

Core Services Maintenance Facility

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WORK SESSION
JUNE 24, 2014

Background

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- **Replace the existing P/W yard that was constructed in 1948**
- **Current yard is land locked; No room for growth**
- **Surrounded by residential neighborhood and 3 schools**
- **Relocate to a site with room for existing and future growth**

Background

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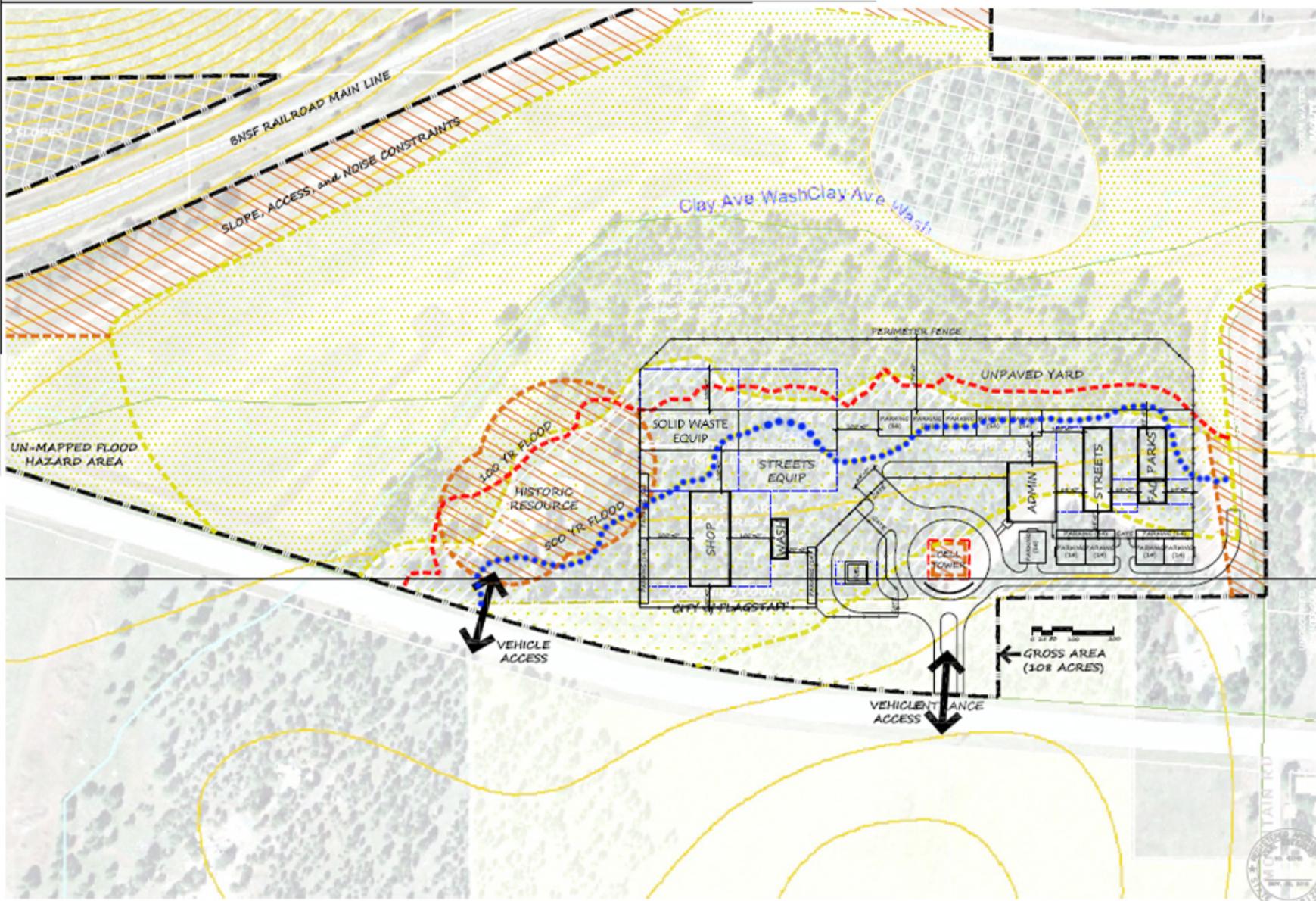
- Answer questions Council provided to DCM
- Arranged questions into 4 categories
 - Flood Plain
 - Zoning/Planning
 - Access
 - Misc
- Will have multiple presenters that are experts in their field

Floodplain Issues

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Floodplain issues in common to both sites

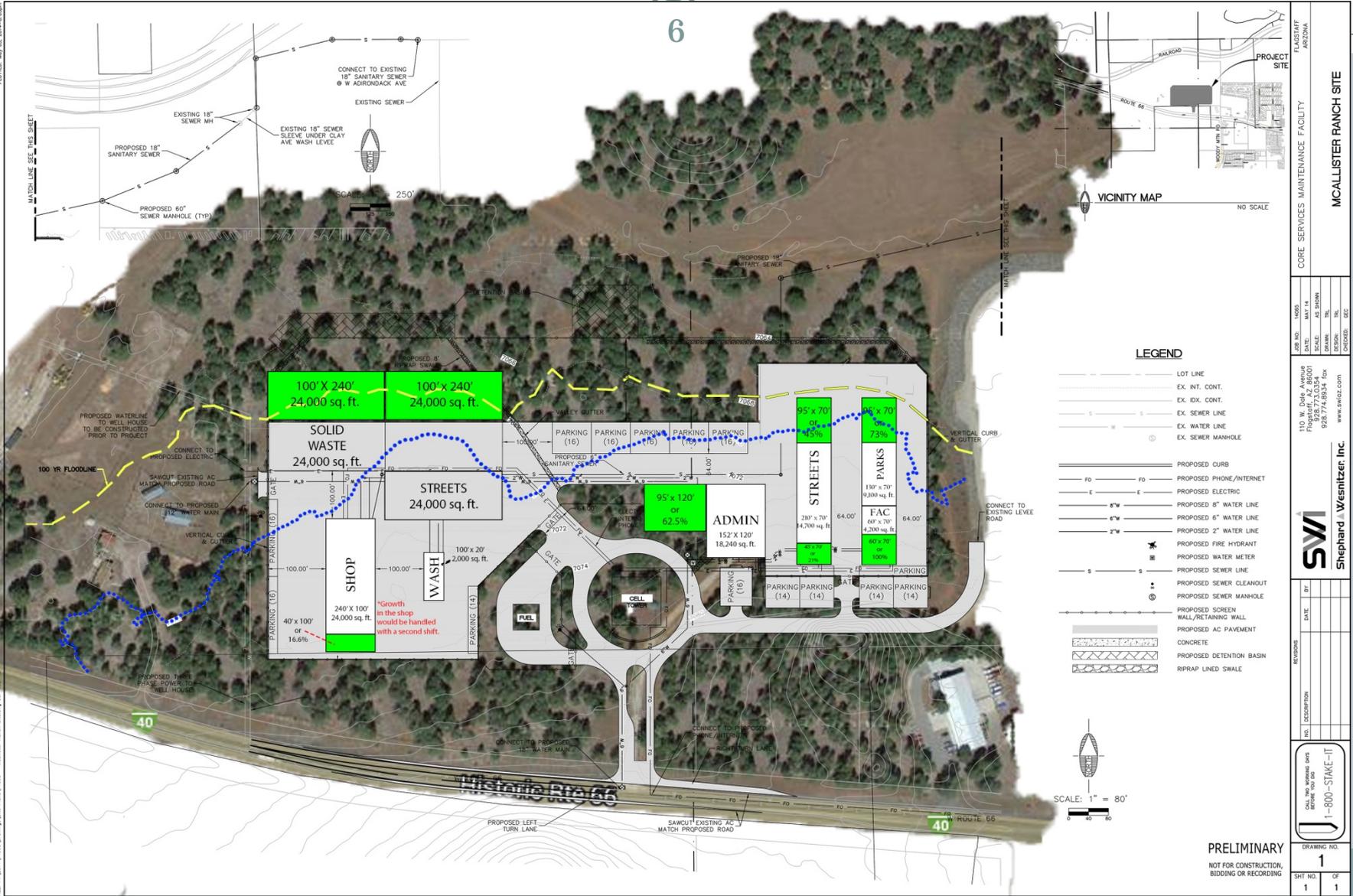
- Both have similar requirements for encroachment into 100-year floodplain: for fill placed in floodplain, an equal amount of excavation must occur to offset the encroachment (compensatory storage).
- Storage of materials above 100-year floodplain elevation.



CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT DEPARTMENT 100 N. JAY AVENUE FLAGSTAFF, AZ 86001
FLAGSTAFF Elbert ABCBTRCT
SITE ANALYSIS MALLISTER RANCH FLAGSTAFF ARIZONA
SITE ANALYSIS AUG 2015
A-1

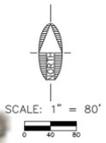
McAllister – Floodplain/Forest Overview Expansion

6



LEGEND

- LOT LINE
- - - EX. INT. CONT.
- - - EX. EX. CONT.
- - - EX. SEWER LINE
- - - EX. WATER LINE
- ⊙ EX. SEWER MANHOLE
- PROPOSED CURB
- FO --- PROPOSED PHONE/INTERNET
- E --- PROPOSED ELECTRIC
- 8" --- PROPOSED 8" WATER LINE
- 6" --- PROPOSED 6" WATER LINE
- 2" --- PROPOSED 2" WATER LINE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATER METER
- PROPOSED SEWER LINE
- ⊙ PROPOSED SEWER CLEANOUT
- ⊙ PROPOSED SEWER MANHOLE
- PROPOSED SCREEN WALL/RETAINING WALL
- PROPOSED AC PAVEMENT
- CONCRETE
- PROPOSED DETENTION BASIN
- RIPRAP LINED SWALE



FLAGSTAFF ARIZONA
 CORE SERVICES MAINTENANCE FACILITY
 MCALLISTER RANCH SITE
 JOB NO. 1100
 DATE: MAY 14
 SCALE: AS SHOWN
 DESIGN: []
 CHECKED: []
 110 W. 20th Avenue
 Flagstaff, AZ 86001
 928.774.8934 fax
 www.swi.com

NO.	DESCRIPTION	DATE	BY

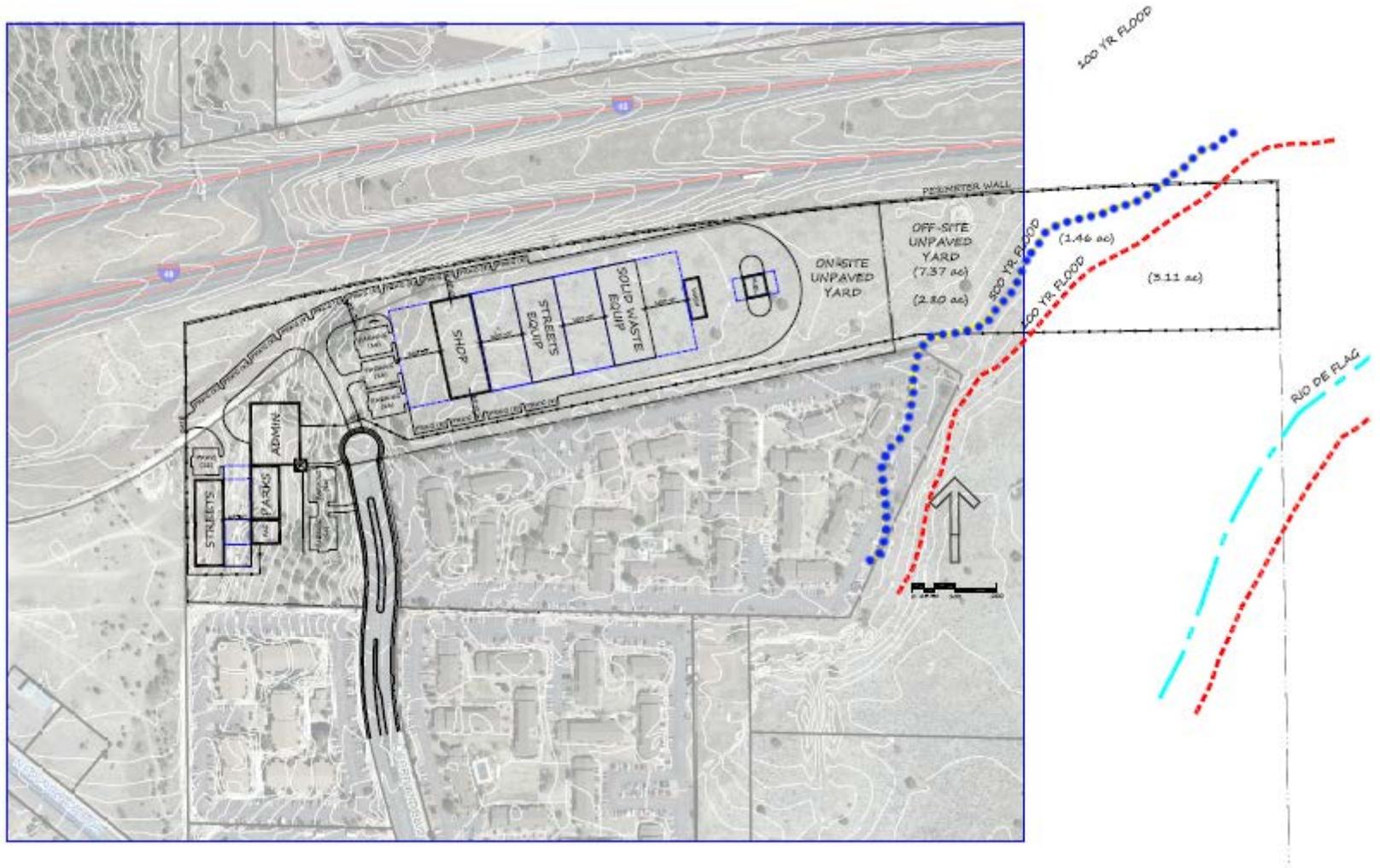
SWI
 Shephard & Wesititzer, Inc.

CALL FOR MORE INFO
 1-800-STAKE-IT

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING

DRAWING NO.	1
SHEET NO.	1
TOTAL SHEETS	1

PLOTTED: May 05, 2014 8:53am
 FILE: P:\2014\1040\Drawings\Site Plans\1040 - McAllister Ranch_Site.dwg, DC: 205197



Land Use – Regional Plan 2030

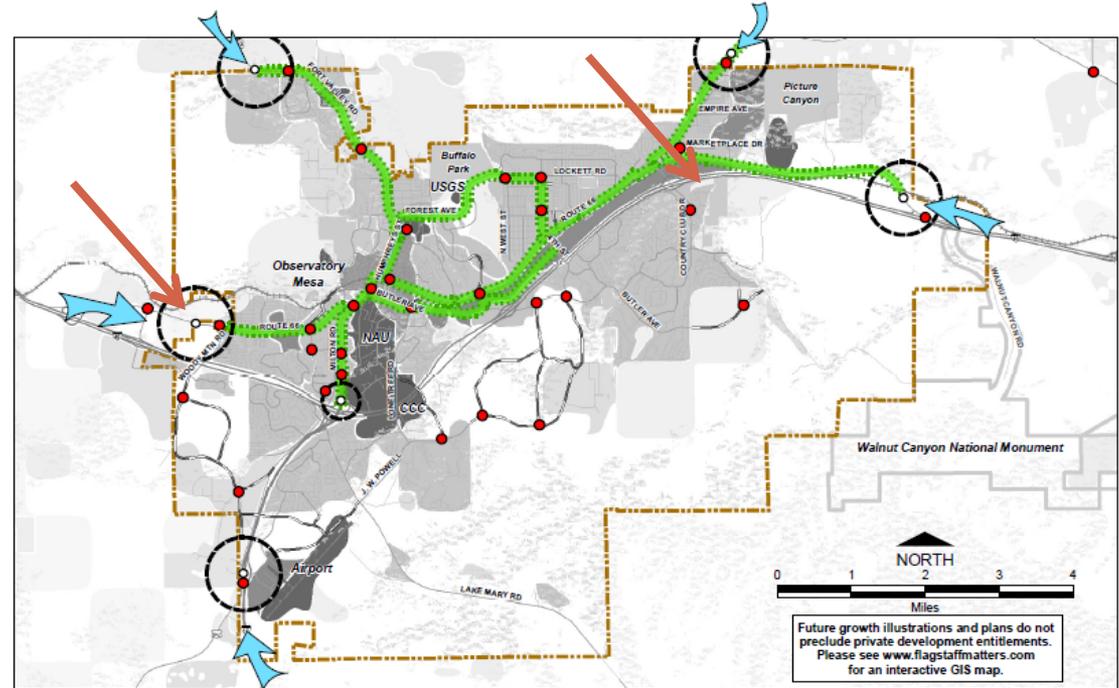
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Community Character

- McAllister is located in a “gateway corridor”.
- Baylu property is not.

Map 12:
GREAT STREETS AND GATEWAYS

FLAGSTAFF REGIONAL PLAN
VISION 2030: PLACE MATTERS



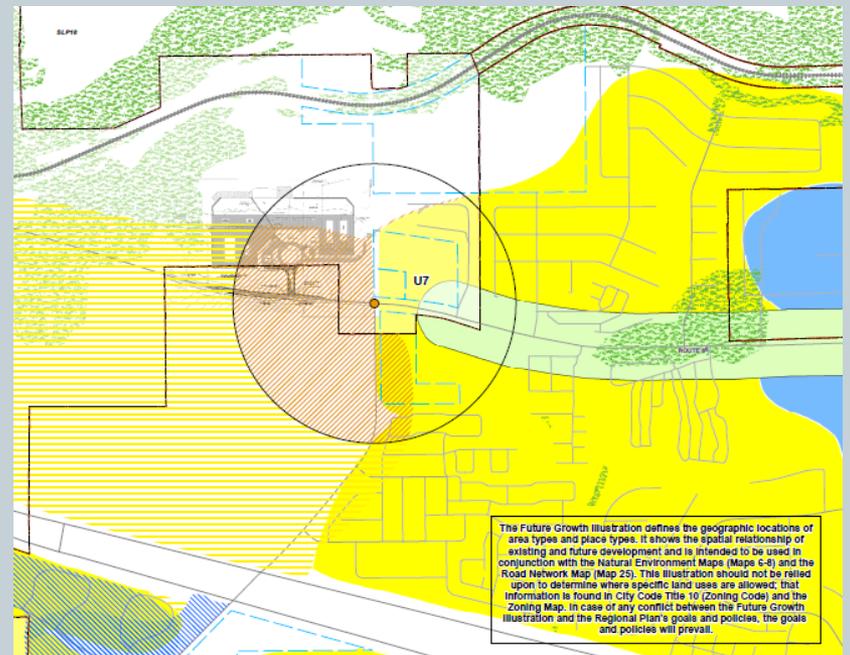
Land Use – Regional Plan 2030

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- *Area Type*

- McAllister – within Urban Activity Center: commercial core with mixed use, higher densities.
- Area Type – Future Urban & Suburban.
- Recommend minor amendment to Employment/Industrial area type

McAllister property



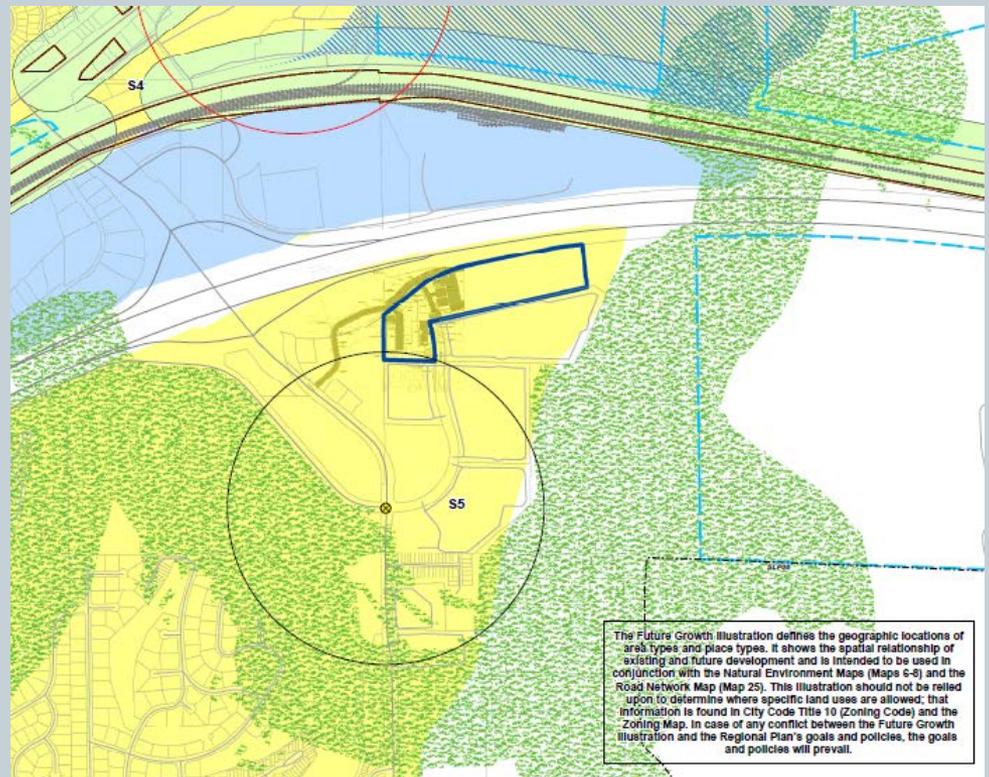
Land Use – Regional Plan 2030

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- *Area Type*

- Baylu – Suburban; neighborhood scaled residential & commercial core
- Recommend minor amendment to Employment/Industrial area type

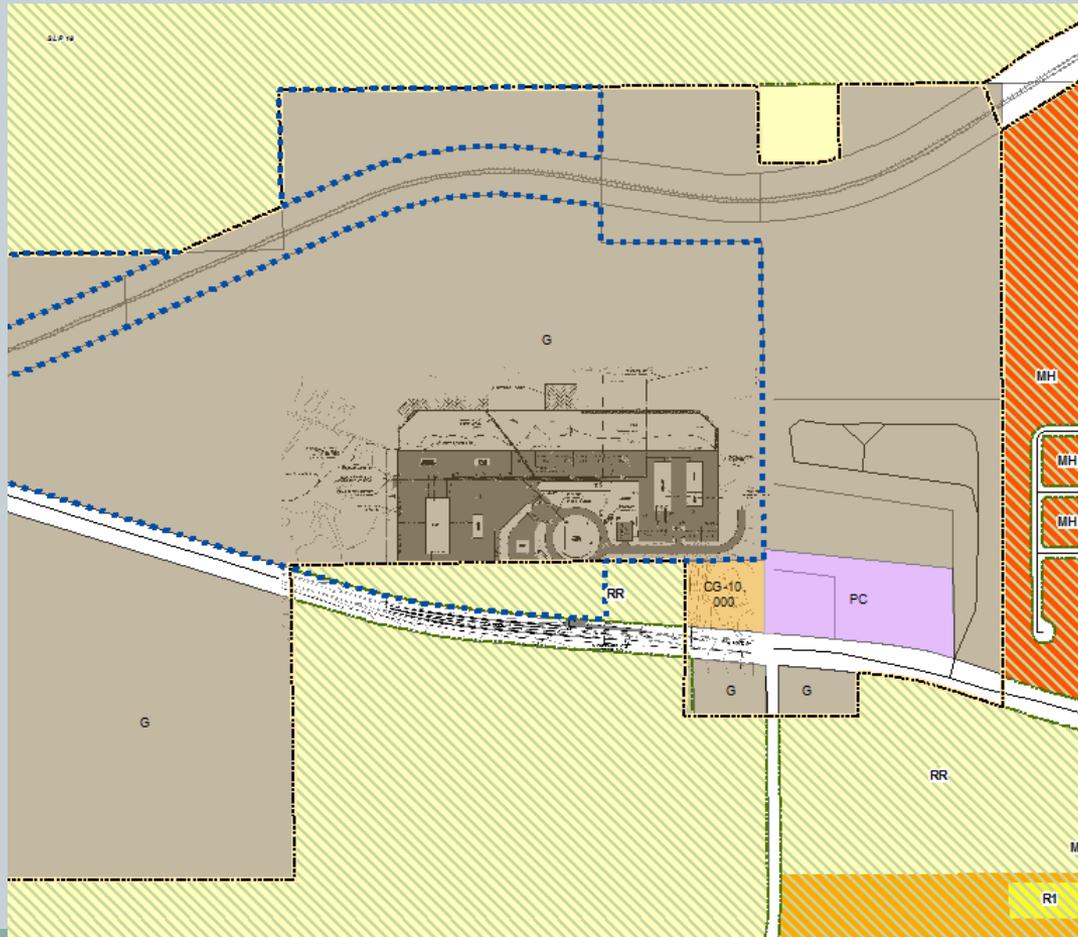
Baylu property



Zoning

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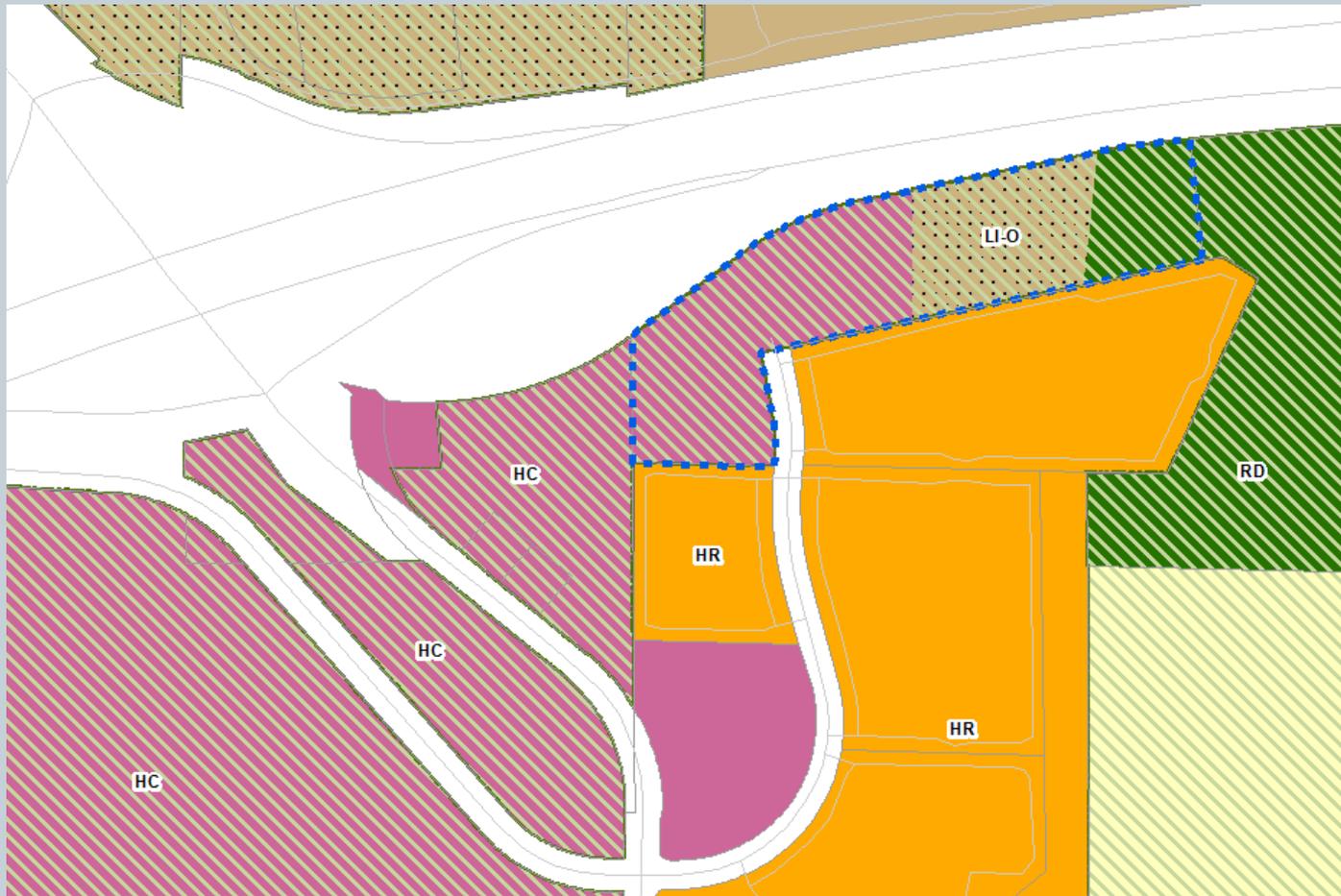
McAllister property – Rezone to Public Facility with CUP



Zoning

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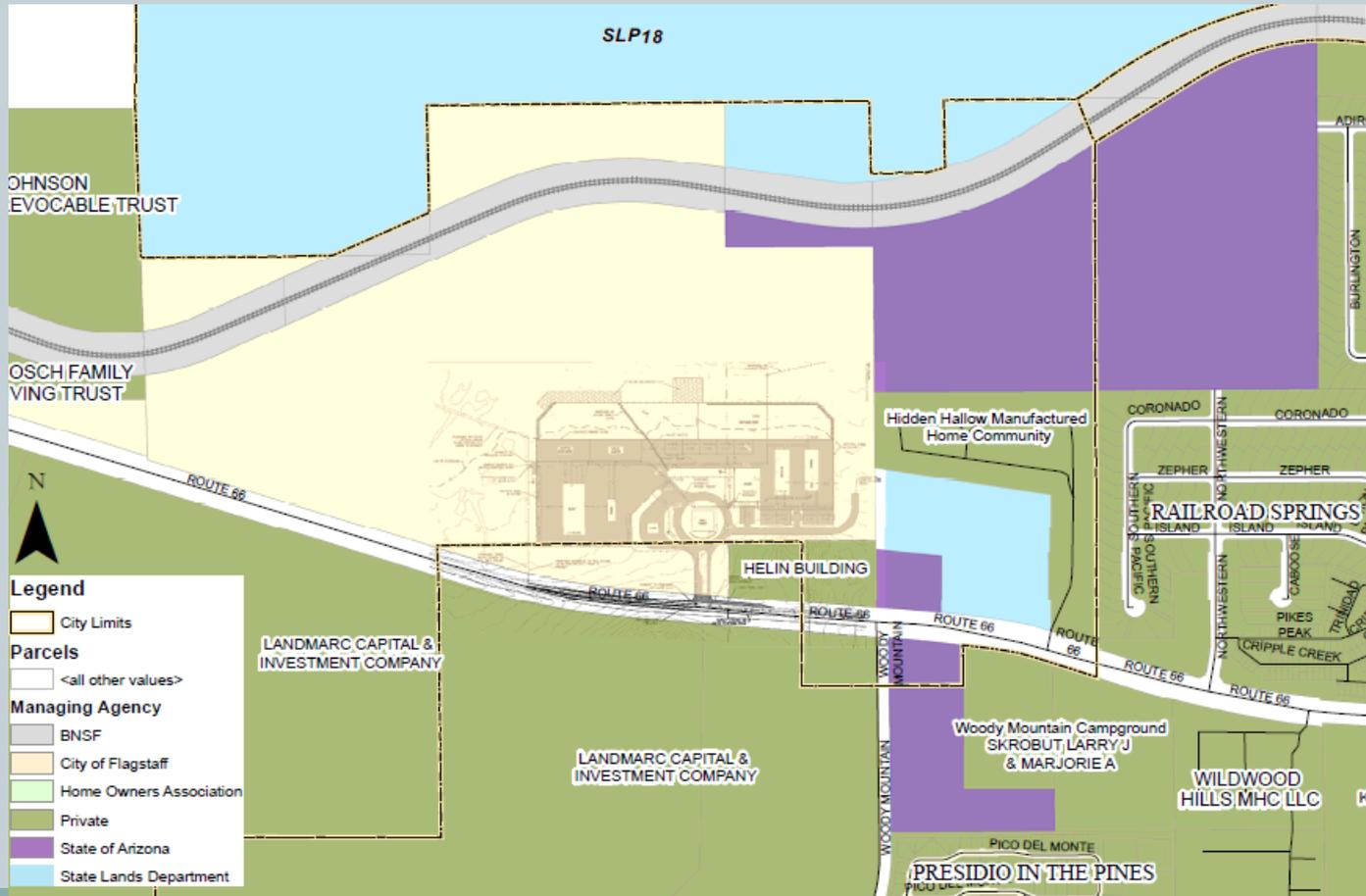
Baylu property – Rezone to Public Facility with CUP



Surrounding Ownership

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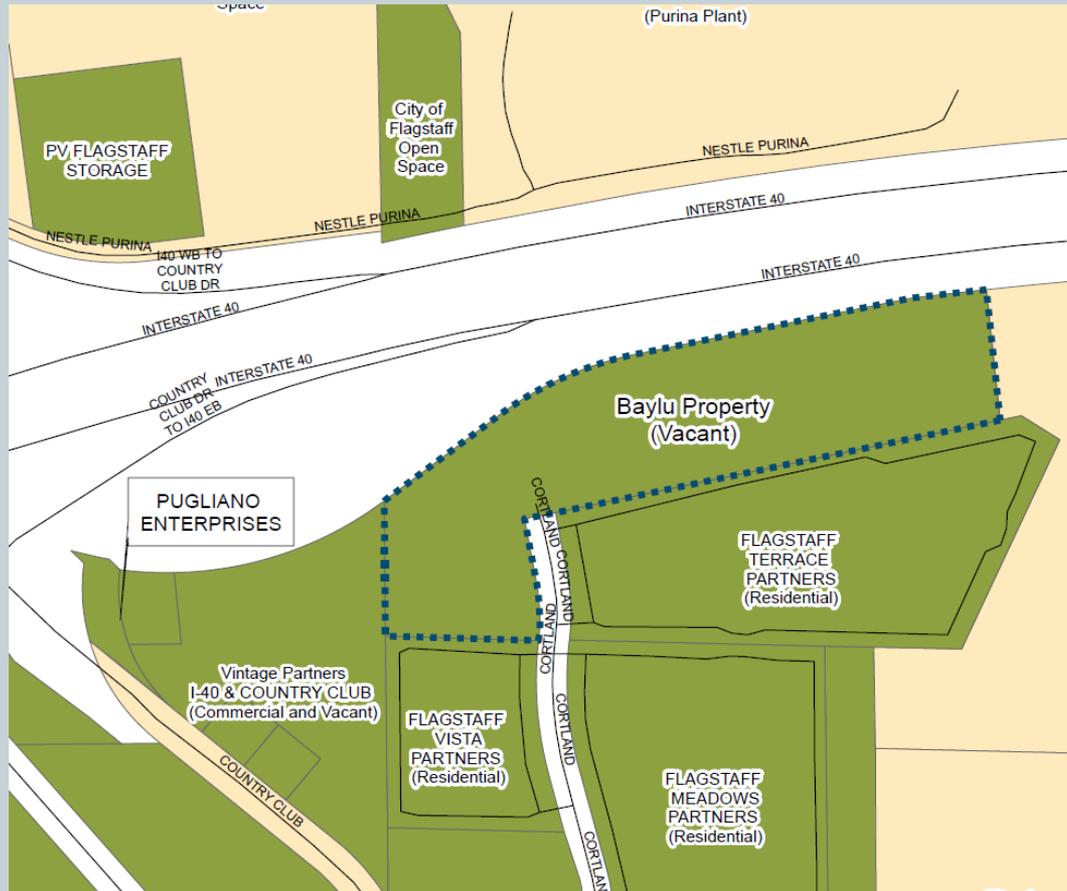
McAllister property



Surrounding Ownership

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Baylu property



Zoning - Development Standards

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- **Required Buffers**

- 15 foot landscaped buffer – adjacent to residential
- 10 foot landscaped buffer – adjacent to Parks/Open Space
- 5 foot landscaped buffer – adjacent to Commercial
- All outdoor storage of equipment, materials, loading bays screened from street view with 6 ft wall

- **Resource Protection Measures**

- County: no resource protection requirements
- City: 20% of forested resources would need to be preserved.
- Slope preservation
 - ✦ 0-17% - Nothing required
 - ✦ 17-25% - 60% of slope preserved

Planning - Annexation

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- Annexation of the entire City parcel will require additional properties to prevent an island
- Annexation of a portion of the City parcel may be possible
- Must comply with State requirements



Access

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- **No Secondary Access will be required if:**
 - All buildings at the Core Service Maintenance Facility are protected with approved automatic sprinkler systems.
 - Gross building area is equal to or less than 124,000 square feet.
 - ✦ Source: Flagstaff Fire Code (2006 International Fire Code): Appendix D Section D104
- **Planned square footage in Phase I - 72,625**
- **Planned square footage in Phase IA - 48,000**
- **Total square footage in Phase I & IA – 120,625**
- **Future expansion would require sprinklers and a secondary access.**



CONCEPT PLAN CONTINENTAL PARK

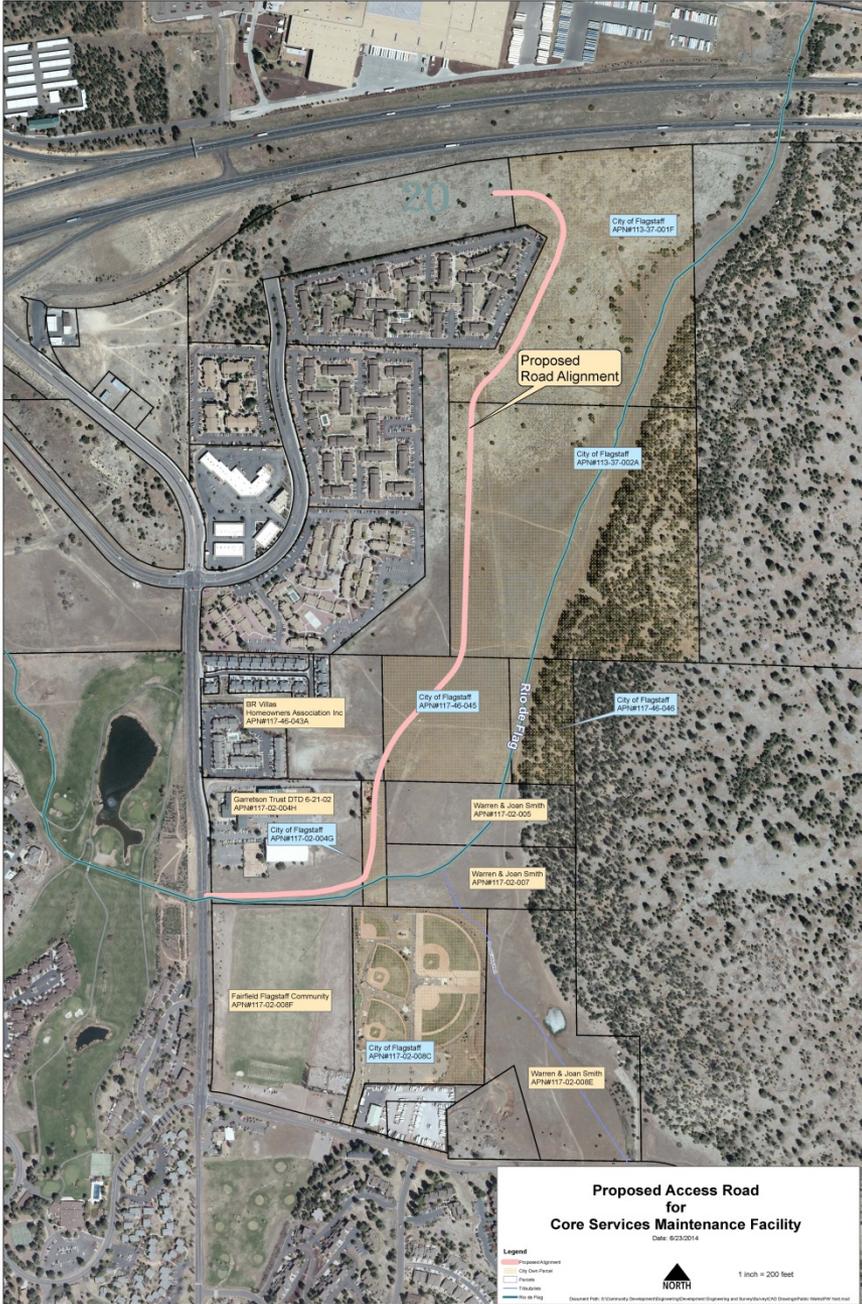
FLAGSTAFF PARKS AND
RECREATION DEPARTMENT

CONCEPT A



4811 S Royal Pk., Suite 102
Tempe, AZ 85282
Tel: (480) 736-1335
Fax: (480) 736-1330







Rio de Flag

Curb Return

300'
Access Control

Proposed
Road Alignment

1 inch = 133 feet

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PUBLIC WORKS SPLIT OPERATIONS

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- **Tasks associated with a split Public Works operation moving Solid Waste to Landfill:**
- **Permitting approvals:**
 - ADEQ - Amendment to landfill permit
 - Forest Service - Easement or special use permit needed to bring utilities on site
 - County - Conditional Use Permit
- **Cost Analysis to bring utilities onto site**
 - Water, Sewer, Gas, Fiber Optics, 3 Phase Power
- **Calculate operational cost adjustments - Fleet personnel, shop sizes, fuel station, etc.**
- **Traffic control at Rt. 89 and Landfill Road**
- **Administrative building expansion**

Cost Comparison

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	Baylu Best and Final	McAllister
Total resources available	\$23,934,000	\$21,756,000
Total cost (land purchase, design, review, construct)	<u>27,753,679</u>	<u>21,431,955</u>
Underage/Overage	\$(3,819,679)	\$ 324,045
Estimated alternate access cost (without property purchases)	<u>4,100,000</u>	<u>0</u>
Revised Underage/Overage	\$(7,919,679)	\$ 324,045

Discussion Point

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Discussion Point	Advantage	
	Baylu	McAllister
Floodplain	X	
Zoning/Planning	----	----
Access		X
Cost		X