcels within the planning area develop and more detailed engineering is completed, additional local access points may be created where terrain and resource constraints allow; however, no additional feasible connections have been identified at this time.

S. Phasing

It is anticipated that the approximately 126 southwest-most acres of the Property will be developed as Phase I (65.3 of these acres are already in development), including the entire length of the JWP cooridor within the STL property. The commercial center, will be developed as the Second Phase (development area 13), along with the entire length of the Ponavera Boulevard. Development of the residential area to the east of the Commercial site, as well as the lodging area, will follow as Phase Three (development areas 4, 5, 6, 7, 8 9, 10, 11, and 12). Phase Four will include residential parcels in the northern portion of the property (development areas 1, 2, and 3). And finally, Phase Five will consist of the southeastern most portion of the property (development areas 17, 18, 19, and 20). Development plans for each phase(s) will be submitted to the City for review to ensure proper and orderly development.

Phase 1

- JWP Roadway and Infrastructure, Including Associated FUTS (PRD Enhanced Pedestrian Environment: multi-use trail connections, shaded walkways)
- Development Area 16 - Residential Homes, Golf Course and Associated Amenity Facilities
- Development Area 14 - Residential Homes (PRD Housing Mix) and 0.80-acres Common Space.
- Development Area 15 - Residential Homes (PRD Housing Mix) and 0.54-acres Common Space.

Phase 2A

- Ponavera Boulevard and Infrastructure, Including Associated FUTS (PRD Enhanced Pedestrian Environment: multi-use trail connections, shaded walkways)

Phase 2B

- Development Area 13 - Commercial Center (PRD Housing Mix)
- Plaza Park and Internal Neighborhood Trails (PRD Recreational Amenities: multi-use outdoor plaza, shade structure, seating areas, PRD Enhanced Pedestrian Environment: shaded walkways, multi-use trail connections)

Phase 3

- Development Area 5 - Lodge Development
- Development Area 4 - Residential Homes (PRD Housing Mix, PRD ADU Permitted)
- Development Area 6 - Residential Homes (PRD Housing Mix, PRD ADU Permitted)
- Development Area 7 - Residential Homes (PRD Housing Mix)
- Development Area 8 - Residential Homes (PRD Housing Mix)
- Development Area 9 - Residential Homes (PRD Housing Mix, PRD ADU Permitted)
- Development Area 10 - Residential Homes (PRD Housing Mix, PRD ADU Permitted) and 3.49-acres Common Space
- Development Area 11 - Residential Homes (PRD Housing Mix, PRD ADU Permitted) and 2.0-acres Common Space
- Development Area 12 - Residential Homes (PRD Housing Mix, PRD ADU Permitted) and 3.75-acres Common Space

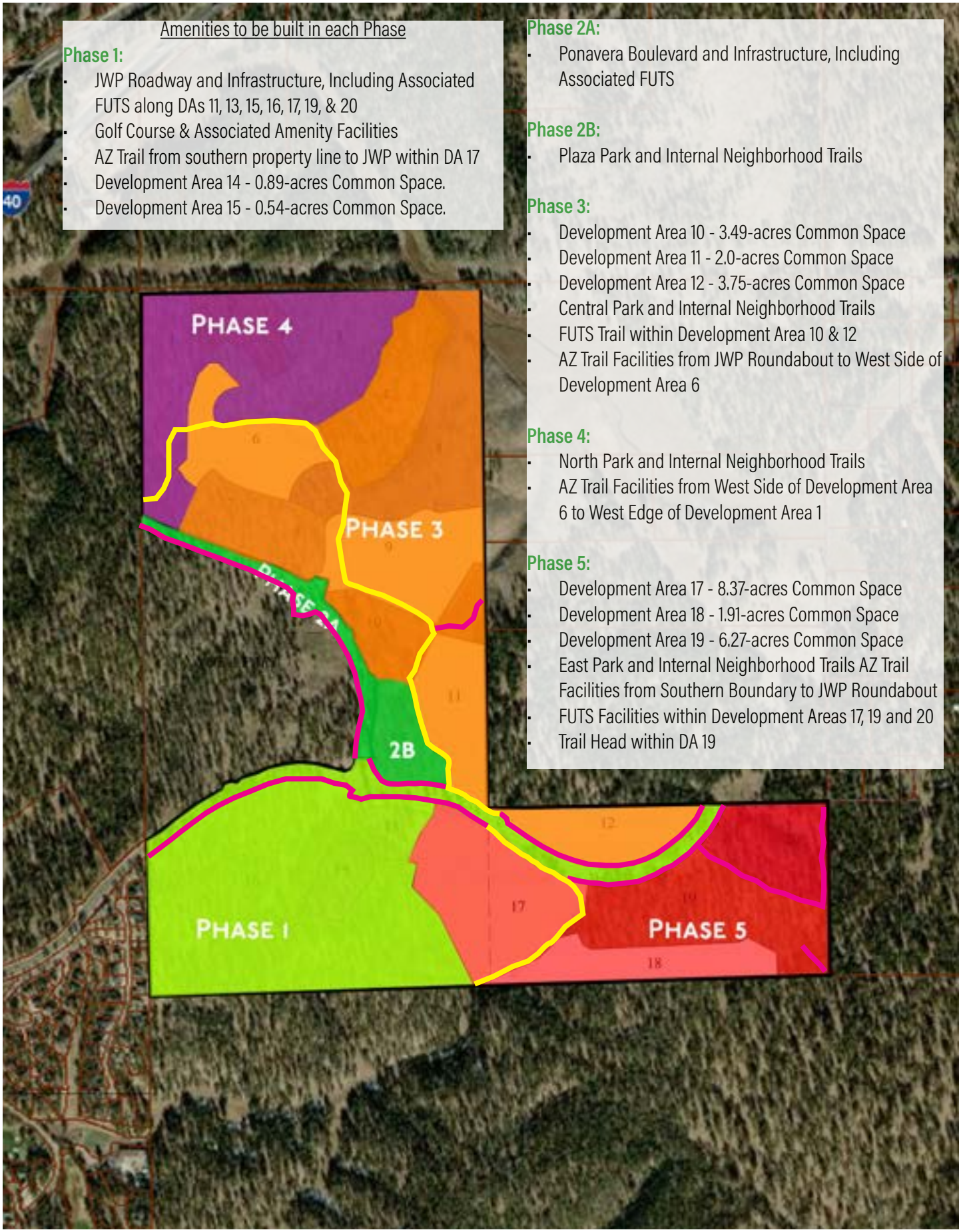
- Central Park and Internal Neighborhood Trails (PRD Recreational Amenities: multi-use recreation fields, sports court, shade structure, play equipment, PRD Enhanced Pedestrian Environment: shaded walkways, multi-use trail connections, seating areas, signage)
- FUTS Trail within Development Area 10 (PRD Enhanced Pedestrian Environment): multi-use trail connections, signage)
- AZ Trail Facilities from JWP Roundabout to West Side of Development Area 6 (PRD Enhanced Pedestrian Environment: seating areas, signage, shaded walkways)

Phase 4

- Development Area 1 - Residential Homes (PRD Housing Mix)
- Development Area 2 - Residential Homes (PRD Housing Mix, PRD ADU Permitted)
- Development Area 3 - Residential Homes (PRD Housing Mix, PRD ADU Permitted)
- North Park and Internal Neighborhood Trails (PRD Recreational Amenities: Shade structure, single-tract bike paths with jumps, PRD Enhanced Pedestrian Environment: shaded walkways, multi-use trail connections)
- AZ Trail Facilities from West Side of Development Area 6 to West Edge of Development Area 1 (PRD Enhanced Pedestrian Environment: seating areas, signage, shaded walkways)

Phase 5

- Development Area 17 - Residential Homes (PRD Housing Mix, PRD ADU Permitted) and 8.37-acres Common Space
- Development Area 18 - Residential Homes (PRD Housing Mix, PRD ADU Permitted) and 1.91-acres Common Space
- Development Area 19 - Residential Homes (PRD Housing Mix, PRD ADU Permitted) and 6.27-acres Common Space
- Development Area 20 - Commercial Center
- East Park and Internal Neighborhood Trails (PRD Recreational Amenities: Recreational Fields, kids play areas, shade structure, PRD Enhanced Pedestrian Environment: shaded walkways, multi-use trail connections)
- AZ Trail Facilities from Southern Boundary to JWP Roundabout (PRD Enhanced Pedestrian Environment: seating areas, signage, shaded walkways)
- FUTS Facilities within Development Areas 12, 17, 19 and 20 (PRD Enhanced Pedestrian Environment: shaded walkways, multi-use trail connections)
- Trail Head (PRD Enhanced Pedestrian Environment: vehicular and bike parking, trail connections, signage, information)



Amenities to be built in each Phase

Phase 1:

- JWP Roadway and Infrastructure, Including Associated FUTS along DAs 11, 13, 15, 16, 17, 19, & 20
- Golf Course & Associated Amenity Facilities
- AZ Trail from southern property line to JWP within DA 17
- Development Area 14 - 0.89-acres Common Space.
- Development Area 15 - 0.54-acres Common Space.

Phase 2A:

- Ponavera Boulevard and Infrastructure, Including Associated FUTS

Phase 2B:

- Plaza Park and Internal Neighborhood Trails

Phase 3:

- Development Area 10 - 3.49-acres Common Space
- Development Area 11 - 2.0-acres Common Space
- Development Area 12 - 3.75-acres Common Space
- Central Park and Internal Neighborhood Trails
- FUTS Trail within Development Area 10 & 12
- AZ Trail Facilities from JWP Roundabout to West Side of Development Area 6

Phase 4:

- North Park and Internal Neighborhood Trails
- AZ Trail Facilities from West Side of Development Area 6 to West Edge of Development Area 1

Phase 5:

- Development Area 17 - 8.37-acres Common Space
- Development Area 18 - 1.91-acres Common Space
- Development Area 19 - 6.27-acres Common Space
- East Park and Internal Neighborhood Trails AZ Trail Facilities from Southern Boundary to JWP Roundabout
- FUTS Facilities within Development Areas 17, 19 and 20
- Trail Head within DA 19

PHASING MAP

IV. LAND USE & DEVELOPMENT STANDARDS

Section IV. Land Uses & Development Standards includes Allowed Uses and modifications to the development standards for each Development Area. Any amendments to the Zoning Code affecting a use(s) or standard within this Section enacted after the adoption of the STL 290 Specific Plan may be opted into.

TABLE 1: LAND USE MASTER PLAN

Parcel	Regional Plan Land Use	Proposed Land Uses	Total Acres	Develop-able Acres	Targeted Open Space Acres	Land Use Density Range		Dwelling Unit Range		Targeted Dwelling Units	Targeted DU/AC	Existing Zoning Category	Proposed Zoning Category
						Min.	Max.	Min.	Max.				
1	Suburban - Future	Medium Density Residential	15.58	11.41	4.17	12	14	137	160	137	12.01	Rural Residential RR-RPO	Medium Density Residential MR-RPO
2	Suburban - Future	Missing Middle 2	7.9	5.34	2.55	4	6	21	32	26	4.87	Rural Residential RR-RPO	Single Family Residential R1-RPO
3	Suburban - Future	Single Family Residential	22.68	11.95	10.73	0.8	1	10	12	12	1.0	Rural Residential RR-RPO	Rural Residential RR-RPO
4	Suburban - Future	Missing Middle 2	16.14	10.21	5.93	4	6	41	61	60	5.88	Rural Residential RR-RPO	Single Family Residential R1-RPO
5	Suburban Activity Center	Lodging	23.69	17.09	6.59	/	/	/	/			Rural Residential RR-RPO	Highway Commercial HC-RPO
6	Suburban - Future	Missing Middle 1	14.06	10.84	3.22	4	6	43	65	43	4.00	Rural Residential RR-RPO	Single Family Residential R1-RPO
7	Suburban - Future	Medium Density Residential	7.76	7.76	0	12	14	93	109	109	14.00	Rural Residential RR-RPO	Medium Density Residential MR-RPO
8	Suburban - Future	Missing Middle 2	4.56	4.56	0	11	14	50	64	50	10.96	Rural Residential RR-RPO	Medium Density Residential MR-RPO
9	Suburban - Future	Missing Middle 1	18.21	11.12	7.09	4	6	44	67	45	4.05	Rural Residential RR-RPO	Single Family Residential R1-RPO
10	Suburban - Future	Missing Middle 2	11.41	11.41	0	2	6	23	68	40	3.51	Rural Residential RR-RPO	Single Family Residential R1-RPO
11	Suburban - Future	Missing Middle 1	12.47	12.47	0	2	6	25	75	40	3.21	Rural Residential RR-RPO	Single Family Residential R1-RPO
12	Suburban - Future	Single Family Residential	11.96	11.96	0	0	1	0	12	3	0.25	Rural Residential RR-RPO	Rural Residential RR-RPO

Parcel	Regional Plan Land Use	Proposed Land Uses	Total Acres	Develop-able Acres	Targeted Open Space Acres	Land Use Density Range		Dwelling Unit Range		Targeted Dwelling Units	Targeted DU/AC	Existing Zoning Category	Proposed Zoning Category
13	Suburban Corridor	Retail / Commercial	7.67	7.67	0	0	13	0	100	20	2.61	Rural Residential RR-RPO	Suburban Commercial SC-RPO
14	Suburban - Future	Medium Density Residential	5.3	5.3	0	2	6	11	32	32	6.00	Rural Residential RR-RPO	Single Family Residential R1-RPO
15	Suburban - Future	Medium Density Residential	3.57	3.57	0	2	6	7	21	20	5.60	Rural Residential RR-RPO	Single Family Residential R1-RPO
17	Suburban - Future	Missing Middle 1	24.82	24.82	0	2	6	50	149	50	2.01	Rural Residential RR-RPO	Single Family Residential R1-RPO
18	Suburban - Future	Single Family Residential	12.72	12.72	0	0	1	0	13	11	0.86	Rural Residential RR-RPO	Rural Residential RR-RPO
19	Suburban - Future	Missing Middle 1 & 2	25.13	25.13	0	2	6	50	151	87	3.46	Rural Residential RR-RPO	Single Family Residential R1-RPO
20	Suburban Corridor	Retail / Commer-cial/ Public Facility	12.82	9.38	3.44	0	13	0	122	0	0.00	Rural Residential RR-RPO	Suburban Commercial SC-RPO
Total			258.44	214.71	43.73			605	1,312	785	3.7		

*All target unit counts are conceptual and may be modified at each phase of development, so long as the property continues to comply with the permitted land uses, development standards, and applicable zoning regulations as set forth in this Specific Plan, and within Chapter 10 of the Flagstaff City Code.

**Targeted Open Space areas will be refined and memorialized during the platting process. Open space acreages depicted in the Open Space Exhibit and associated tables a may be adjusted to respond to final engineering, resource protection requirements, and site-specific conditions, in compliance with the Development Agreement and the intent of the Specific Plan, and by Director Approval. Targeted Open Space Areas will be managed by the HOA and governed by CC&Rs allowing public access.

A. Residential Program and Uses

The distribution of residential land uses within STL 290 follows a deliberate density gradient that responds to transportation access, walkability objectives, and natural site constraints. The highest-density residential areas are intentionally located along Ponavera Boulevard, which functions as the community's primary multimodal corridor and the central spine of the land use framework. Placing Medium Density Residential and Missing Middle 2 housing types along this corridor ensures direct access to transit, trails, parks, and the Future Activity Center, creating a strong foundation for a walkable mixed-use environment.

From this high-density core, residential intensity tapers outward in a series of strategic transitions.

- Medium Density Residential and Missing Middle 2 uses are concentrated closest to Ponavera Boulevard, the Activity Center, and multimodal connections, where infrastructure is most robust and the terrain is more suitable for compact development.
- Missing Middle 1 provides a transitional zone between attached products and traditional single-family neighborhoods, helping to balance density while maintaining a human-scaled residential pattern.
- Single-Family Residential is placed in areas with the greatest slope, forest resource concentration, or drainage constraints, where smaller blocks and detached lots reduce grading, preserve natural character, and fit the physical limitations of the land.

Several Development Areas demonstrate how topography shapes these decisions. Development Areas 9 and 11 lie within areas of steeper terrain, drainage corridors, and significant slope variation. Although they are located near Ponavera Boulevard and the Activity Center, the physical constraints make higher-density residential forms infeasible. As a result, these Development Areas are designated for lower-intensity housing to avoid excessive cut-and-fill, protect RPO resources, and align development with the site's environmental capacity.

Development Area 1: Relationship to Juniper Point and Justification for Higher Density

Development Area 1 occupies a unique position along the northern gateway of STL 290, where it interfaces directly with the Juniper Point master-planned community. While the area contains some slope, its developable benches are broader and more uniform than those in DA 9 or 11, allowing higher-density development with significantly less grading. More importantly, DA 1 aligns with the existing and planned higher-density neighborhoods and collector-street framework of Juniper Point, supporting a consistent corridor-based development pattern. Placing compact housing in DA 1 strengthens multimodal connectivity and reinforces the north–south Activity Center corridor consistent with land use policies. Single-Family homes are prohibited in this Development Area. Units proposed on this parcel are located exclusively within the Specific Plan Area and not the adjacent Juniper Point acreage.

By comparison, several interior Development Areas, though geographically closer to the Activity Center, contain fragmented development pods, steeper slopes, and more sensitive natural systems, which make density unsuitable. DA 1's density is therefore justified based on compatibility, efficient development geometry, and corridor alignment, not merely proximity.

Development Area 6: Missing Middle 1, Visual Buffering, and Transitional Function

Development Area 6 is designated as Missing Middle 1 because it occupies one of the more moderately sloped and less topographically constrained areas within the northern portion of the site, allowing compact and attached residential forms that fit comfortably within the landform. While DA 6 could physically support higher-intensity housing, its placement serves an important transitional role within the STL 290 density framework. Positioned between the higher-density DA 1 to the northwest and the lower-density single-family neighborhood in DA 3 to the north, DA 6 provides a critical visual and scale transition across the hillside.

The Missing Middle 1 pattern softens the shift between the more intense multifamily products planned in DA 1 and the

traditional detached homes in DA 3, ensuring that building massing, height, and lot sizes step down appropriately as development moves northward. This transitional structuring directly supports land use policies by aligning density with both terrain and adjacent neighborhood character, and by maintaining a cohesive skyline and minimizing visual impacts along natural slopes. Through its role as a density and visual buffer, DA 6 contributes to a balanced, human-scaled residential pattern that respects topography while advancing walkability and housing diversity.

Regulatory Context and Allocation of Housing Types

In alignment with Arizona Senate Bill 2721, which requires municipalities of over 75,000 residents to permit duplexes, triplexes, fourplexes, and townhomes within at least 20% of new developments over ten contiguous acres, this Specific Plan identifies multiple Development Areas where Missing Middle and Medium Density housing types are permitted. Within Development Areas 1, 2, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15, 17, 19, and 20 representing 187.45 acres (66.94%) of STL 290, attached housing types including duplexes, triplexes, fourplexes, townhomes, and condominiums are allowed and encouraged. Single-Family residential is prohibited within Development Areas 1, 7, 14, and 15.

The Development Areas that propose the R1-RPO and MR zoning under the concurrent rezoning applications, enabling a wide variety of residential building forms that satisfy both state housing requirements and the City's long-term policy objectives for diversity, attainability, and neighborhood-scale design.

Land Use Mapping and Zoning Implementation

The STL 290 Development Area Map graphically defines where each of these land use types applies across the 20 Development Areas of the Specific Plan. Table 2: Allowed Uses identifies the uses permitted in each Development Area and the corresponding zoning district. Final zoning for each parcel will be established through the two concurrent STL 290 rezoning cases and verified through subsequent site plans, preliminary plats and final plats.



Table 2: Allowed Uses			
Development Area	**Proposed Zoning Category**	**Allowed Residential Uses**	**Allowed Commercial Uses**
1	MR-RPO	All uses within MR. One Unit Residential Development prohibited.	Outdoor Public Uses
2	R1-RPO	All Uses Within R1	Outdoor Public Uses
3	RR-RPO	All Uses Within RR	Outdoor Public Uses
4	R1-RPO	All Uses Within R1	Outdoor Public Uses
5	HC-RPO	–	Primary Use: Travel Accommodations, Accessory Uses: Restaurant, Bars/Taverns, including Outdoor Public Uses and General Retail Business Uses, Stealth or Attached Telecommunication Facilities, Community Garden
6	R1-RPO	All Uses Within R1	Outdoor Public Uses
7	MR-RPO	All uses within MR. One Unit Residential Development prohibited.	Outdoor Public Uses
8	MR-RPO	All uses within MR. One Unit Residential Development prohibited.	Outdoor Public Uses
9	R1-RPO	All Uses Within R1	Outdoor Public Uses
10	R1-RPO	All Uses Within R1	Outdoor Public Uses
11	R1-RPO	All Uses Within R1	Outdoor Public Uses
12	RR-RPO	All Uses Within RR	Outdoor Public Uses
13	SC-RPO	All Uses Within SC	General Retail Business, Bars/Taverns, Mixed Use, Live/Work, Restaurant or Cafe, General Services, Indoor Commercial Recreation Facilities, Outdoor Public Uses, Office, and Public Parking. Accessory Use: Stealth or Attached Telecommunication Facilities, Community Garden, Farmers Markets and Flea Markets (with Temp. Use Permit)
14	R1-RPO	All Uses Within R1. One Unit Residential Development prohibited.	Outdoor Public Uses
15	R1-RPO	All Uses Within R1. One Unit Residential Development prohibited.	Outdoor Public Uses
16	RR-RPO	All Uses Within RR (Including Golf Course and Related Facilities)	Outdoor Public Uses (Including Golf Course and Related Facilities)
17	R1-RPO	All Uses Within R1	Outdoor Public Uses
18	RR-RPO	All Uses Within RR	Outdoor Public Uses
19	R1-RPO	All Uses Within R1	Outdoor Public Uses
20	SC-RPO	All Uses Within SC	General Retail Business, Bars/Taverns, Mixed Use, Restaurant or Cafe, General Services, Indoor Commercial Recreation Facilities, Outdoor Public Uses, Office, Dry-Cleaning, Vet Clinic, Automobile Service Station and Convenience Store, Libraries, Museums, and Public Parking. Accessory Use: Stealth or Attached Telecommunication Facilities, Community Garden, Farmers Markets and Flea Markets (with Temp. Use Permit)

"Commercial Mixed-Use" (CMU) Specific to Parcels 13 and 20 - The Commercial Mixed-Use (CMU) within a Suburban Commercial (SC) zone is intended to provide for a range of commercial, office, civic, and supporting residential uses within a coordinated development pattern that promotes walkability and an integrated built environment. CMU areas are meant to be developed as mixed-use (vertical or horizontal) or commercial, but not as residential-only developments. Residential-only developments will not be supported in these areas. Commercial and non-residential uses shall be the primary use within CMU areas in conjunction with residential uses, which are intended to support and activate the commercial environment.

"Golf Course and Related Facilities" - On 11/10/2025, Development Area 16 was entitled for a Golf Course and Related Facilities in CUP case PZ-24-00124-08. This Specific Plan incorporates this entitlement by right and allows for the development of a Golf Course and additional future Related Facilities on the 20.86-acre site within Development Area 16. Golf Course and Related Facilities is defined as: Open land area designated for recreational golf activities, including amenities such as landscaping, irrigation systems, paths, golf greens, tees, clubhouse, and incidental accessory uses.

"Medium Density Residential Land Use" - Provides a land use that allows and encourages the highest density residential product types including single-family attached, condominiums, multi-family, multiplex, and garden style apartments. Single-family detached units are not supported in this land use category.

"Missing Middle Type 1" - Provides a transitional zone between attached products and traditional low density single-family neighborhoods, helping to balance density while maintaining a human-scaled residential pattern. This Land Use pattern may include, but is not limited to single family homes, duplex, triplex, or townhome product types. Single-family detached and single-family attached product types are allowed and encouraged within this classification (note that any use listed within a certain Development Area on Table 2 may be applied within these areas).

"Missing Middle Type 2" - Defines residential uses that are concentrated closest to Ponavera Boulevard, the Activity Center, and multimodal connections, where infrastructure is most robust and the terrain is more suitable for compact development. This Land Use pattern may include, but is not limited to duplex, triplex, fourplex, townhome, multiplex or condo product types. Single-family attached and multi-family product types are most suitable within this classification (note that any use listed within a certain Development Area on Table 2 may be applied within these areas).

"Multi-Family, Multiplex" - permits multiple dwelling units on one parcel and can accommodate a variety of building forms including condominiums, garden style apartments and/or condo platted townhomes, duplex, triplex, and fourplex configurations.

"Permitted Use" – Means the ability for a development to be approved without requiring a public hearing, variance, conditional use permit, special permit or special exemption, other than an administrative action to determine that a site plan conforms with applicable zoning regulations.

"Single-Family Attached" - Refers to a dwelling unit designed for occupancy by one family on its own individual lot that shares one or more common or abutting walls with one or more dwelling units. An attached single-family dwelling (or townhouse) does not share common floors/ceilings with other dwelling units.

"Single-Family Detached" - means a detached dwelling unit designed for occupancy by one family.

*Definitions to be used when determining allowed residential use within each Development area proposal.

B. Development Standards

Lot & Building Standards. The lot and building standards for the Property shall be the standards set forth in the Section 10-40.30 of City's Zoning Code, except as modified below.

Table 3: Development Standards for Residential Uses													
	Development Area												
	2	4	6	9	10	11	17	19	1	7	8	14	15
Minimum Lot Area SF	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Minimum Lot Width	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Minimum Lot Depth	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
Maximum Lot Coverage	70%	70%	70%	70%	70%	70%	70%	70%	80%	80%	80%	70%	70%
Building Height (Stories / Feet)	3 / 48'	4/ 60'	2 / 35'	2 / 35'	3 / 48'	2 / 35'	2 / 35'	3 / 48'	4 / 60'	4 / 60'	4 / 60'	4 / 60'	4 / 60'
Minimum Setbacks													
Front	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
Side1,2	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'	0'	0'	0'
Rear	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'
1 Corner lots shall be required to provide an additional 5' on the street side.													
2 Side setback may be reduced to zero for single-family attached dwellings.													

Table 3 Cont.: Development Standards for Residential Uses				
	Development Area			
	3	12	16	18
Minimum Lot Area SF	2,500	2,500	-	2,500
Minimum Lot Width	30'	30'	-	30'
Minimum Lot Depth	50'	50'	-	50'
Maximum Lot Coverage	50%	50%	-	50%
Building Height (Stories / Feet)	2/35'	2 / 35'	2/35' (3/48' for viewing tower only)	2 / 35'
Minimum Setbacks				
Front	12'	12'	-	12'
Side1	5'	5'	-	5'
Rear	12'	12'	-	12'
1 Corner lots shall be required to provide an additional 5' on the street side.				

Table 4: Development Standards for Commercial Uses			
	Development Areas		
	5	13*	20*
Building Height (Stories / Feet)	5 / 75'	4 / 60'	4 / 60'
*Residential development within in the Suburban Commercial (SC) zones shall utilize the setbacks and lot coverage, established in the Medium Density Residential (MR) zone development standards included in the zoning code.			

Planned Residential Development (PRD) Standards

STL 290 utilizes the Planned Residential Development (PRD) option set forth in the Flagstaff Zoning Code as a mechanism to allow alternative lot area, lot width, and lot depth standards to be applied across the development through adoption of this Specific Plan. Consistent with Zoning Code Division 11-10.30 (Specific Plans) and Section 10-40.60.290 (Planned Residential Developments), this Specific Plan establishes the regulatory framework, development standards, and design elements necessary to implement a coordinated PRD across the approximately 290-acre site.

The Specific Plan functions as the governing document for the PRD and establishes site-wide standards for land use, housing types, density distribution, dimensional requirements, open space, circulation, and public amenities. These standards implement the purpose and intent of the PRD ordinance by allowing flexibility in development form while ensuring delivery of meaningful community benefits, including housing diversity, integrated parks and common space, enhanced pedestrian connectivity, and preservation of natural resources.

In accordance with Section 10-40.60.290, the PRD ordinance requires that a minimum of fifteen percent (15%) Common Space be provided. Within STL 290, this requirement is calculated across the Development Site Acreage of the PRD Development Areas. Based on this methodology, 27.084 acres of Common Space is required, and 27.0985 acres is provided, satisfying the PRD requirement.

Because the STL 290 Open Space improvements are planned and implemented as an integrated system across the 290-acre site, and provide public-facing recreational and connectivity benefits, the Common Space and amenity framework functions at a community scale while maintaining compliance with applicable PRD requirements.

Compliance with the PRD point system is demonstrated cumulatively through the features and amenities embedded within this Specific Plan. The qualifying elements are planned and allocated at the master-plan scale and collectively meet or exceed the minimum point threshold required by the PRD ordinance. Approval of this Specific Plan shall constitute approval of the Planned Residential Development for the entire STL 290 plan area.

Future subdivision plats, site plans, and development permits shall demonstrate consistency with the standards and public benefit framework established herein. Individual development phases shall comply with applicable parcel-level requirements, and are not required to independently qualify as PRDs or re-establish PRD points.

Through this integrated approach, the Specific Plan provides a cohesive regulatory structure that allows development flexibility where appropriate, ensures delivery of public benefits at a community-wide scale, and advances the goals and policies of the Regional Plan. The integrated park, open space, and connectivity framework established by this Specific Plan represents a coordinated community-scale investment that cannot be meaningfully evaluated or credited at the individual subdivision level.

PRD Point Compliance

This Specific Plan, as a whole, complies with the point standards set forth in Section 10-40.60.290 of the Flagstaff Zoning Code, as summarized below:

Housing Mix (2 Points)

STL 290 incorporates a combination of single-family detached, duplex, townhome, and multi-family residential units. This housing mix is distributed across multiple Development Areas and is established by the land use and density framework of this Specific Plan. Because residential product types are allocated at the master-plan level and implemented through adopted Development Area standards, housing diversity is a project-wide characteristic rather than a feature of any individual subdivision. The cumulative mix across the plan area satisfies the PRD housing diversity criteria. Single-Family is prohibited in Development Areas 1, 7, 14, and 15.



STL 290 PROPOSED BUILDING HEIGHTS

Recreational Amenities (2 Points)

Recreational amenities are provided within parks and Common Space areas, including but not limited to dog parks, picnic areas, sports courts, and community gathering spaces.

These amenities are planned as an interconnected system serving the entire STL 290 community and are not confined to individual subdivisions. As described in the Parks and Open Space section of this Specific Plan, recreational facilities are master-planned and phased at the community scale, thereby satisfying the PRD recreational amenity criteria on a project-wide basis. Park and trail facilities will be privately constructed and maintained but publicly accessible as approved by the City, extending the benefit of these amenities beyond project residents.

Minimum Commitments:

- Plaza Park and Internal Neighborhood Trails (PRD Recreational Amenities: multi-use outdoor plaza, shade structure, seating areas)
- Central Park (PRD Recreational Amenities: multi-use recreation fields, sports court, shade structure, play equipment)
- North Park (PRD Recreational Amenities: Shade structure, single-tract bike paths with jumps)
- East Park (PRD Recreational Amenities: Recreational Fields, play equipment, shade structure)

Enhanced Pedestrian Environment (1 Point)

The subdivision includes enhanced pedestrian environments such as expanded landscaping areas, outdoor seating, shaded walkways, and multi-use trail connections.

The Specific Plan establishes a comprehensive pedestrian and trail network connecting residential areas, Activity Centers, parks, and open space corridors throughout the site. These improvements are embedded in the circulation framework and streetscape standards and function as an integrated mobility and placemaking system serving the entire project.

Minimum Commitments:

- JWP Roadway and Infrastructure, Including Associated FUTS (PRD Enhanced Pedestrian Environment: multi-use trail connections, shaded walkways)
- Ponavera Boulevard and Infrastructure, Including Associated FUTS (PRD Enhanced Pedestrian Environment: multi-use trail connections, shaded walkways)
- FUTS Trail within Development Areas 10, 19, 20 (PRD Enhanced Pedestrian Environment: multi-use trail connections, signage)
- AZ Trail Facilities (PRD Enhanced Pedestrian Environment: seating areas placed 600' apart, signage at trail intersections, shaded walkways)
- Internal Neighborhood Trails (PRD Enhanced Pedestrian Environment: shaded walkways, multi-use trail connections, seating areas placed 1,000' apart, trail signage at trail intersections)
- Trail Head (PRD Enhanced Pedestrian Environment: vehicular and bike parking, trail connections, signage, information)

Accessory Dwelling Units Permitted (1 Point)

Subdivision CC&Rs and setback standards do not prohibit the development of accessory dwelling units (ADUs), where otherwise permitted by the underlying zoning district and City regulations.

The Specific Plan establishes dimensional standards that accommodate ADUs consistent with the Flagstaff Zoning Code. CC&Rs recorded within STL 290 shall not restrict ADUs where allowed by City code. Because this allowance applies uniformly across eligible residential lots within the plan area, it constitutes a project-wide commitment rather than a parcel-specific entitlement and supports incremental housing flexibility consistent with PRD objectives.

Total: 6 points

Increased Building Height

Proposed height increases are limited, purpose-driven, and applied only in locations where they advance key goals of the Regional Plan and this Specific Plan. The intent is not to increase intensity broadly, but to achieve the following planning and design outcomes:

1. Support Compact, Walkable, Mixed-Use Areas

Modest height flexibility allows housing and commercial uses to be clustered in walkable nodes rather than spread horizontally, reducing land consumption and helping preserve resource areas elsewhere on the site.

2. Strengthen the Activity Center and Suburban Corridors

Slightly taller buildings along Ponavera Boulevard, J.W. Powell Boulevard, and within the Activity Center help create identifiable gateways, support mixed-use formats, and improve the viability of small-scale retail, tourism-oriented uses, and community spaces.

3. Increase Housing Variety

Additional height enables building types such as stacked flats and small apartment formats that provide needed "missing-middle" options and support the Specific Plan's housing diversity objectives.

4. Conserve Open Space and Sensitive Resources

Allowing some buildings to go higher helps keep the development footprint compact, reducing pressure on wildlife corridors, steep slopes, riparian features, and forest resources identified for protection through the resource banking system.

5. Enhance Urban Design Quality

Height increases are targeted to places where additional massing can frame public spaces, reinforce gateways, and contribute positively to the community's visual character.

C. Open Space Standards

Definition

Any undeveloped space or area characterized by great natural scenic beauty or whose existing openness, natural condition, or present state of use, if retained, would maintain or enhance the conservation of natural or scenic resources. These areas may include a range of conditions, from predominantly undisturbed natural lands to areas designed or modified to support active recreation and community use, including forested lands, drainage corridors, steep slopes, wildlife habitat and movement corridors, floodplains, parks, play areas, and open turf, as shown on the Open Space Exhibit. Open spaces, as shown on the Open Space Exhibit, will be placed on HOA-maintained Tracts within the Block Plat and reserved as open space available for Public Access. This Specific Plan allows for adjustments of Open Space boundaries and amounts with Planning Director Approval if adjustments meet minimum requirements of this Specific Plan and City Zoning Ordinance.

Allowed Uses and Improvements within Open Space Areas

Consistent with City standards, the STL 290 Specific Plan, and implementation of the Forest Resources Pilot Program, Open Space Areas may include improvements necessary to support resource management, recreation, stormwater management, and integration with adjacent development.

Allowed uses and improvements include:

- Winter and summer active and passive recreational amenities;
- Pedestrian, bicycle, and trail systems, including AZ Trail, FUTS and paved or hard-packed aggregate trails;
- Utilities, drainage, and access improvements designed to minimize disturbance;
- Stormwater management features, including drainage structures and Low Impact Development (LID) facilities designed

to mimic natural hydrology and support watershed health;
- Forest management and tree thinning in accordance with the Forest Resources Pilot Program or applicable regulations;
- Grading and drainage improvements necessary to address site constraints and support adjacent development;
- Other uses consistent with the intent of this Specific Plan and approved by the Planning Director.

All improvements shall be designed to preserve the primary intent of open space, including protection of natural resources, scenic quality, and wildlife habitat, while supporting passive and active recreational use.

Development is limited to structures and facilities that support open space functions, such as trails, restrooms, signage, parking, and stormwater infrastructure, unless otherwise permitted by the Specific Plan.

Preservation of Significant Natural Resources

Certain areas of Open Space contain higher-value ecological resources, including the northeastern portion of the site near the Rio de Flag and the southeastern portion adjacent to National Forest lands.

These areas include limestone-derived soils, riparian vegetation, wildlife linkages, grasslands and natural openings, prairie dog colonies, and potential rare plant species, which together support ecological continuity across the site. These areas shall be managed to preserve ecological function, maintain wildlife habitat and movement corridors, protect watershed health, and retain scenic character, while allowing for necessary infrastructure and improvements that are appropriately sited and designed to minimize disturbance and maintain overall ecological function.

Prairie dog colonies shall be considered as part of the site's ecological system, and sensitive plant species identified during future surveys shall be addressed through appropriate avoidance or mitigation measures. Improvements shall be context-sensitive and maintain the ecological and visual integrity of the landscape.

Open Space and PRD Requirements

Open Space Areas within the STL 290 Specific Plan are intended to satisfy and exceed the open space requirements of the City of Flagstaff Zoning Code for Planned Residential Development (PRD), while allowing for a coordinated and context-sensitive distribution of open space across the site.

In accordance with Section 10-40.60.290, the PRD ordinance requires that a minimum of fifteen percent (15%) of the site be provided as Common Space. Within STL 290, this requirement is calculated across the Development Site Acreage of the PRD Development Areas (Development Areas 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, and 19). Based on this methodology, a total of 27.09 acres of Common Space is required. The Specific Plan provides approximately 27.12 acres of Common Space, thereby meeting the minimum PRD requirement.

In addition to required Common Space, the Specific Plan establishes a broader system of Designated Open Space Areas, shown on the Open Space Exhibit and dedicated within HOA-maintained tracts with public access. These areas are preserved for long-term resource protection, recreation, and community use, and include natural features such as forested areas, drainage corridors, slopes, and trail systems. Approximately 43.73 acres are designated as Open Space Areas within these tracts.

Collectively, STL 290 provides approximately 70.85 acres of open space. This combined framework of PRD Common Space and Designated Open Space Areas creates an integrated network of natural and improved open spaces that supports ecological function, recreational opportunities, and connectivity throughout the community.

This approach allows the Specific Plan to meet PRD requirements while advancing broader planning objectives, including housing diversity, compact development, environmental stewardship, and the creation of a connected parks and open

space system.

The amount, location, and character of Common Space and Designated Open Space Areas are further defined in Section IV, Land Use and Development Standards, and illustrated on the Open Space Exhibit.

D. Resource Protection Standards

The entire site is within Flagstaff's Resource Protection Overlay. Complying with Flagstaff's Resource Protection requirements across a property as large and diverse as STL 290 requires a coordinated, site-wide conservation strategy. The STL 290 Specific Plan intends to use the City's Forest Resources Pilot Program specifically for forest resources, allowing tree-resource preservation to be allocated at the master-planned scale rather than separately within each Development Area. This enables the project to consolidate forest protection in the areas where it provides the highest ecological and visual value, such as large ponderosa groupings, natural drainage corridors, and forested neighborhood edges, rather than scattering preservation in small, less functional pockets.

All areas preserved for forest resources under the Forest Resources Pilot Program will be recorded as open space tracts and maintained by the HOA, including long-term vegetation and fuel-management practices that support both wildfire resilience and ecological health.

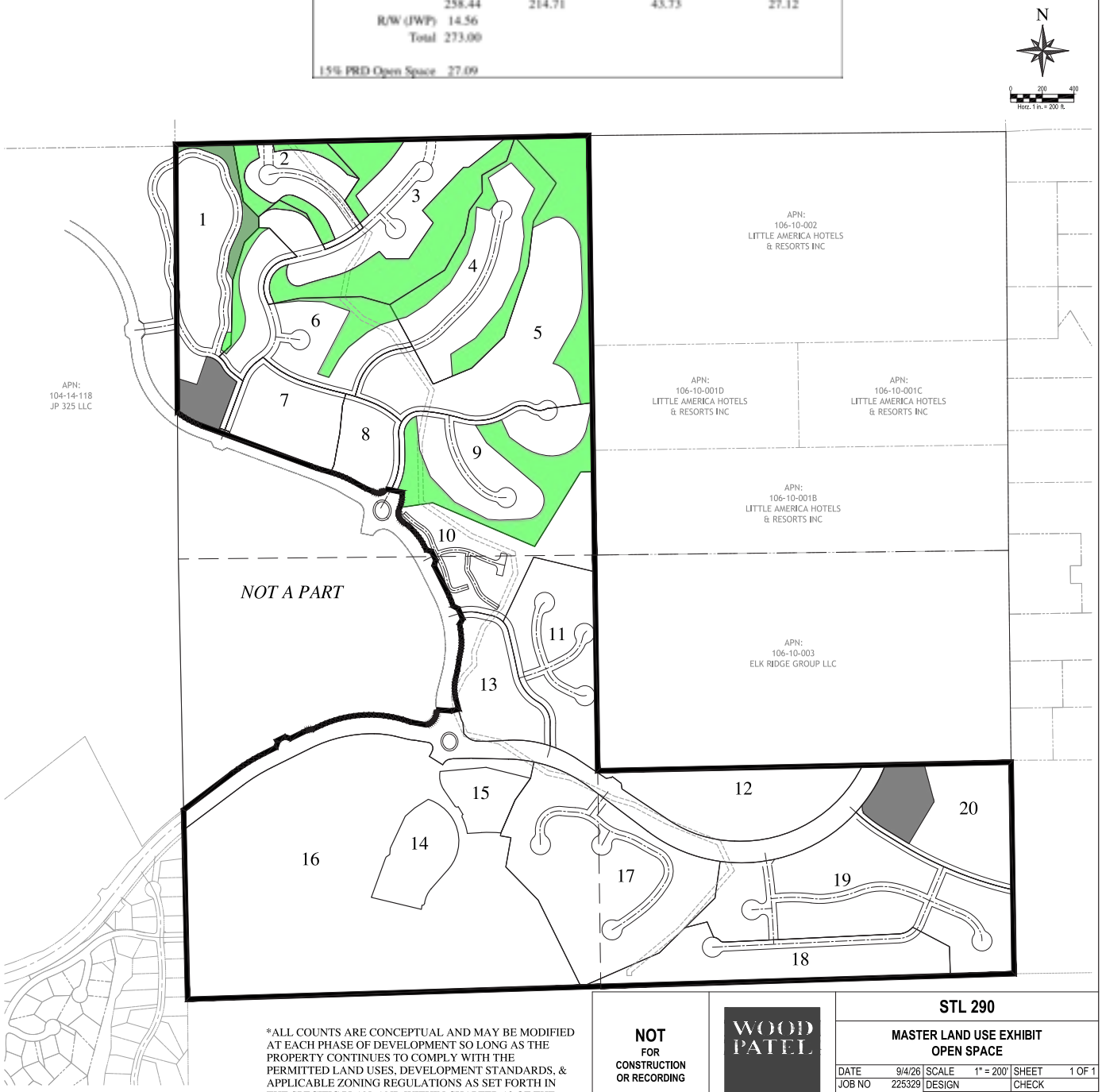
Other protected resource categories, most notably slope resources, will continue to follow the City's existing RPO Code or any future adopted version of the Code. This means that steep slopes, drainageways, and other non-forest resources will be preserved in accordance with the City's standard regulatory requirements, regardless of whether the Forest Resources Pilot Program is used. The Development Agreement may also establish a slope-resource bank or similar consolidation mechanism, consistent with the current Code, to allow slope preservation to occur in the most appropriate and environmentally meaningful locations while maintaining full compliance with the City's RPO standards.

If, for any reason, the Forest Resources Pilot Program cannot be applied or does not remain available, STL 290 will ensure full compliance with the City's current or future RPO standards. Under either approach, all applicable resource categories will be preserved consistent with City policy, and the overall amount of required resource protection will not be reduced.

This structure provides flexibility for forest conservation while guaranteeing that slope resources and all other protected features remain fully regulated, ensuring a comprehensive and environmentally meaningful approach to resource protection across the STL 290 site.



STL 290 Development Areas				
Development Area	Acreage	Developable Acreage	Open Space Acreage	PRD Common Space
1	15.58	11.41	4.17	---
2	7.90	5.34	2.55	---
3	22.68	11.95	10.73	---
4	16.14	10.21	5.93	---
5	23.69	17.09	6.59	---
6	14.06	10.84	3.22	---
7	7.76	7.76	0.00	---
8	4.56	4.56	0.00	---
9	18.21	11.12	7.09	---
10	11.41	11.41	---	3.49
11	12.47	12.47	---	2.00
12	11.96	11.96	---	3.75
13	7.67	7.67	0.00	---
14	5.30	5.30	---	0.80
15	3.57	3.57	---	0.54
17	24.82	24.82	---	8.37
18	12.72	12.72	---	1.91
19	25.13	25.13	---	6.27
20	12.82	9.38	3.44	---
	258.44	214.71	43.73	27.12
R/W (JWP)	14.56			
Total	273.00			
15% PRD Open Space	27.09			



*ALL COUNTS ARE CONCEPTUAL AND MAY BE MODIFIED AT EACH PHASE OF DEVELOPMENT SO LONG AS THE PROPERTY CONTINUES TO COMPLY WITH THE PERMITTED LAND USES, DEVELOPMENT STANDARDS, & APPLICABLE ZONING REGULATIONS AS SET FORTH IN THE SPECIFIC PLAN, AND WITHIN CHAPTER 10 OF THE FLAGSTAFF CITY CODE.

NOT
FOR CONSTRUCTION OR RECORDING

WOOD PATEL

STL 290

MASTER LAND USE EXHIBIT
OPEN SPACE

DATE	9/4/26	SCALE	1" = 200'	SHEET	1 OF 1
JOB NO	225329	DESIGN		CHECK	
		DRAWN		RFI #	

Z:\2022\225329\Dwg\Exhibits\Zoning\STL405-Master Land Use Bdry-Open Space.dwg

STL 290 OPEN SPACE

V. IMPLEMENTATION

Pursuant to Section III-8 of the Regional Plan, the statements of Section I. Purpose & Intent and Section II. Scope Goals and Compatibility of the STL 290 Specific Plan are aspirational or advisory to the overall purposes of the STL 290 Specific Plan. Section III. Development Plan and Section IV. Land Uses & Development Standards, and this Section V. Implementation are regulatory and will control the development of the Property. In the event of a conflict between the provisions of Section III. Development Plan and Sections IV. Land Use & Development Standards and/or V. Implementation, Sections IV. and V. will control.

All development within the Property shall conform the regulatory provisions of the STL 290 Specific Plan. Proposed uses, development plans or agreements, and other development approval, including concept, site plan, and/or plat applications, must be consistent with the STL 290 Specific Plan. Proposed projects that are determined to be consistent with the STL 290 Specific Plan will be deemed to be consistent with the Regional Plan.

A. Plan Maintenance and 5-year Update

The STL 290 Specific Plan is intended to function as a long-term framework guiding phased development across the 290-acre property. Because conditions, infrastructure demands, and community priorities may evolve over time, the City of Flagstaff will conduct a five-year review cycle following adoption of this Specific Plan, which may occur as a part of the annual Report on the Regional Plan Progress. This periodic review will continue until full build-out, or until the City determines that development has reached a level of completion where additional updates are no longer necessary.

The purpose of each five-year review is to:

- Document development progress relative to the vision, goals, and policies of the Specific Plan;
- Summarize changes in demographics, infrastructure capacity, market conditions, and community needs that may influence the timing or sequencing of development; and
- Identify implementation considerations that support orderly development and long-term alignment with the Specific Plan.

Implementation Schedule

Consistent with City requirements, the Specific Plan shall include a flexible implementation schedule outlining the anticipated sequencing of development across the Planning Areas. This schedule will provide approximate timing for:

- Development of Planning Areas and major project phases;
- Construction and dedication of public infrastructure;
- Provision of parks, trails, open space, and recreation amenities; and
- Other public improvements contemplated by the Specific Plan.

Because development is influenced by market conditions, permitting timelines, and infrastructure coordination, all timing included in the implementation schedule is conceptual and subject to adjustment. Any refinements to the schedule may be reviewed through the five-year update process or through subsequent amendments as needed.

Review Process

During each City-initiated five-year review, staff will document development progress and prepare a summary to support ongoing implementation of the STL 290 Specific Plan.

To facilitate this review:

- The then-current master developer or property owner(s) of the remaining undeveloped portions of STL 290 will provide City staff with a brief project status update.
- City staff will use this information to report on the status of the Specific Plan.

This approach supports transparency and continuity while ensuring that the Specific Plan remains an effective implementation framework over time.

VI. HOUSING AFFORDABILITY DISCUSSION

Flagstaff continues to experience a severe housing shortage, with limited supply across most income levels and a growing gap between what residents can afford and the homes available to them. While the STL 290 Specific Plan does not include City defined affordable housing units, the project will meaningfully contribute to overall housing affordability in Flagstaff by increasing the supply and variety of housing types within the City. A broader mix of housing improves attainability by giving households more choices, easing competition for existing homes, and supporting a more balanced and resilient housing market.

Housing affordability expert Shane Phillips notes that many housing markets face pressure not only because of rising costs but also because the number and types of homes being built do not match the needs of the population. In Flagstaff, this imbalance is intensified by high land costs, strong demand for mountain living, limited supply, and zoning patterns that have historically favored larger single family homes over more diverse and attainable housing types. STL 290 begins to address these challenges by introducing a broader range of housing formats appropriate for different household needs and income levels.

Increasing Housing Supply

Increasing supply is widely understood as one of the most effective ways to address housing affordability. By adding new homes across a range of sizes and configurations, STL 290 will help relieve pressure on the existing housing stock. More choice gives households more opportunities to find the right home at the right price and reduces the competitive bidding that often drives up costs for both renters and buyers.

The plan includes a variety of housing types, including smaller single family homes, condominiums, townhomes, duplexes, and attached units. These formats often serve households that do not need or cannot afford larger detached homes but still want the opportunity to live in Flagstaff. This is especially important as the City continues to attract residents across many life stages including young professionals seeking starter homes, families seeking moderate sized residences, and older adults seeking to downsize.

By broadening the housing mix, STL 290 supports a more flexible and adaptive market that responds to real demand rather than reinforcing a limited set of options.

Condominiums and Attainable Market Rate Housing

While the project is not proposing City defined affordable units, it does include up to 561 condominiums and garden style apartment units within the STL 290 planning area. These housing types typically rent or sell at lower price points than large detached homes because of their smaller size and shared infrastructure. This makes them an important part of a community's attainable housing strategy.

These homes can help meet the needs of households who earn too much to qualify for deed restricted affordable housing but are still priced out of most traditional single family neighborhoods in Flagstaff. Providing more attainable market rate homes supports economic stability by ensuring that residents who work in essential job sectors such as health care, hospitality, education, retail, and public service have more opportunities to secure housing within the City.

Mixed Use Areas and Proximity to Jobs

STL 290 includes planned commercial areas intended to support retail, services, and other employment generating uses. As these areas grow, they will create job opportunities within the development itself. Locating new housing close to jobs can help reduce commute times and transportation costs, which are significant contributors to household

expenses in mountain communities where commuting distances can be long.

Allowing residents to live near employment centers supports City goals for sustainability, transportation demand management, and climate action. When people have the option to walk, bike, or take transit rather than rely entirely on driving, the total cost of living is reduced and long term affordability improves.

Location Efficiency and Access to Amenities

Housing affordability is influenced not only by the price of a home but also by the ongoing cost of getting to work, school, shopping, recreation, and services. STL 290 is designed with an interconnected network of trails, parks, open spaces, and neighborhood centers that allow residents to access amenities without long or expensive trips. This includes connections to the Arizona Trail, the Flagstaff Urban Trail System, and internal neighborhood parks and gathering spaces.

By providing homes in a community with diverse amenities and recreation opportunities, STL 290 supports a lifestyle that is less dependent on automobiles. Reduced transportation expenses contribute directly to lower total household costs.

Summary

While STL 290 does not include deed restricted affordable housing, it makes meaningful contributions to housing affordability in Flagstaff by:

- Increasing the overall supply of homes within the City
- Providing a wide range of housing types that serve households across various income levels
- Offering condominium and attached unit living that expands attainable market rate housing
- Locating homes near future commercial areas that will create job opportunities within the project
- Reducing transportation costs through walkability, mixed use planning, and strong trail connectivity

This multi dimensional approach strengthens the Citys housing ecosystem and supports a more balanced and inclusive market. By adding new housing in a thoughtful and diversified manner, STL 290 helps ensure that more residents can find attainable homes in Flagstaff while also contributing to the long term resilience and sustainability of the community.



symmetry
COMPANIES

8601 N SCOTTSDALE RD SUITE 335 | SCOTTSDALE, AZ 85253