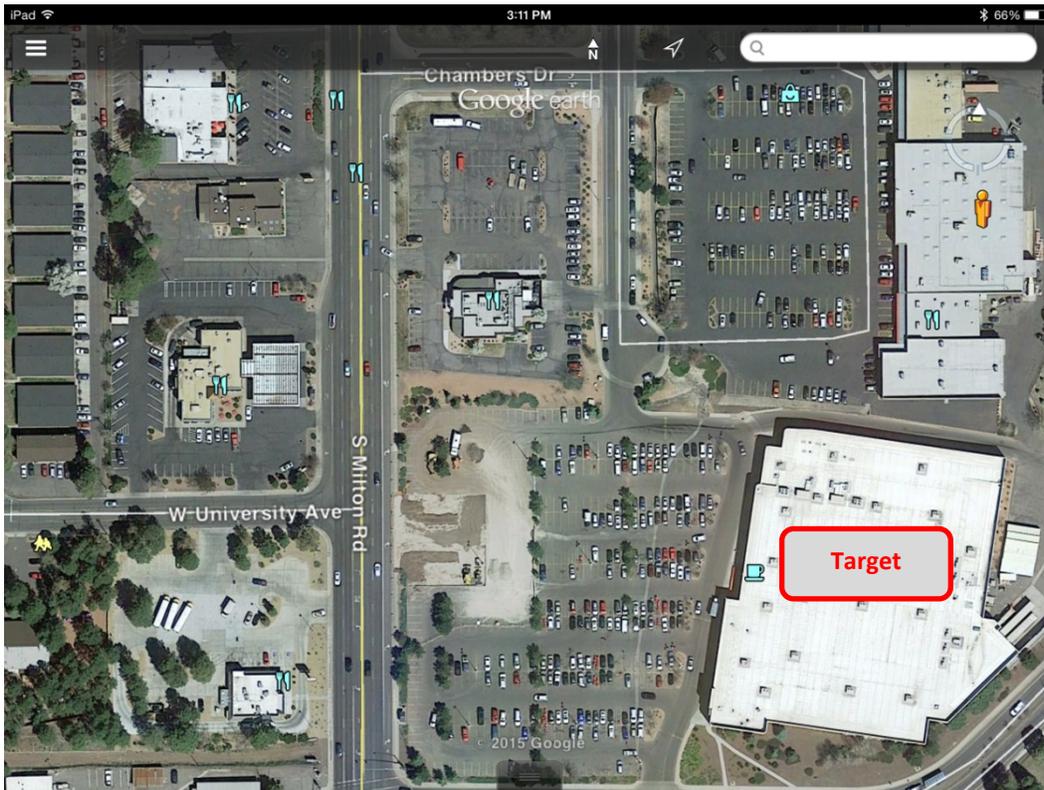


Photographs of “Building Forward Design” in New Developments in Flagstaff

September 16, 2015



Photograph of S. Milton Road and Riordan Ranch Road (above) illustrating typical parking-forward/buildings-to-the-rear development patterns, with no connections to the street, prior to adoption of the 1991 Land Development Code.

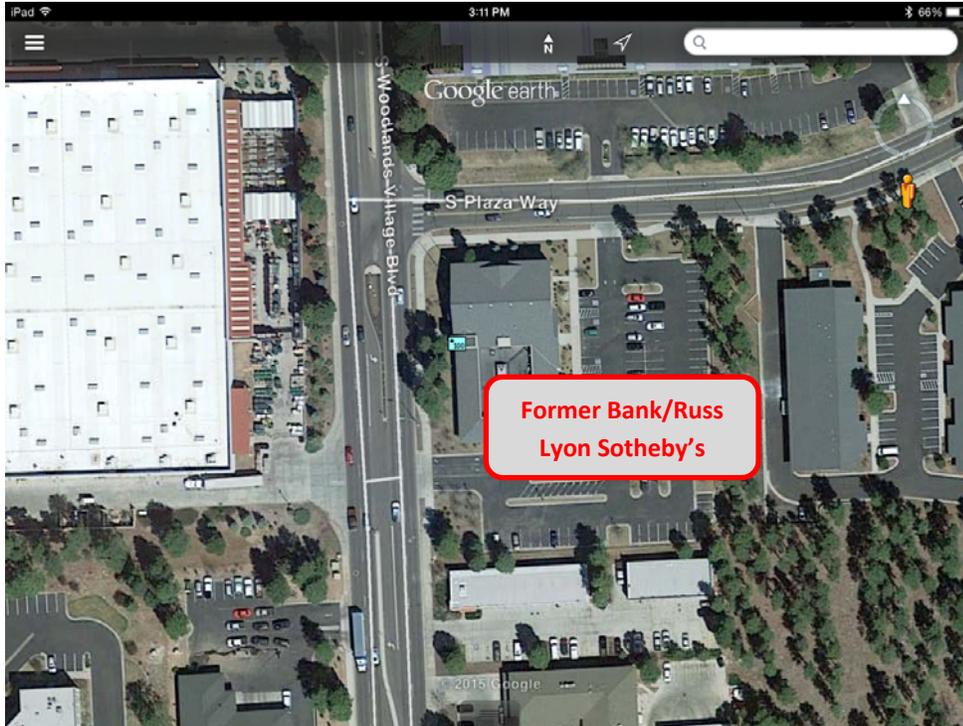


Target – typical auto-oriented parking-forward development with no pedestrian connections to the street

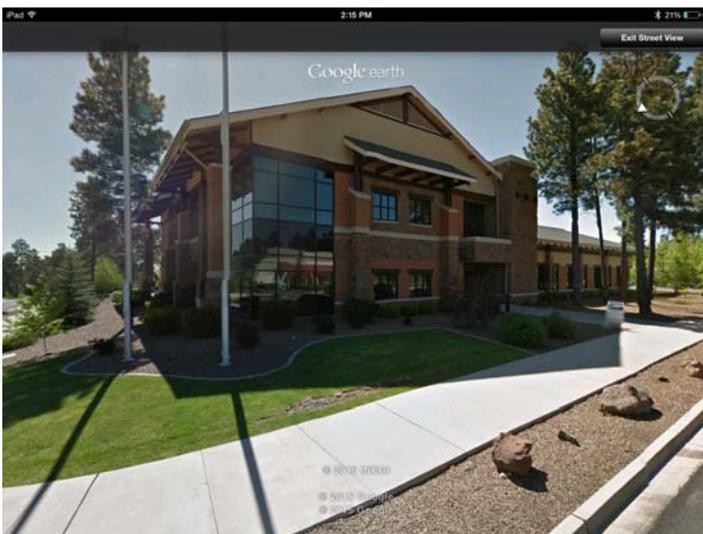


Photograph of the corner of N. Beaver Street and W. Aspen Avenue (above) illustrating a parking-forward/building-to-the-rear development pattern inconsistent with the walkable urban environment that defines downtown (Note that at the time of the building's construction it was approved under then-in-effect standards in the Land Development Code). A rendering of how the property may be redeveloped is provided below.





Former Bank/Russ Lyon Sotheby's – Woodland Village Blvd. Good example of building forward design anchoring a corner with good pedestrian connections to the street and with a



Strong pedestrian access from the public right-of-way (left photograph) and with a building entry zone from S. Plaza Way (right photograph). Note that new permanent signage would strengthen the building entry zone.



Jimmy Johns/Dunkin Donuts and Chick Fila – S. Milton Road. Excellent example of building forward design anchoring a corner with very good pedestrian connections to the street.



Jimmy Johns/Dunkin Donuts and Chick Fila – Building entrances directly face the street to provide strong pedestrian connections.



Walgreens and Arizona National Bank – E. Route 66. An example of building forward design with parking to the side or rear.



Arizona National Bank – E. Route 66. Good pedestrian connections to the street and a building entry zone that could be strengthened with the addition of new signage.



Walmart on Huntington Drive – building forward design with parking to the side. The building entrance faces the parking area but is strongly connected with a pedestrian entry zone and walkway connecting through the parking area as is shown in the photograph below.



