



McGrath Multi-Family Housing & Retail 3rd Neighborhood Meeting Summary

The third neighborhood meeting for the McGrath Multi-Family Housing & Retail project was held on Thursday, May 16, 2019 with an open house at 6:00 pm and a presentation at 6:30 pm at the The Flagstaff Aquaplex, located at 1702 N. Fourth Street, Flagstaff, AZ, 86004.

Notification letters were sent to all property owners, property owners' associations (POA) and homeowner's associations (HOA) within a 1,000-foot radius. Letters were also sent to the City's "Registry of Persons and Groups" as provided by the City. The letters were mailed on May 3, 2019. In addition to the notification letter, the signs with the Neighborhood Meeting information were posted on Monday, May 6, 2019. The sign was posted at the entrance to the property on E. Butler Avenue and another sign was placed at the entrance to the property along E. Sawmill Road.

McGrath Real Estate Partners led the meeting with support provided by SWI. Poster boards with the Building Elevations and the Site Plan were posted throughout the meeting room. The open house began at 6:00 pm followed by the presentation at 6:30 pm. An outline of the presentation is provided below:

Introduction

- Mark Lindley, McGrath Real Estate Partners Senior Vice President
- Barrett Kirk, McGrath Real Estate Partners Chief Investment Officer
 - Civil Design
 - Guillermo Cortes, Shephard-Wesnitzer, Inc. Vice President
 - Stephen Irwin, Shephard-Wesnitzer, Inc. Project Manager
 - Kayla Fleishman, Shephard-Wesnitzer, Inc. Project Engineer

Revisions to the Project

- Unit Mix
 - We want to meet the need of multi-family housing in the Flagstaff community.
 - We have included efficiency units, increased the number of 1-2 bedroom units and decreased the number of 4 bedroom units.
- Variety of housing types
 - We added townhome-style apartments with private backyards near the southern property line along with a community garden.
- Flex building
 - The flex building is intended to be used in conjunction with any public event taking place along our Main Street.
 - The space can also be used by the public for other small events, like neighborhood meetings.
- Restricted Driveway
 - We have revised our driveway on Butler to be right-in/right-out only in order to satisfy the needs and concerns of the surrounding neighbors and businesses.

- Affordable Housing
 - We are now dedicating 34 units to the City affordable housing program along with a contribution of \$500,000 to the affordable housing program.

Open to questions

- One scribe was used to record questions of citizens attending the meeting. A summary of the questions and answers are provided in the following table:

McGrath Multi-Family Housing and Retail

SWI Project #17113

3rd Neighborhood Meeting Questions

Thursday, May 16, 2019

The Flagstaff Aquaplex

QUESTION/COMMENT	ANSWER
Start Meeting at 6:33 pm	
Didn't the City reject the project due to the loss of light industrial?	We and the City Council have to look at the overall picture. Is it worth it to rezone? Is this a better use? We have to come back with a product City Council and community members are looking for. We also have to recognize that the industrial companies are leaving the center of our town. Opportunities are opening with an upcoming business park master plan just outside of City limits.
Could you explain the ingress/egress on Butler?	We wanted to address our business neighbor's concern about building up vehicles in front of his business. We have restricted our driveway on Butler to be right-in/right-out only.
I don't remember seeing that large of a retail pad in the front. Was that there before?	Yes, the commercial pads have always been a part of this development. We are required to have 19,000 sf of commercial space based on our Development Agreement with the City. Goodwill is interested in coming into the Anchor building.
Could you explain your unit mix?	We have decreased our 4-bedroom unit percentage from 80% to 22% of the overall unit mix.
What will happen to the Ponderosas in the northeast corner?	We intend to preserve as many trees as we can in this area.
Will you be pet-friendly?	Yes, we most certainly will be pet-friendly. We plan to create a joint pet park with the Canyon Pet Hospital located just east of the project site.
What about the traffic?	We are committed to providing bus passes for all of our residents. Our project site has some of the best connectivity to bus stops within the City. We hope to change people's minds on driving their cars by making public transit as easy as possible for them.
What is the height of the project?	The residential component will be 5 stories. The commercial portion will be 1 story with

	the look of a 2 story building per City requirements.
Is this only light industrial?	The existing site is heavy and light industrial.
On River Run, there are only a few true light industrial uses left. After the recession, many small industrial businesses left like the cabinetry business.	The Flagstaff Community is inevitably growing – now it's all about smart growth. It's a matter of working to plan where we want to create development now. Where do we want people to live? Don't we want them close to the City amenities, like bus stops, restaurants, commercial businesses, etc.?
You can still do affordable with the revisions?	Yes, we will dedicate 34 units to the affordable program as well as contribute \$500,000 to the City's affordable housing program. The focus on smaller units will also make it more affordable for a person who doesn't need a bigger space.
Is the parking covered? How many spaces are in the garage?	The parking is only two levels, one ground floor and one raised floor with no cover over the second floor. There are 318 proposed parking spaces within the parking structure. There are 401 proposed surface parking spaces as well.
I do appreciate your responsiveness to what we've been saying and asking.	
The changes are very good. Thank you. You have answered a lot of our questions.	
End Meeting at 7:09 pm	

McGrath Real Estate Partners Multi-Family Housing & Retail
 Neighborhood Meeting 5/16/2019 Sign-in Sheet

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