

PROJECT NARRATIVE
for
The BLOCK PLAT of Canyon del Rio

Located within the Southern Half of Section 7, T 14 N, R 12 E, G&SRB&M
Flagstaff, Arizona

Prepared by:
RAC Partners L.L.C.
3605 S Flagstaff Ranch Rd.
Flagstaff, AZ 86005

Prepared for:
CDR Investors, LLC

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PROJECT NARRATIVE BLOCK PLAT

DESCRIPTION OF THE PROPOSAL

Canyon del Rio (CDR) is a proposed 262 acre mixed use development located at the southwest corner of Butler Ave. and Fourth Street. Within the 262 acres are multiple parcels with various uses including retail, office, multifamily housing, single family housing, school, and church. This narrative is for the Block Plat for CDR which will define where the parcels, tracts and collector roads are in CDR.

Parcels, Right-of-way, and Tracts are the three main components of the Block Plat. Parcels will be where neighborhoods, retail buildings, offices, churches, schools, etc. will be built and will be defined by their zoning category on the Block Plat. Future Parcels that will not have access to the collectors being constructed with the first phase are labeled as Tracts in the Block Plat. Right-of-Way (ROW) for collector streets will be labeled and eventually dedicated to the City with the final Block Plat approval. Tracts will also be identified and will be mainly used for open space, trails, utilities, and storm water detention. Future ROW not being dedicated with the first Block Plat is also shown as Tracts throughout CDR.

Collector streets will be developed in phases once the civil engineering plans and Final Block Plat approvals are complete. Improvements that need to occur in the Tracts, such as drainage facilities and trails, will be approved with the Final Block Plat approval. Individual Parcels will go through the City's normal Final Plat or Site Plan process to finalize their development plans.

City approval of the Final Block Plat will vest development rights for the entire CDR property.

Tracts A, D, F, and G will be open space and trails. Detention facilities for the subdivisions may also be located within these Tracts, as well as sewer mains that ultimately connect to the existing sewer system located in Tract B.

Tracts B and C are where Rio de Flag passes through the property as well as existing reclaimed water and sewer lines. New water mains and sewer connections will be made in Tract B to the Parcels. FUTS and social trails will also be constructed within Tract B. The Rio de Flag within Tracts B and C will be placed in a conservation easement and then dedicated to the City. At this time, there will be no future utilities routed through Tract C.

Tracts E and H will be open space. At this time, there will be no future utilities routed through these tracts.

Tracts I, J, K, and L are intended to be future right-of-way for streets and utilities.

Parcels E-1, E-2, F, H, K-1, and K-2 are proposed to be rezoned to HC-Highway Commercial.

Parcels G, N, O, P, are proposed to be rezoned to MR-Medium Density Residential.

Parcels J-1 and J-2 are proposed to be zoned HR-High Density Residential.

Parcels I, Q-1, Q-2 and S are not part of the 83-acre Rezoning and are already zoned R1-Single Family Residential.

Parcels Q-3, R-1, R-2, R-3, R-4, and R-5 are not part of the 83-acre Rezoning and are already zoned MR.

Overall zoning category sums for all of the 262 acres in Canyon del Rio will be:

➤ R1-Single Family Residential:	38 acres
➤ MR-Medium Density Residential:	107 acres
➤ HR-High Density Residential:	30 acres
➤ HC-Highway Commercial:	26 acres
➤ Tracts:	33 acres
➤ Right-of-Way:	28 acres

Although the boundaries to the Parcels will be identified with the Block Plat, those boundaries can change due to physical limitations of the site or development issues that may arise as long as the acreage for the zones do not change. For instance: if a Parcel needed to grow on one end by a half an acre due to a steep slope, it would be reduced by a half an acre somewhere else.

CONSTRUCTION PHASING

Canyon del Rio will be constructed in phases. Phase 1 will be construction of the “loop” roads and utilities in Canyon del Rio Dr from Fourth St. to Boulder Mountain Dr and Boulder Mountain Dr from Fourth St. to Canyon del Rio Dr. Once phase 1 is constructed, most of the parcels will have utilities and access available and the parcels can be improved. After phase 1, the phasing will generally follow a program of: any parcel that fronts a collector street will be required to complete the improvements on the collector street that the parcel fronts.

The Butler Ave and Fourth Street intersection will be improved based on the terms of the Development Agreement for Canyon del Rio. The City has budgeted funds to make improvements to the intersection, and CDR will contribute funds to the City for the impacts that the CDR traffic will make on the City street system. A Traffic Impact Analysis (TIA) was conducted to calculate the trips generated by CDR. The City will manage the design and construction of the Butler and Fourth intersection improvements. Many factors affect the timing of the improvement of the intersection including the approval of the Development Agreement,

payment of the CDR funds, the design of the improvements, etc. but the anticipation is that these improvements will occur early if not first in the development of CDR.

The chart on sheet PH02 of the Block Plat plans shows more detailed information on the CDR phasing.

OPEN SPACE, RESOURCE PROTECTION, AND TRAILS

CDR is planned to contain open space, tree resources, and slope resources in common areas and within the Parcels themselves. Each Parcel within the Property will meet resource requirements which will be consistent with the Development Agreement and determined when the final Plat or site plan of each Parcel is approved.

Approval of the Block Plat will determine where some of the common resource space would be located. Every Parcel within the Property will be allowed to share the forest resources within CDR to achieve the amount of forest resources that are required of that Parcel. A resource bank will be maintained by CDRI, and coordinated with the City, to keep an ongoing accounting of available resources and which resources have been shared. CC&R's for the overall CDR community will govern the sharing of resources.

“Ultimately, CDRI anticipates recording comprehensive Master Covenants, Conditions and Restrictions (“Master CC&Rs”) covering the entire Property and all Parcels owned by CDRI. CDRI anticipates recording the Master CC&Rs after the zoning process is complete, but before the first Parcel is conveyed to a third-party purchaser. The Master CC&Rs may also cover the adjacent property held by the State Land Department (Parcels D and L) and/or Parcel M (the parcel CDRI previously conveyed that lies east of Fourth Street). Parcels D, L and M are all part of the original Canyon del Rio development and master plan. Whether Parcels D, L and/or M become subject to the Master CC&Rs will be determined by future negotiation between or among CDRI and the Parcel D, L and M owners.

The Master CC&Rs will provide commercially standard guidelines and rules insuring the Property is developed in a uniform manner that complies with the Development Agreement and reflects the Property's unique characteristics, benefiting all Parcel owners. The Master CC&Rs will also provide for the formation of a Master Association that will maintain specified common areas and common area improvements within the Property, together with an assessment mechanism to fund anticipated maintenance, repair and replacement expenses. Individual Parcels within the Property may also be subject to separate recorded covenants, conditions and restrictions (Sub-CC&Rs). The Sub-CC&Rs will establish Parcel specific rules and restrictions, and also provide for the formation of Parcel specific associations – in most cases, Homeowner Associations relating to the Property's single-family and condominium communities.”

Open spaces and FUTS trails will transect the project and provide convenient access from the residential parcels to the activity center. “Social” trails are also proposed throughout to provide additional connectivity. The Switzer Wash FUTS trail currently terminates at the southeast corner of 4th Street and Butler, the frontage improvements to Butler and 4th Street include sidewalks that will allow for Switzer Wash FUTS trail users to cross 4th Street and continue west along Butler. The Foxglenn FUTS trail currently bisects CDR east to west. Modifications to the Foxglenn trail in CDR may be necessary but the trail will continue pass through the community. New FUTS trail connections will be made to the Foxglenn trail within CDR.

Trails have also been planned throughout the Property to interconnect the Parcels. The route of the trails can be modified in a way that suits the ultimate final development of each Parcel as long as the connectivity in and out of the Parcel to the rest of CDR is maintained. Existing FUTS trails at the perimeter of CDR will be extended through CDR as well.

PUBLIC SERVICES

Essential public services such as water and wastewater are being addressed through the updated WSIA and related discussions and the Development Agreement. Stormwater is being addressed through the Preliminary Drainage Report and related discussions. Solid waste is being addressed through the TIA (appropriate street circulations). The City’s Design Standards for solid waste dumpster enclosures and trash truck turning movements will be followed with the future design of each Parcel.