JOHN WESLEY POWELL BLVD EXTENSION - SPECIFIC AREA PLAN

- PROJECT INTRODUCTION -

PROJECT MISSION:

"To create a cohesive, sustainable, and publicly supported specific area plan for the areas accessible by the John Wesley Powell Boulevard extension. This plan will guide future development while also striving to preserve the existing character of neighborhoods, protect riparian areas and wildlife corridors, and ensure compatibility with Flagstaff's overall vision. This SAP will be guided by, comply with, and conform to the Flagstaff Regional Plan 2030 and the Flagstaff Regional Plan 2045."

COMPASS POINTS

HERITAGE ELEMENTS

Weave the area's culture and rural character into the fabric of future development.

INCLUSIVITY & ACCESS

Expand diverse housing options and ensure all residents can connect with Flagstaff's forests, trails, and open spaces.

SUSTAINABILITY & STEWARDSHIP

Safeguard the region's land, water, wildlife, and residents through responsible planning and thoughtful growth.

COMMUNITY-CENTERED GROWTH

Prioritize local voices, community-driven growth, and a strong sense of place.

WHAT IS A SPECIFIC AREA PLAN & WHAT DOES IT DO?

A Specific Area Plan centers on a distinct area, neighborhood, or corridor, offering detailed guidance for development, open space, and infrastructure that reflects the area's unique character and goals. It refines the broader framework of Flagstaff's Regional Plan into more focused, actionable strategies.

PROJECT GOALS

- **DEVELOP A BALANCED PLAN**:
  Harmonize development with environmental preservation and neighborhood character.
- **ENHANCE CONNECTIVITY AND INFRASTRUCTURE**:
  Address transportation needs for all modes and ensure adequate utility services.
- **PROTECT NATURAL RESOURCES**:
  Safeguard sensitive environmental areas, watersheds, and wildlife corridors.
- **INCORPORATE COMMUNITY VALUES**:
  Engage the public to reflect their priorities and secure support for the plan.

PROJECT TIMELINE

FEBRUARY — PROJECT KICKOFF & PREPARATION

- Prepare base mapping, compile existing data and documents
- Develop and finalize the project schedule and goals memorandum
- Hold initial check-in meetings
- Kick-off the community project

MARCH — ANALYSIS & INITIAL STRATEGY

- Conduct refined environmental analyses
- Analyze transportation, trail connectivity, and community resource mapping
- Host the first strategy meeting with stakeholders to discuss early findings

APRIL — CONCEPTS & PUBLIC ENGAGEMENT

- Develop planning strategies
- Organize public open houses and targeted stakeholder work sessions
- Present preliminary concepts and progress to City staff and advisory groups
- Collect community feedback to refine initial plan ideas

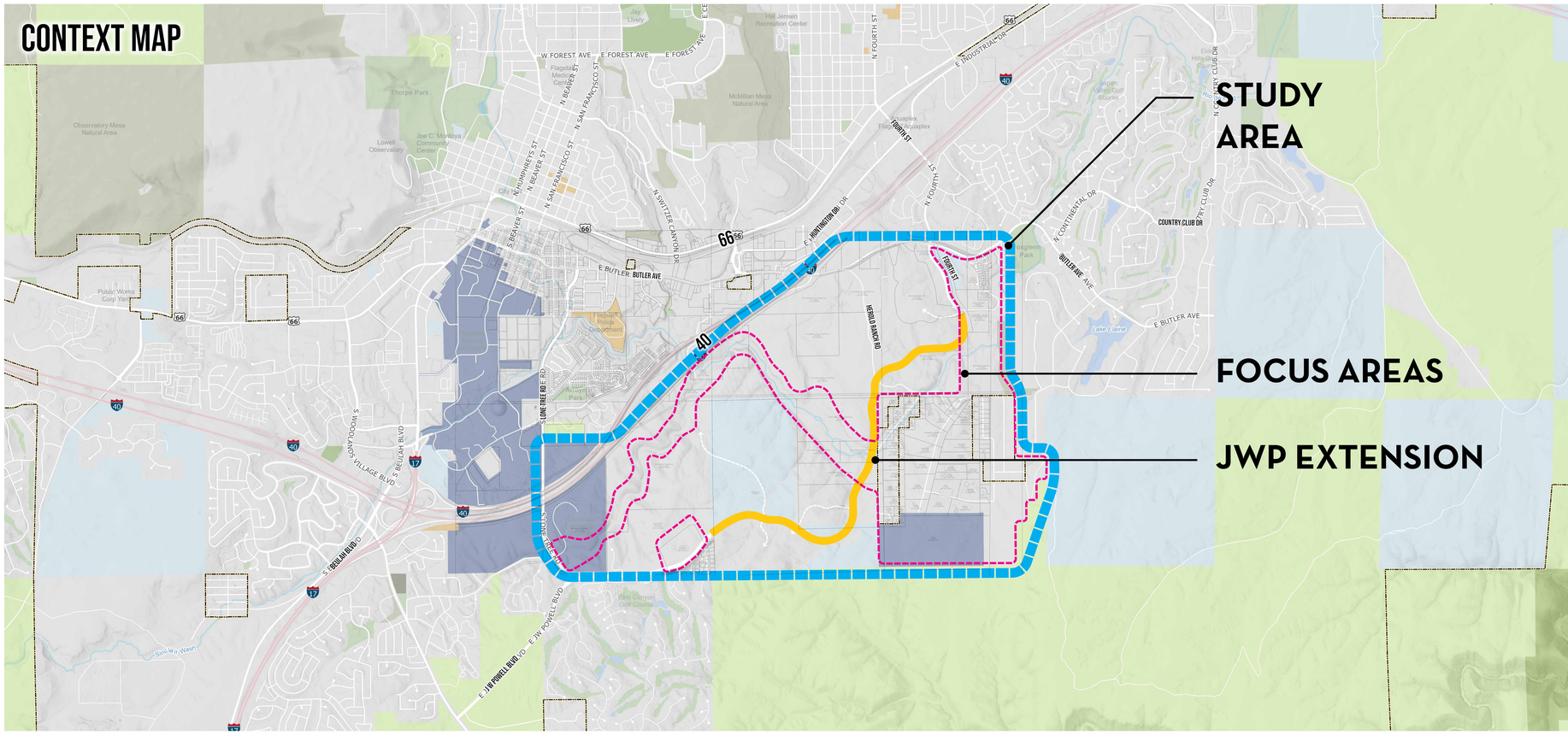
MAY — PREFERRED PLAN & DRAFT REPORTING

- Identify and finalize preferred plan options
- Prepare the Preliminary Draft Report
- Coordinate additional public meetings and work sessions
- Refine recommendations based on ongoing feedback

OCTOBER — FINAL REPORT & PRESENTATION

- Finalize the Draft Report and complete the Specific Area Plan
- Present to the Planning Commission and City Council
- Organize project close-out
- Archive and deliver all final project documentation

CONTEXT MAP



IMPORTANT DEFINITIONS

STUDY AREA

The comprehensive planning boundary encompassing the full JWP Boulevard extension alignment, including existing infrastructure connections and affected properties owned by large development entities, rural homeowners, the City of Flagstaff, State of Arizona, and NAU.

FOCUS AREAS

The priority conservation zone including the Rio De Flag corridor, city-owned undeveloped parcels, and rural properties adjacent to National Forest lands, where planning efforts concentrate on preserving wildlife corridors, rural character, trail connectivity, and watershed protection.

JWP BOULEVARD EXTENSION

The proposed roadway corridor that provides access and utility infrastructure across multiple properties, serving as the primary transportation backbone while balancing development opportunities with environmental and community values.