

## **ADOT Flagstaff Facility Relocation P3 Project**

ADOT Flagstaff District Office and attendant facilities, approximately 8 acres, is located on Milton Road with University Drive dead ending at Milton Road facing west at the ADOT property. This project was initiated by the fact that the City of Flagstaff wishes to make roadway extensions in the area which would cause the need to take a portion of the existing ADOT Flagstaff facilities. The purpose of this project is to determine if a solution can be found that will enable the City of Flagstaff to make their roadway improvements and move ADOT into new facilities without the need for capital expenditures by ADOT. This will also benefit ADOT by addressing the inevitable rise in cost of maintaining this 50 plus year old property and provide new facilities which can better accommodate the current work space needs of the daily operations.

The location of this ADOT property on the highly valued commercial strip of Milton Road has opened the door to many possibilities' in regards to relocation. As the City of Flagstaff moves forward with plans to extend University Drive with the intent of connecting it to an extension of Beulah Blvd, behind the ADOT facilities, they have expressed the desire to work cooperatively with ADOT in finding a solution. Working within the guidelines of the P3 program and in partnership with the City of Flagstaff as well as private developers, we look to move the facility out of downtown Flagstaff in order to allow the City to realign local streets and, make available the remaining land for a developer to use for approved redevelopment.

There are three main components to this project:

- Provide ADOT with all or most of the funds needed to relocate into new facilities. This could include a property to be developed or with existing buildings.
- Provide the City with the property needed in order to realign University Drive and Beulah for enhanced traffic circulation.
- Provide an opportunity for a developer to develop the remaining property for business and commercial purposes as approved by the City of Flagstaff