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*Engineering an environment of excellence.*

# **CITIZEN PARTICIPATION REPORT For McGRATH MULTI-FAMILY HOUSING & RETAIL**

SWI Project # 17113

Section 22, T 21 N, R 07 E, G&SRM  
City of Flagstaff,  
Coconino County, Arizona

Prepared for:  
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May 13, 2019

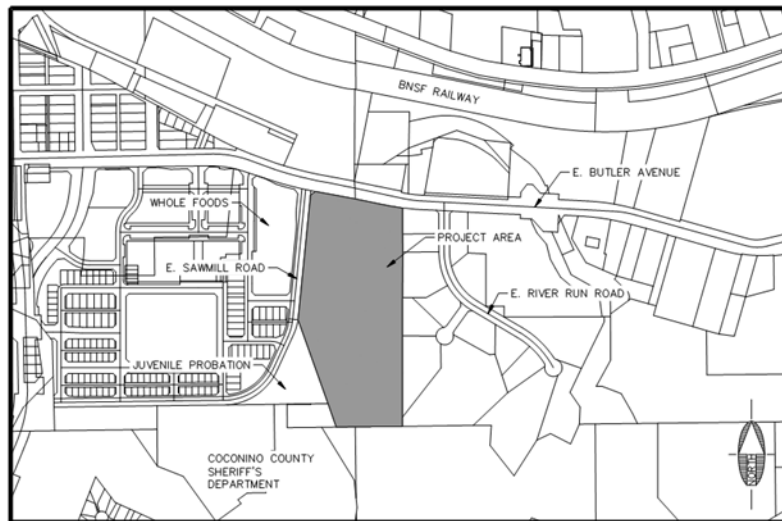
## PROJECT SUMMARY

McGrath Real Estate Partners (“McGrath”) is proposing a new mixed-use development at the intersection of Sawmill Road and Butler Avenue. The project will include a retail component at the north end of the site addressing the Butler Avenue frontage as well as a multi-family residential component addressing Sawmill Road.

The retail buildings will be single story with a surface parking lot. The surface lot will provide 89 parking spaces, including 5 ADA accessible parking stalls. Loading will be accommodated on site and will be screened from street frontages along Butler Avenue. Site access will be from a driveway on Butler Avenue and a driveway on Sawmill Road.

The five story multi-family residential building will include 333 units, ranging from efficiency to four-bedroom units and will include for-rent style townhomes. The project will include an integral Clubhouse and Leasing Facility as well as a Fitness Center and stand-alone Flex Building. Site access will be provided from two driveways on Sawmill Road. Approximately 401 surface parking spaces and 318 structured parking spaces, including 16 ADA accessible parking stalls, will be provided along with secure, covered, grade-level bike parking areas and exterior bike racks. The building layout defines multiple exterior courtyards that will be utilized as tenant recreation areas along with a community garden area with raised planting beds.

The site is located on approximately 14.51 acres and is currently zoned Heavy Industrial (HI) and Light Industrial (LI). The proposed zoning is Highway Commercial (HC) for the retail component and High-Density Residential (HR) for the multi-family residential component.



VICINITY MAP  
N.T.S.

## PROJECT LOCATION

The project limits are located south of E. Butler Avenue and east of E. Sawmill Road on Assessor's Parcels 104-03-005B and 104-13-002B. The project site is positioned in Section 22, Township 21 North, and Range 07 East, of the Gila and Salt River Base

Meridian, City of Flagstaff, Coconino County, Arizona. The site addresses are 825 E. Butler Avenue and 829 E. Butler Avenue.

### **PROJECT DESCRIPTION**

The site is currently zoned Heavy Industrial (HI) and Light Industrial (LI). McGrath has hired SWI to help facilitate the zoning map amendment (rezone) of the property as well as compile and submit the site plan package. The rezone application is specifically for APN's 104-03-005B ( $\pm 7.20$  acres) and 104-13-002B ( $\pm 7.31$  acres). The two parcels are adjacent to each other with a north-south property line bisecting the two parcels. The east parcel (APN 104-13-002B) is currently zoned Light Industrial (LI) and the west parcel (APN 104-03-005B) is currently zoned Heavy Industrial (HI). These two parcels will be combined into one and split according to the proposed Site Plan with an east-west property line bisecting the two parcels. Once the parcels are split, McGrath will apply for the rezoning of the two parcels. The north parcel will be zoned Highway Commercial (HC) and the south parcel will be zoned High Density Residential (HR) upon the completion of the rezone. The rezone will allow for the retail and multi-family residential land uses on this property.

### **NEIGHBORHOOD MEETING**

As part of the rezone, a "Citizen Participation Plan" is required in accordance with the Zoning Code. The main component of the plan is to hold a Neighborhood Meeting to introduce the project to surrounding property owners. The first meeting was held on Tuesday, April 24, 2018 with an open house at 6:00 pm and a presentation at 6:30 pm at the Murdoch Community Center, located at 203 E. Brannen Avenue, Flagstaff, AZ, 86001.

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 April 9, 2018. A copy of the notification letter and an exhibit of people invited to the meeting are included in Appendix A. In addition to the notification letter, a sign with the Neighborhood Meeting information was posted at the property on Thursday, April 12, 2018. 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. An image of the posted notification sign is included in Appendix B. The notification letter was posted on the City of Flagstaff Website, and a brief article was published in the Arizona Daily Sun on April 23 and April 24, 2018.

McGrath led the meeting with support provided by Meeks & Partners and SWI. Poster boards with the Building Elevations, Architectural Site Plan, and Concept Plan were posted throughout the meeting room. The meeting began at 6:00 pm with an open house followed by a presentation at 6:30 pm. An outline of the brief presentation is below:

#### Introduction

- Mark Lindley, McGrath Senior Vice President introduced the project and why the project location was chosen.
  - The site is a great place for redevelopment and a great place to tie into existing retail/housing.
- Mark provided an introduction to the design team.
  - Developer: Mark Lindley, Barrett Kirk, and Jack Horton with McGrath Real Estate Partners
  - Civil Design: Guillermo Cortes and Stephen Irwin with Shephard-Wesnitzer, Inc
  - Architectural Design: Keith Malone with Meeks + Partners
  - Landscape Design: Aaron Hayne with Norris Design
    - Aaron was not able to be present for the panel discussion.

### Civil Design

- Guillermo explained how this project is a great continuance of the Aspen Place at The Sawmill retail and housing.
- Guillermo used the Concept Plan poster to assist his presentation. He pointed out the two access points on E. Sawmill Road and the singular access from E. Butler Avenue. He mentioned there is a bus stop nearby on Butler.
- Guillermo stressed the project is not directed toward students but to families. There is ease of access for professionals within the community as well as students.
- Guillermo explained the FUTS access extension beginning at E. Sawmill Road and following the southern-most proposed improvements. This FUTS trail will be continued past this project site with a future City project.

### Architectural Design

- Keith explained there are three key points to the architectural design for the proposed development.
  - 1: Vehicular and Pedestrian Connectivity
    - The site will provide connectivity to the existing retail and residential community.
    - Also, the site will provide connection to the FUTS trail system.
  - 2: Control Mass of Building
    - The residential buildings have been broken in two to match the scale across the street at the Aspen Place at The Sawmill.
  - 3: Materials
    - The materials will match and blend nicely with the Flagstaff community materials used in recent developments, including the Sawmill development.

### Open to questions

- Three scribes were used to record questions of citizens attending the meeting. Appendix C includes a summary of the questions asked by citizens during the meeting, as well as comments mailed by citizens who were unable to attend the

meeting. A copy of the sign-in sheets for the neighborhood meeting are included in Appendix C.

The second meeting was held on Monday, July 30, 2018 with an open house at 6:00 pm and a presentation at 6:30 pm at the Murdoch Community Center, located at 203 E. Brannen Avenue, Flagstaff, AZ, 86001.

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 July 13, 2018. A copy of the notification letter and the project site plan provided to the neighbors are included in Appendix A. In addition to the notification letter, the signs with the Neighborhood Meeting information which were posted at the property were updated on Monday, July 16, 2018. 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. An image of the posted notification sign is included in Appendix B. The meeting notification was posted on the City of Flagstaff Regional Planning Facebook page, and a brief article was published in the Arizona Daily Sun on July 27 and July 29, 2018.

McGrath Real Estate Partners led the meeting with support provided by Meeks & Partners, SWI, Norris Design, Accelerated Development, and Goodwill Industries. Poster boards with the Building Elevations, Site Plan, Landscape Plan, and Goodwill information 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 introduced the design team.
  - Civil Design – Guillermo Cortes, Shephard-Wesnitzer, Inc.
  - Architectural Design (Residential) – Ryan Meeks, Meeks + Partners
  - Architectural Design (Commercial) – Jake Palmer, Accelerated Development
  - Landscape Design – Kraig Weber, Norris Design
  - Retailer – Jeff Lee & Courtney Nelson, Goodwill Industries
- Mark provided a brief overview of the project.
  - There was a big change to the retail component of the project since the first meeting. The grocer was not ready to move to Flagstaff. For the north lot, there will be 2 retail pads. Goodwill is interested in using the larger retail pad.
  - There is a parking deck on the east side of the project which will only be 2 levels.
  - The Main Street in between the two residential buildings will be able to be closed off with temporary bollards to allow for the space to be used as a community event plaza.

- A local art mural will be constructed at the end of Main Street against the parking deck.
- A right-turn lane has been added for the full-access driveway on Butler.

### Civil Design

- Guillermo Cortes provided a brief overview of the civil design elements as well as some items that have changed since the last neighborhood meeting.
  - The project consists of 2 parcels with approximately 14.5 acres. The parcels are currently zoned light and heavy industrial. The 2 existing parcels will be combined, rezoned, and split according to the proposed site plan. There are 3 access points for the project - one on Butler and two on Sawmill.
  - Based on the parking spaces provided throughout the residential component with the parking deck, McGrath is able to provide about 24% more parking spaces. The City only allows an excess of 5% when there is only surface parking. With the addition of a parking structure, they are not limited by the City on the number of parking spaces they can provide for their residents and visitors.
  - Even though this project is not part of the City of Flagstaff Resource Protection Overlay, they will work to preserve the existing trees along the east side of the property.
  - The Traffic Impact Analysis (TIA) is currently under review by the City. We have added the right turn lane based on the analysis provided in the TIA. We are looking at other mitigation areas noted by the TIA.

### Residential Architectural Design

- Ryan Meeks provided an explanation of the items that have been updated and enhanced since the last neighborhood meeting. Meeks has worked on multiple market rate and student housing projects with the McGrath team.
  - Pedestrian connectivity remains highly important to the success of this development and the continued success of The Sawmill at Aspen Place.
  - The Main Street will provide creative public civic space for the Flagstaff community.
  - Roof lines and materials have been revised in order to help break up the massing even further. The first step was splitting the residential building into two buildings during the start of the site plan process. The 6:12 roof pitch will be used to keep a clean ridgeline which will complement the gables and conceal the rooftop AC condensers. Stone, wood-detailing, and a cedar shake look will improve the visual elements of the residential buildings. The mixing of materials helps create natural, visible breaks in the buildings.
  - The walkway bridge between the residential buildings creates a nice entry point and helps frame the Main Street entrance.

### Landscape Design

- Kraig Weber gave a brief explanation of the preliminary landscape design.

- They will be creating a restored environment on the south side of the property, including the FUTS connection. They will use drought-tolerant plants throughout the site.
- Pedestrian connections throughout the site and the neighborhood are of utmost importance.
- They will work with the existing neighborhood to create a sense of place.

### Commercial Architectural Design

- Jake Palmer gave a quick explanation of the changes to the retail component of the project.
  - Accelerated Development currently has approximately 2.24 acres in escrow.
  - There will be two retail pads with one anchor retailer and smaller retail shops on the second pad.
  - The shops will be quick service, casual establishments. The drive-thru will be low intensity in order not to draw a large drive-thru line. There are no commitments to the shops at this time.
  - The retail buildings will be designed to incorporate contemporary, sawmill features like corrugated metal and a mountain lodge-look.
  - There will be flying canopies on the retail buildings to draw in the pedestrians within the development and those coming from Butler and Sawmill.
- Jeff Lee, director of real estate, and Courtney Nelson, part of the marketing team, from Goodwill explained their reason for seeking out this opportunity.
  - Goodwill has a clearance store on the west side by Galaxy Diner and a full-service store on the east side by the Flagstaff Mall. With this potential location on Butler, they would be able to provide a great shopping experience and another donation drop-off area to better serve the mission of the community and keep items out of the landfill. Adding another Goodwill store will help to make less of an impact on the environment as well as provide multiple jobs for the community.
  - Goodwill is no longer interested in this development opportunity.

### Conclusion

- Mark said the design team has done well at blending this project with the existing community. Thank you all for coming tonight.

### Open to questions

- Four scribes were used to record questions of citizens attending the meeting. Appendix C includes a summary of the questions asked by citizens during the meeting. A copy of the sign-in sheets for the neighborhood meeting are included in Appendix C.

A third meeting will be held on Thursday, May 16, 2019 with an open house at 6:00 pm and a presentation at 6:30 pm at 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. A copy of the notification letter and the project site plan provided to the neighbors are included in Appendix A. In addition to the notification letter, the signs with the Neighborhood Meeting information will be posted at the property on Tuesday, May 7, 2019. A sign will be posted at the entrance to the property on E. Butler Avenue and another sign will be placed at the entrance to the property along E. Sawmill Road. An image of the notification sign to be posted is included in Appendix B.

We have received only one response to the neighborhood meeting outreach letter sent early May. See appendix C for the correspondence. The neighbor's concerns will be addressed after further discussion.

# **APPENDIX A**



INVESTMENT • MANAGEMENT • DEVELOPMENT

April 9, 2018

Dear Neighbor,

Asset Plus Realty Corporation (Asset Plus) would like to invite the surrounding neighbors of the Wendt Business Park property to a Neighborhood Meeting to introduce the zoning map amendment (rezone) of two parcels within the City of Flagstaff (City) near Aspen Place at The Sawmill. The two parcels are adjacent to each other and are located east of E. Sawmill Road and south of E. Butler Avenue at 825 E. Butler Avenue and 829 E. Butler Avenue. The meeting and presentation will be held on **Tuesday, April 24<sup>th</sup>, 2018 at 6 pm** at the **Murdoch Community Center**, 203 E. Brannen Avenue, Flagstaff, AZ to discuss the rezoning of the properties.

The rezone application is specifically for APN's 104-03-005B ( $\pm 7.20$  acres) and 104-13-002B ( $\pm 7.31$  acres). The two parcels are adjacent to each other with a north-south property line bisecting the two parcels. The east parcel (APN 104-13-002B) is currently zoned Light Industrial (LI) and the west parcel (APN 104-03-005B) is currently zoned Heavy Industrial (HI). These two parcels will be combined into one and split according to the proposed Site Plan with an east-west property line bisecting the two parcels. Once the parcels are split, APRC will apply for the rezoning of the two parcels. The north parcel will be zoned Highway Commercial (HC) and the south parcel will be zoned High Density Residential (HR) upon the completion of the zoning map amendment (rezone). The rezone will allow for the retail and multi-family residential land uses on this property.

The plan sheets submitted in association with the Concept Plan and attached herein reflect the limits of the overall project. The project consists of the construction of a retail building, two 5-story multi-family residential buildings with 231 units and associated amenities, parking facilities, and associated water, sewer, and stormwater infrastructure near an existing Regional Urban Activity Center. More specifically, there are approximately 710 parking spaces required for the overall development with approximately 828 spaces provided including a minor parking structure. The proposed residential density is nearly 19 units per acre which is in compliance with the minimum residential density of 13 units per acre for a Regional Urban Activity Center. Additionally, access to the site will be provided by a proposed driveway on E. Butler Avenue and two proposed driveways on E. Sawmill Road.

Project material will be available for review starting at 6:00 pm with a presentation at 6:30 pm followed by a question and answer session. This will allow any neighborhood concerns to be identified and addressed prior to the project's public hearing before the City Planning and Zoning Commission. Concerns raised will be reported to the City Planning.

We hope to see you there. If you are unable to attend please provide comments in the space below and mail to:

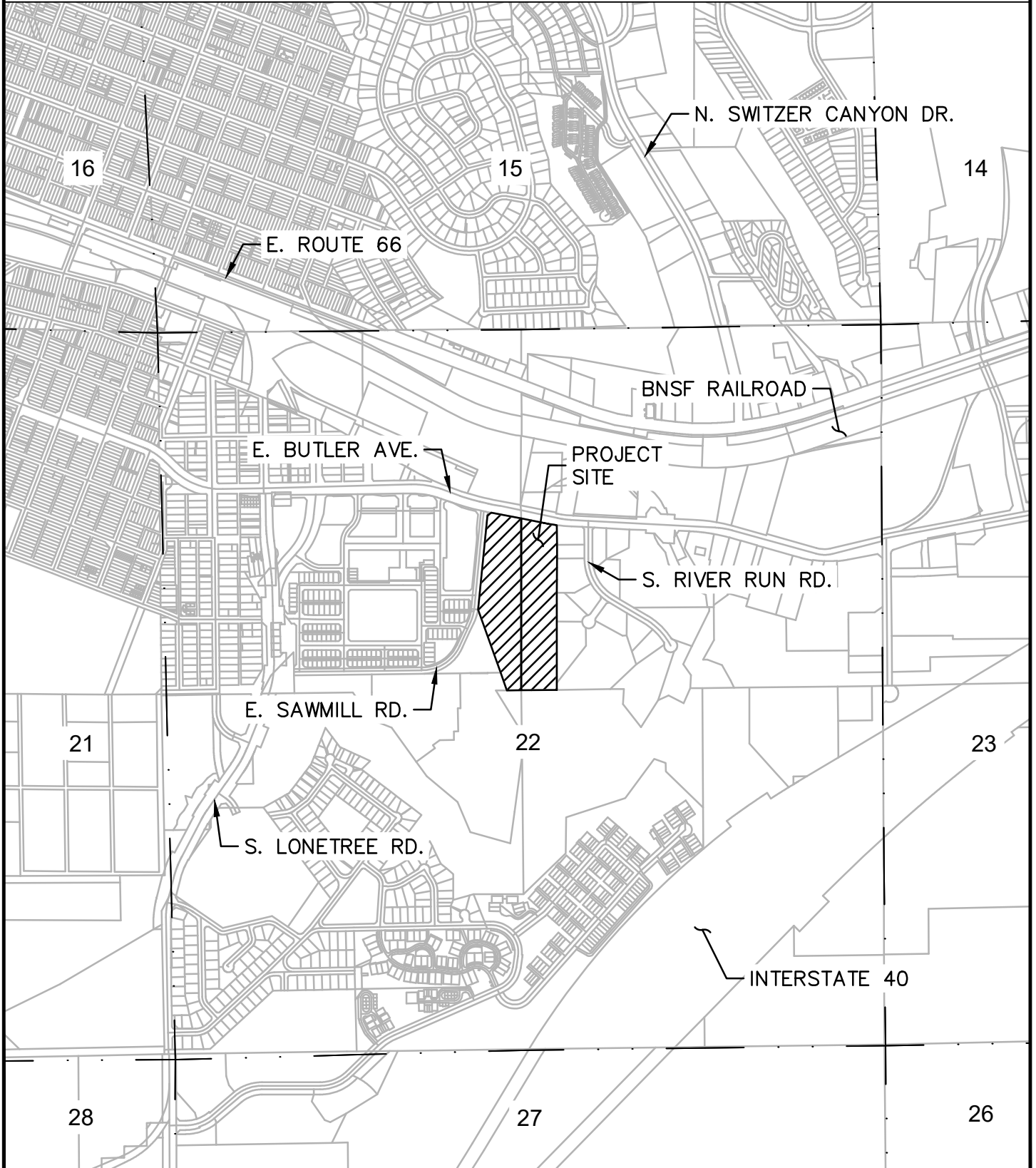
Mr. Barrett Kirk  
Asset Plus Realty Corporation  
950 Corbindale Road, Ste. #300  
Houston, TX 77024  
(713) 782-5800  
[bkirk@assetpluscorp.com](mailto:bkirk@assetpluscorp.com)



PLOTTED: Jul 02, 2018-11:16am



LOCATED IN SECTION 22, TOWNSHIP 21 NORTH,  
RANGE 7 EAST, GILA AND SALT BASE MERIDIAN,  
COCONINO COUNTY, FLAGSTAFF, ARIZONA



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**Shephard Wesnitzer, Inc.**  
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JOB NO.	17113
DATE	JUL 18
SCALE	1"=1000'
DRAWN	KMB
DESIGN	KMB
CHECKED	SCI

McGRATH MULTI-FAMILY HOUSING & RETAIL

FLAGSTAFF ARIZONA

VICINITY MAP

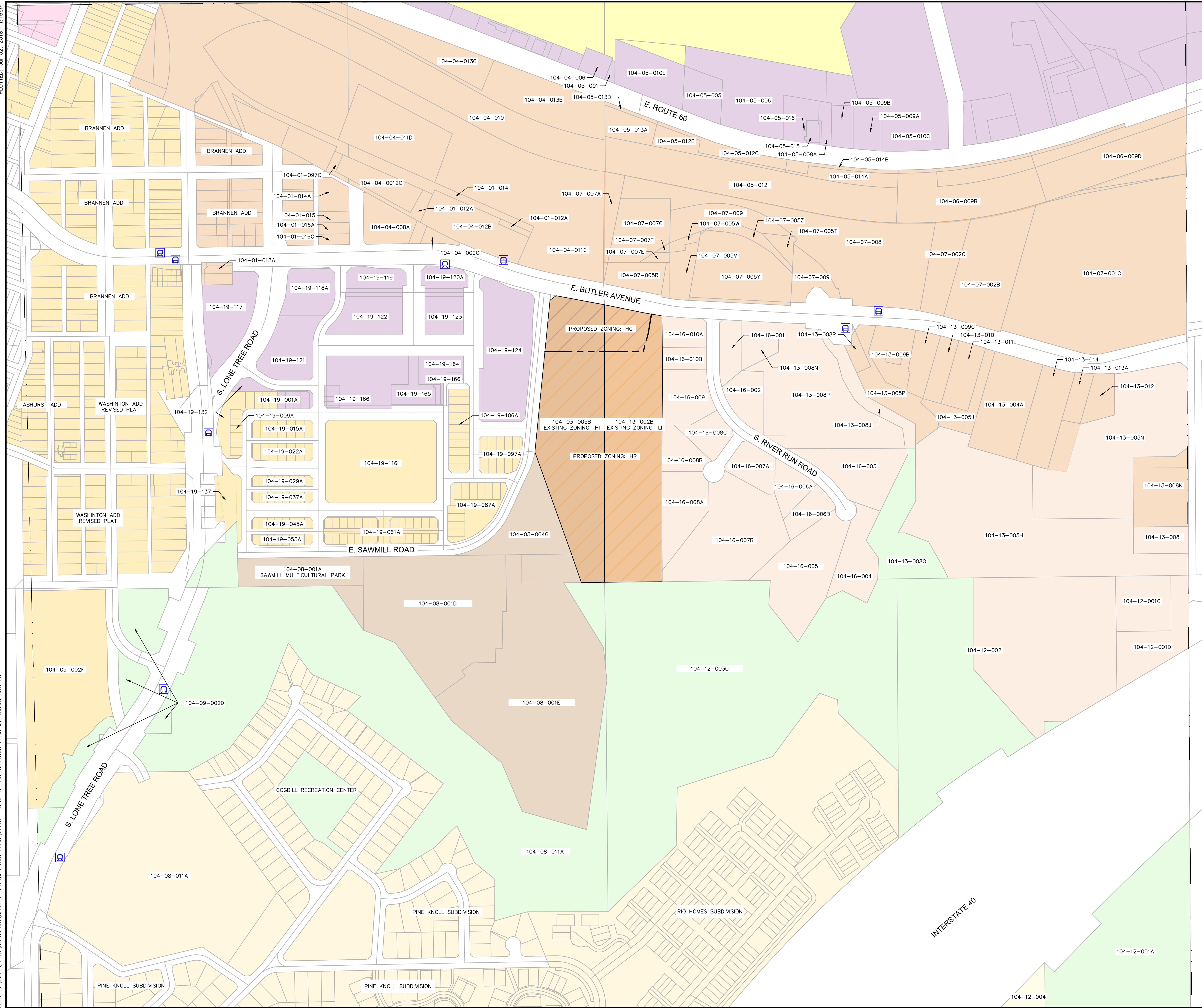
SHEET

**1**

OF 4

PLOTTED: Jul 02, 2018 - 11:16am

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### LEGEND

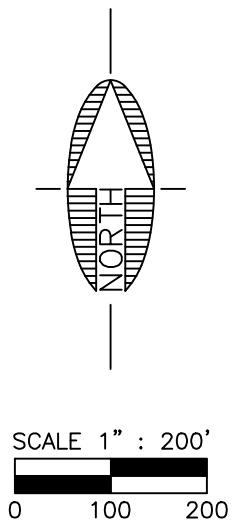
- PROPOSED REZONE PROPERTY
- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE

### ZONING/LAND USE LEGEND

- HI HEAVY INDUSTRIAL/INDUSTRIAL
- LI LIGHT INDUSTRIAL/INDUSTRIAL
- LI-O LIGHT INDUSTRIAL OPEN/INDUSTRIAL
- PF PUBLIC FACILITY/OPEN
- HC HIGHWAY COMMERCIAL/COMMERCIAL
- CC COMMUNITY COMMERCIAL/COMMERCIAL
- R1 SINGLE FAMILY RESIDENTIAL/RESIDENTIAL
- MR MEDIUM DENSITY RESIDENTIAL/RESIDENTIAL
- HR HIGH DENSITY RESIDENTIAL/RESIDENTIAL
- ER ESTATE RESIDENTIAL/RESIDENTIAL
- EXISTING BUS STOP
- HC PROPOSED HIGHWAY COMMERCIAL
- HR PROPOSED HIGH DENSITY RESIDENTIAL

### NOTES:

1. PUBLIC TRANSPORTATION SYSTEMS ARE LIMITED TO E. BUTLER AVENUE AND S. LONE TREE ROAD.



110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.az.com									
JOB NO: 1713 DATE: JUL 18 SCALE: AS SHOWN DRAWN: KMB DESIGN: KMB CHECKED: SCI	FLAGSTAFF ARIZONA MCGRATH MULTI-FAMILY HOUSING & RETAIL <b>ZONING &amp; TRANSPORTATION MAP</b>								
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NO.	DESCRIPTION	DATE	BY						
<p>Call out least two full working days before you begin excavation.</p> <p>088 84-1 or 1-800-544-1111 (AZ-548)</p>									
<p><b>PRELIMINARY</b></p> <p>NOT FOR CONSTRUCTION, BIDDING OR RECORDING</p>									



FILE: P:\2017\1713\DRAWINGS\CITIZEN PARTICIPATION PLAN\1713 - CITIZEN PARTICIPATION PLAN MAPS.DWG KBAYER  
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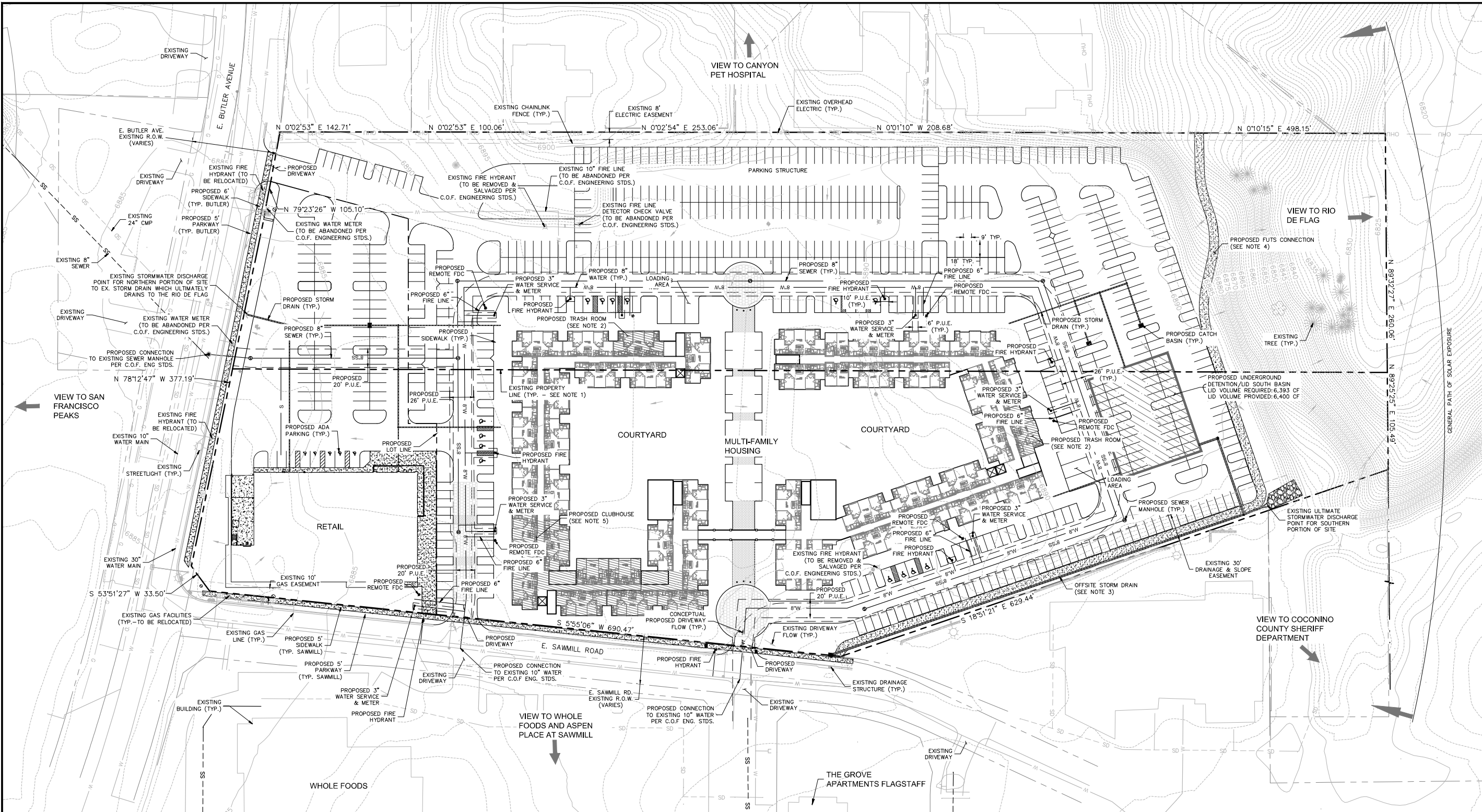
1000 FT BUFFER MAILING LIST									
APN	OWNER NAME	PARCEL ADDRESS	PARCEL CITY	PARCEL STATE	PARCEL ZIPCODE	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
10401015	HIGH DESERT INVESTMENT COMPANY	211 S GABEL ST	FLAGSTAFF	AZ	86001	PO BOX 980	GILBERT	AZ	85299
10404010	BNSF RAILWAY COMPANY					PO BOX 961089	FORT WORTH	TX	76161-0089
10404014	BURLINGTON NORTHERN/SANTA FE RAILWAY CO					PO BOX 961089	FT WORTH	TX	76161
10405001	KAVANAGH JB FAMILY TRUST					310 S BEAVER ST	FLAGSTAFF	AZ	86001
10405005	WHISPERING WINDS MOTEL LLC	922 E ROUTE 66	FLAGSTAFF	AZ	86001	922 E ROUTE 66	FLAGSTAFF	AZ	86001
10405006	DBADGUY LLC	1008 E ROUTE 66	FLAGSTAFF	AZ	86001	PO BOX 1961	FLAGSTAFF	AZ	86002
10405012	BNSF RAILWAY COMPANY					PO BOX 961089	FORT WORTH	TX	76161-0089
10407008	LN REAL ESTATE LLC	1200 E BUTLER AVE	FLAGSTAFF	AZ	86001	PO BOX 460069	HOUSTON	TX	77056
10407009	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10416001	DD&F LLC	200 S RIVER RUN RD	FLAGSTAFF	AZ	86001	PO BOX 1536	PAGE	AZ	86040
10416002	DD&F LLC					PO BOX 1536	PAGE	AZ	86040
10416003	PJM LLC	450 S RIVER RUN RD	FLAGSTAFF	AZ	86001	450 RIVER RUN RD	FLAGSTAFF	AZ	86001
10416004	JAMB INVESTMENT GROUP LLC	500 S RIVER RUN RD	FLAGSTAFF	AZ	86001	PO BOX 3355	FLAGSTAFF	AZ	86003
10416005	FLAG HOLDINGS LLC	495 S RIVER RUN RD	FLAGSTAFF	AZ	86001	495 S RIVER RUN RD NO 100	FLAGSTAFF	AZ	86001
10416009	BABBITT JIM & HELENE REVOCABLE TRUST DTD 10-22-12	275 S RIVER RUN RD	FLAGSTAFF	AZ	86001	211 E ELM AVE	FLAGSTAFF	AZ	86001
10419116	CAMPUS CREST AT FLAGSTAFF LLC	550 S WINDSOR LN	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419119	FLAGSTAFF ASPEN PLACE LLC	301 S REGENT ST	FLAGSTAFF	AZ	86001	1 E WASHINGTON NO 300	PHOENIX	AZ	85004
10419121	FLAGSTAFF ASPEN PLACE LLC	323 S WINDSOR LN	FLAGSTAFF	AZ	86001	1 E WASHINGTON NO 300	PHOENIX	AZ	85004
10419122	FLAGSTAFF ASPEN PLACE LLC	319 S REGENT ST	FLAGSTAFF	AZ	86001	1 E WASHINGTON NO 300	PHOENIX	AZ	85004
10419123	FLAGSTAFF ASPEN PLACE LLC	320 S REGENT ST	FLAGSTAFF	AZ	86001	1 E WASHINGTON NO 300	PHOENIX	AZ	85004
10419124	BROADWAY TENTH/FLAGSTAFF LLC	320 S CAMBRIDGE LN	FLAGSTAFF	AZ	86001	1370 BROADWAY, 2ND FLOOR	NEW YORK	NY	10018
10419132	CAMPUS CREST AT FLAGSTAFF II LLC	520 S LONE TREE RD	FLAGSTAFF	AZ	86001	P.O. BOX 92129	SOUTHLAKE	TX	76092
10419137	CAMPUS CREST AT FLAGSTAFF II LLC					P.O. BOX 92129	SOUTHLAKE	TX	76092
10419164	FLAGSTAFF ASPEN PLACE LLC	601 E PICCADILLY DR	FLAGSTAFF	AZ	86001	1 E WASHINGTON NO 300	PHOENIX	AZ	85004
10419165	VILLAGE AT ASPEN PLACE LLC	601 E PICCADILLY DR	FLAGSTAFF	AZ	86001	4900 MAIN ST STE 300	KANSAS CITY	MO	64112
10419166	ASPEN PLACE CONDOMINIUM ASSOC INC					2525 E CAMELBACK RD NO 880	PHOENIX	AZ	85016
10401014A	HIGH DESERT INVESTMENT COMPANY	205 S GABEL ST	FLAGSTAFF	AZ	86001	PO BOX 980	GILBERT	AZ	85299
10401016A	HIGH DESERT INVESTMENT COMPANY	217 S GABEL ST	FLAGSTAFF	AZ	86001	PO BOX 980	GILBERT	AZ	85299
10401016C	TANTYIYAYANON PREEDA & MADELEINE E JT	522 E BUTLER AVE	FLAGSTAFF	AZ	86001	5655 E FOREST DR	FLAGSTAFF	AZ	86004
10403004G	COCONINO COUNTY	1001 E SAWMILL RD	FLAGSTAFF	AZ	86001	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
10403005B	WENDT BUSINESS PARK LLC	829 E BUTLER AVE	FLAGSTAFF	AZ	86001	7936 W REDBIRD RD	PEORIA	AZ	85383
10404008A	PURCELL MICHAEL D	602 E BUTLER AVE	FLAGSTAFF	AZ	86001	PO BOX 22215	FLAGSTAFF	AZ	86002
10404009C	ARIZONA POWER & LAWN LLC	620 E BUTLER AVE	FLAGSTAFF	AZ	86001	620 E BUTLER AVE	FLAGSTAFF	AZ	86001
10404011C	ATCHISON TOPEKA & SANTA FE RY CO NKA ; BURLINGTON NORTHERN & SANTA FE RY CO	840 E BUTLER AVE	FLAGSTAFF	AZ	86001	PO BOX 961089	FORT WORTH	TX	76161
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10404012C	R66R COMMERCIAL PROPERTIES LLC	524 E BRANNEN AVE	FLAGSTAFF	AZ	86001	PO BOX 65	FLAGSTAFF	AZ	86002
10404013B	ATCHISON TOPEKA & SANTA FE RY CO NKA ; BURLINGTON NORTHERN & SANTA FE RY CO	426 E ROUTE 66	FLAGSTAFF	AZ	86001	PO BOX 961089	FORT WORTH	TX	76161
10404013C	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10405010E	DREAM FORTY LLC	914 E ROUTE 66	FLAGSTAFF	AZ	86001	914 E ROUTE 66	FLAGSTAFF	AZ	86001
10405012B	BNSF RAILWAY COMPANY					PO BOX 961089	FORT WORTH	TX	76161-0089
10405012C	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10405013A	ATCHISON TOPEKA & SANTA FE RY CO NKA ; BURLINGTON NORTHERN & SANTA FE RY CO					PO BOX 961089	FORT WORTH	TX	76161
APN	OWNER NAME	PARCEL ADDRESS	PARCEL CITY	PARCEL STATE	PARCEL ZIPCODE	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
10405013B	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10405014A	ATCHISON TOPEKA & SANTA FE RY CO NKA ; BURLINGTON NORTHERN & SANTA FE RY CO	1205 E ROUTE 66	FLAGSTAFF	AZ	86001	PO BOX 961089	FORT WORTH	TX	76161
10405014B	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10407005R	TYRRELL GALE G MARITAL TRUST DTD 5-15-08	880 E BUTLER AVE	FLAGSTAFF	AZ	86001	603 N BEAVER ST	FLAGSTAFF	AZ	86001
10407005T	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10407005V	TYRRELL GALE G MARITAL TRUST DTD 5-15-08	900 E BUTLER AVE	FLAGSTAFF	AZ	86001	603 N BEAVER ST	FLAGSTAFF	AZ	86001
10407005W	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10407005Y	CICO II LLC	1000 E BUTLER AVE	FLAGSTAFF	AZ	86001	700 N APOLLO WAY	FLAGSTAFF	AZ	86001
10407005Z	FLAGSTAFF CITY OF	1000 E BUTLER AVE	FLAGSTAFF	AZ	86001	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10407007A	ATCHISON TOPEKA & SANTA FE RY CO NKA ; BURLINGTON NORTHERN & SANTA FE RY CO					PO BOX 961089	FORT WORTH	TX	76161
10407007C	FLAGSTAFF CITY OF	860 E BUTLER AVE	FLAGSTAFF	AZ	86001	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10407007E	TYRRELL GALE G MARITAL TRUST DTD 5-15-08					603 N BEAVER ST	FLAGSTAFF	AZ	86001
10407007F	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10408001A	COCONINO COUNTY	703 E SAWMILL RD	FLAGSTAFF	AZ	86001	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
10408001D	COCONINO COUNTY	911 E SAWMILL RD	FLAGSTAFF	AZ	86001	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
10408001E	COCONINO COUNTY JAIL DISTRICT	951 E SAWMILL RD	FLAGSTAFF	AZ	86001	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
10408001F	COCONINO COUNTY					219 E CHERRY AVE	FLAGSTAFF	AZ	86001
10408011A	FLAGSTAFF CITY OF	30 S BRANNEN CIR	FLAGSTAFF	AZ	86001	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10412003C	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10413002B	WENDT BUSINESS PARK LLC	829 E BUTLER AVE	FLAGSTAFF	AZ	86001	7936 W REDBIRD RD	PEORIA	AZ	85383
10413005P	SHARBER RAYMA REVOCABLE TRUST DTD 4-10-14					PO BOX 1059	FLAGSTAFF	AZ	86002
10413005R	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10413008G	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10413008J	FLAGSTAFF CITY OF					211 W ASPEN AVE	FLAGSTAFF	AZ	86001
10413008N	WHIFFLE TREE INC	1101 E BUTLER AVE	FLAGSTAFF	AZ	86001	1101 E BUTLER AVE	FLAGSTAFF	AZ	86004
10413008P	WHIFFLE TREE INC	1101 E BUTLER AVE	FLAGSTAFF	AZ	86001	1101 E BUTLER AVE	FLAGSTAFF	AZ	86004
10413009B	GASCO 2 LLC	1311 E BUTLER AVE	FLAGSTAFF	AZ	86001	850 HATTIE GREEN LOOP	FLAGSTAFF	AZ	86001
10416006A	GWG FLAGSTAFF LLC	431 S RIVER RUN RD	FLAGSTAFF	AZ	86001	431 S RIVER RUN RD	FLAGSTAFF	AZ	86001
10416006B	GUIDA JOSEPH W & SHEILA R JT	449 S RIVER RUN RD	FLAGSTAFF	AZ	86001	8770 SILVER SPUR RD	FLAGSTAFF	AZ	86004
10416007A	345 SOUTH RIVER RUN ROAD LLC	345 S RIVER RUN RD	FLAGSTAFF	AZ	86001	1500 W TOLCHACO TRL	FLAGSTAFF	AZ	86001
10416007B	CLAYJEN HOLDING CO LLC	1071 E OLD CANYON CT	FLAGSTAFF	AZ	86001	1071 E OLD CANYON CT NO 100	FLAGSTAFF	AZ	86001
10416008A	AVIDA BOA LLC	1054 E OLD CANYON CT	FLAGSTAFF	AZ	86001	1054 E OLD CANYON CT	FLAGSTAFF	AZ	86001

APN	OWNER NAME	PARCEL ADDRESS	PARCEL CITY	PARCEL STATE	PARCEL ZIPCODE	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
10416008C	CARO MARK & VALERIE REVOCABLE TRUST DTD 3-26-14	323 S RIVER RUN RD	FLAGSTAFF	AZ	86001	6955 E OLD WALNUT CANYON RD	FLAGSTAFF	AZ	86004
10416010A	AIRGAS USA LLC	201 S RIVER RUN RD	FLAGSTAFF	AZ	86001	3737 WORSHAM AVE	LONG BEACH	CA	90808
10416010B	AIRGAS USA LLC	213 S RIVER RUN RD	FLAGSTAFF	AZ	86001	3737 WORSHAM AVE	LONG BEACH	CA	90808
10419001A	CAMPUS CREST AT FLAGSTAFF LLC	700 E KENSINGTON RD	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419009A	CAMPUS CREST AT FLAGSTAFF LLC	525 S BUCKINGHAM LN	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419015A	CAMPUS CREST AT FLAGSTAFF LLC	701 E KENSINGTON RD	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419022A	CAMPUS CREST AT FLAGSTAFF LLC	700 E FRANKLIN AVE	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419029A	CAMPUS CREST AT FLAGSTAFF LLC	701 E FRANKLIN AVE	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419037A	CAMPUS CREST AT FLAGSTAFF LLC	700 E JACKSON AVE	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419045A	CAMPUS CREST AT FLAGSTAFF LLC	701 E JACKSON AVE	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419053A	CAMPUS CREST AT FLAGSTAFF LLC	700 E SAWMILL RD	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419061A	CAMPUS CREST AT FLAGSTAFF LLC					PO BOX 92129	SOUTHLAKE	TX	76092
10419087A	CAMPUS CREST AT FLAGSTAFF LLC	1000 E SAWMILL RD	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419097A	CAMPUS CREST AT FLAGSTAFF LLC	961 E KENSINGTON DR	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419106A	CAMPUS CREST AT FLAGSTAFF LLC	520 S SEVILLE LN	FLAGSTAFF	AZ	86001	PO BOX 92129	SOUTHLAKE	TX	76092
10419118A	ALLIANCE BANK OF ARIZONA	501 E BUTLER AVE	FLAGSTAFF	AZ	86001	2700 W SAHARA AVE 5TH FLOOR	LAS VEGAS	NV	89102
10419120A	FLAGSTAFF COVENANT GROUP LLC	304 S REGENT ST	FLAGSTAFF	AZ	86001	2460 PASEO VERDE PKWY NO145	HENDERSON	NV	89074
HOA'S AND POA'S									
OWNER/GROUP NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE					
AZNORTH DEVELOPMENT INC (RIO HOMES HOA)	2389 S CLIFFVIEW ST	FLAGSTAFF	AZ	86001					
STERLING REAL ESTATE MANAGEMENT (RIO DE FLAG BUSINESS PARK POA)	323 S RIVER RUN RD, #1	FLAGSTAFF	AZ	86001					
REGISTRY OF PERSONS AND GROUPS									
OWNER/GROUP NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE					
FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002					
NORTHERN ARIZONA BUILDING ASSOCIATION	1500 E CEDAR AVE	FLAGSTAFF	AZ	86004					
NORTHERN ARIZONA ASSOCIATION OF REALTORS (ATTN: JEFFREY HERD)	1515 E CEDAR AVE, STE. C-4	FLAGSTAFF	AZ	86004					
TISH BOGAN-OZMUN	5271 MOUNT PLEASANT DR	FLAGSTAFF	AZ	86004					
MARILYN WEISSMAN	1055 E APPLE WAY	FLAGSTAFF	AZ	86001					
COAST AND MOUNTAIN PROPERTIES (ATTN: MAURY HERMAN)	3 N LEROUX ST	FLAGSTAFF	AZ	86001					
NAT WHITE	1120 N ROCKRIDGE RD	FLAGSTAFF	AZ	86001					
CHARLIE SILVER	720 W ASPEN AVE	FLAGSTAFF	AZ	86001					
BETSY MCKELLAR	330 S ASH LANE	FLAGSTAFF	AZ	86004					
DAVID CARPENTER	1715 TRADE WINDS CT	FLAGSTAFF	AZ	86005					
ARIZONA ARMY NATIONAL GUARD, AZAA-FMO (ATTN: DORENDA COLEMAN)	5636 E MCDOWELL RD, M5330	PHOENIX	AZ	85008					

FLAGSTAFF ARIZONA  
 McGRATH MULTI-FAMILY HOUSING & RETAIL  
 JOB NO: 1713  
 DATE: JUL 18  
 SCALE: AS SHOWN  
 DRAWN: KMB  
 DESIGN: KMB  
 CHECKED: SCI  
 110 W. Dole Avenue  
 Flagstaff, AZ 86001  
 928.773.0354  
 928.774.8934 fax  
 www.swi.az.com  
**SWI**  
**Shephard Wesnitzer, Inc.**  
 Call out least two full working days before you begin excavation.  
**ARIZONA 811**  
 Arizona One Stop 811 (888-5348)  
 888-81-11 or 1-800-534-8111 (888-5348)  
 REVISIONS  
 NO. DESCRIPTION  
 DATE  
 BY  
 DRAWING NO. LIS  
 SHT NO. 4 OF 4

PLOTTED: Apr 09, 2018 - 11:42am

FILE: P:\2017\17113\DRAWINGS\CITIZEN PARTICIPATION PLAN\17113-CONCEPT PLAN.DWG REVERT



**MULTI-FAMILY HOUSING PROJECT DATA:**  
 GROSS PARCEL AREA: 539,672 SF  
 TOTAL SQUARE FOOTAGE (MULTI-FAMILY HOUSING): 393,925 SF  
 GROSS AREA (MULTI-FAMILY HOUSING): 368,000 SF  
 GROSS AREA (INCLUDING AMENITIES): 394,000 SF  
 NET AREA (MULTI-FAMILY HOUSING): 304,000 SF  
 NET AREA (INCLUDING AMENITIES): 320,000 SF  
 TOTAL NUMBER OF STORIES: 5  
 TOTAL UNITS 231

**RETAIL PROJECT DATA:**  
 GROSS PARCEL AREA: 92,383 SF  
 BUILDING AREA: 22,245 SF  
 STORAGE AREA: 3,458 SF  
 TOTAL: 18,787 SF  
**PARKING**  
 REQUIRED PARKING RATIO 1 SPACE PER 250 SF  
 18,787 SF / 250 SF = 75 SPACES  

INDIVIDUAL PARKING STANDARD ACCESSIBLE PER ADA	REQUIRED	PROVIDED
	4	5
<b>TOTAL PARKING</b>	<b>75</b>	<b>77</b>

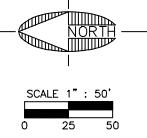
**PARKING**  
 TOTAL PARKING REQUIRED = 604 MIN  
 = 635 MAX (5% OVERPARKED)  
 TOTAL PARKING PROVIDED = 751 SPACES  
 431 SURFACE SPACES  
 320 STRUCTURED SPACES  
 TOTAL BIKE STORAGE PROVIDED = ~400 SPACES

CONCEPT PLAN IMPERVIOUS AREAS & LID ANALYSIS						
Basin ID	Existing Basin Area (sf)	Proposed Basin Area (sf)	Existing Basin Impervious Area for LID (sf)	Proposed Basin Impervious Area for LID (sf)	Area Difference (sf)	LID Required Depth (ft)
North Basin	262,140	207,020	167,598	152,420	-15,178	0.0833
South Basin	369,915	425,035	148,552	225,267	76,715	6,393
<b>TOTAL</b>	<b>632,055</b>	<b>632,055</b>	<b>316,150</b>	<b>377,687</b>	<b>61,537</b>	<b>5,128</b>

Notes:  
 1) Gross required 1" LID volume is for impervious area including proposed streets, parking, sidewalks and buildings.

**SITE ANALYSIS:**  
 • EXISTING LAND USE IS LIGHT & HEAVY INDUSTRIAL. WENDT BUSINESS PARK WAREHOUSE IS LOCATED ON SITE.  
 • EXISTING TOPOGRAPHY AS SHOWN  
 • EXISTING VEGETATION AS SHOWN  
 • NOTICEABLE SITE VIEWS INCLUDE THE SAN FRANCISCO PEAKS (NORTH) AND THE RIO DE FLAG (SOUTH).  
 • THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST. AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE.  
 • FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL. IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.  
 • SITE EXPERIENCES A GOOD AMOUNT OF SUN EXPOSURE. PRECIPITATION NATURALLY RUNS INTO THE RIO DE FLAG.  
 • SITE ACCESSIBLE AND VIEWABLE FROM E. BUTLER AVE AND E. SAWMILL RD.

**NOTES:**  
 1. A LOT COMBINATION WILL BE COMPLETED WITH FINAL DESIGN.  
 2. TRASH WILL BE COLLECTED AND COMPACTED INTERNALLY WITHIN A TRASH ROOM, AND TRASH-PICK UP WILL BE ACCOMMODATED ON-SITE IN AN AREA REMOTE FROM ADJACENT FRONTAGES ALONG BUTLER AND SAWMILL.  
 3. THE RUNOFF FROM THE SOUTH PORTION OF THE STUDENT HOUSING PARCEL WILL BE ROUTED THROUGH PRIVATE STORM DRAIN. THE PORTION OF THE RUNOFF FROM SAWMILL ROAD, WHICH ENTERS AN EXISTING CATCH BASIN THAT WILL BE REBUILT WITH THIS PROJECT, WILL BE CONVEYED THROUGH A PUBLIC STORM DRAIN NEAR THE SOUTHWEST BOUNDARY OF THE SITE INSTEAD OF THE EXISTING DRAINAGE SWALE.  
 4. THE PROPOSED 10' FTS TRAIL IS SHOWN CONCEPTUALLY. ASSET PLUS AND THE CITY SHALL COORDINATE GRADING AND TRAIL ALIGNMENT.  
 5. BIKE STORAGE WILL BE PROVIDED WITHIN THE CLUBHOUSE LAYOUT.



**PRELIMINARY**  
 NOT FOR CONSTRUCTION,  
 BIDDING OR RECORDING

FLAGSTAFF ARIZONA  
 ASSET PLUS MULTI-FAMILY HOUSING & RETAIL  
 CONCEPT PLAN

JOB NO: 17113  
 DATE: APR 18  
 SCALE: AS SHOWN  
 DRAWN: EGT  
 DESIGN: KMB  
 CHECKED: SCI

110 W. Dole Avenue  
 Flagstaff, AZ 86001  
 928.773.0054  
 928.774.8934 fax  
 www.swgz.com



NO.	DESCRIPTION	DATE	BY

Call at least three full working days before you begin excavation.  
**ARIZONA 811**  
 800-4-A-SAFE  
 800-427-2837 or 1-800-536-6111 (782-3346)

DRAWING NO.  
**CP01**  
 SHEET NO. 2 OF 2



July 13, 2018

Dear Neighbor,

McGrath Real Estate Partners (McGrath) would like to invite the surrounding neighbors of the Wendt Business Park property to the 2<sup>nd</sup> Neighborhood Meeting for the zoning map amendment (rezone) of two parcels within the City of Flagstaff (City) near Aspen Place at The Sawmill. The two parcels are adjacent to each other and are located east of E. Sawmill Road and south of E. Butler Avenue at 825 E. Butler Avenue and 829 E. Butler Avenue. The meeting and presentation will be held on **Monday, July 30<sup>th</sup>, 2018 at 6 pm** at the **Murdoch Community Center**, 203 E. Brannen Avenue, Flagstaff, AZ to discuss the rezoning of the properties.

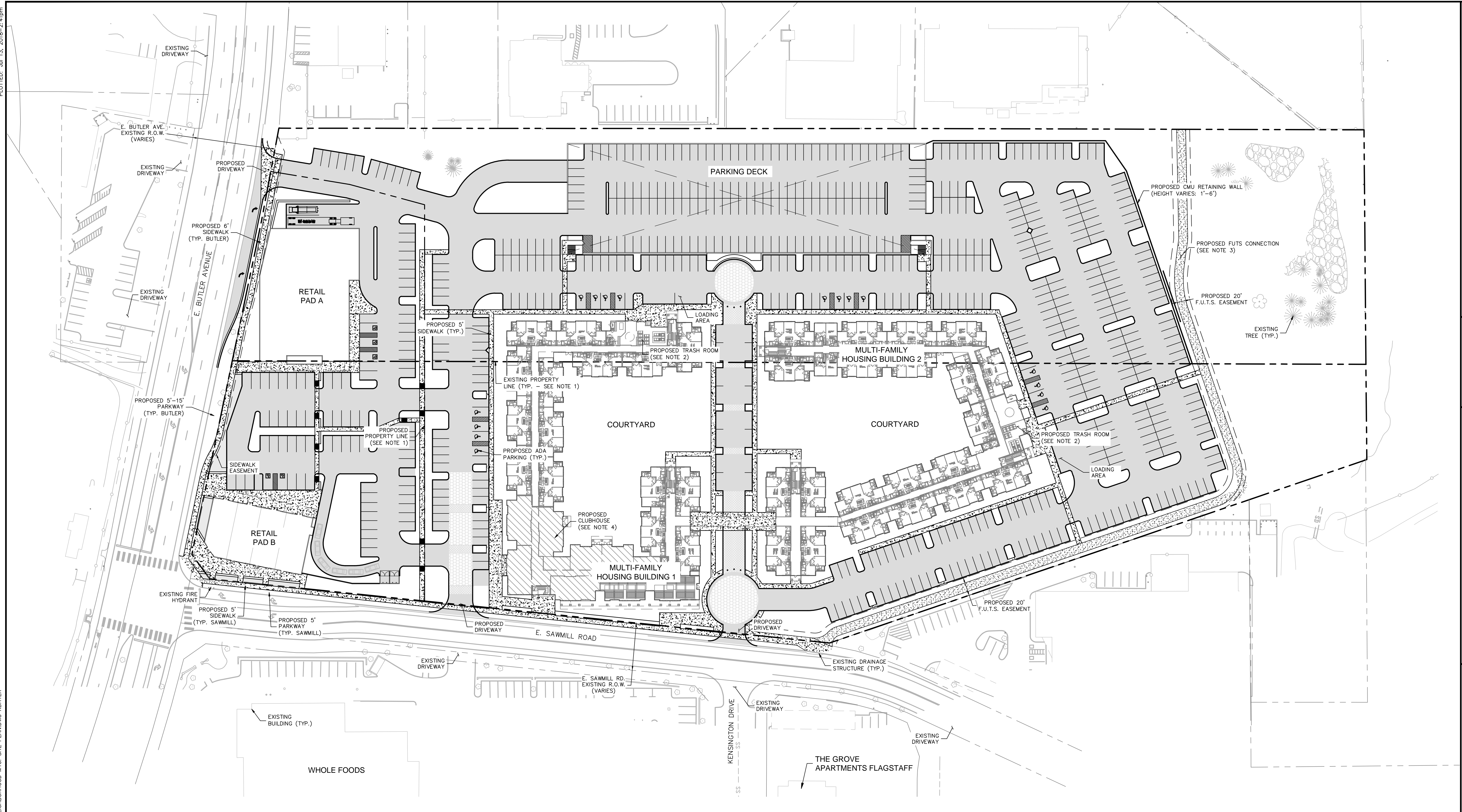
The rezone application is specifically for APN's 104-03-005B ( $\pm 7.20$  acres) and 104-13-002B ( $\pm 7.31$  acres). The two parcels are adjacent to each other with a north-south property line bisecting the two parcels. The east parcel (APN 104-13-002B) is currently zoned Light Industrial (LI) and the west parcel (APN 104-03-005B) is currently zoned Heavy Industrial (HI). These two parcels will be combined into one and split according to the proposed Site Plan with an east-west property line bisecting the two parcels. Once the parcels are split, McGrath will apply for the rezoning of the two parcels. The north parcel will be zoned Highway Commercial (HC) and the south parcel will be zoned High Density Residential (HR) upon the completion of the zoning map amendment (rezone). The rezone will allow for the retail and multi-family residential land uses on this property.

The plan sheets submitted in association with the Site Plan and attached herein reflect the limits of the overall project. The project consists of the construction of two retail pads, two 5-story multi-family residential buildings with 233 units and associated amenities, parking facilities, and associated water, sewer, and stormwater infrastructure near an existing Regional Urban Activity Center. More specifically, there are approximately 701 parking spaces required for the overall development with approximately 831 spaces provided including a minor parking deck. The proposed residential density is nearly 19 units per acre which is in compliance with the minimum residential density of 13 units per acre for a Regional Urban Activity Center. Additionally, access to the site will be provided by a proposed driveway on E. Butler Avenue and two proposed driveways on E. Sawmill Road.



PLOTTED: Jul 13, 2018-2:41pm

FILE: P:\2017\17113\DRAWINGS\CITIZEN PARTICIPATION PLAN\17113-2ND NEIGHBORHOOD MTC SITE PLAN.DWG (KBAYER)



**MULTI-FAMILY HOUSING PROJECT DATA:**  
 GROSS PARCEL AREA: 539,672 SF  
 TOTAL SQUARE FOOTAGE (MULTI-FAMILY HOUSING): 393,925 SF  
 GROSS AREA (MULTI-FAMILY HOUSING): 368,000 SF  
 GROSS AREA (INCLUDING AMENITIES): 394,000 SF  
 NET AREA (MULTI-FAMILY HOUSING): 304,000 SF  
 NET AREA (INCLUDING AMENITIES): 320,000 SF  
 TOTAL UNITS 233  
**PARKING**  
 TOTAL PARKING REQUIRED = 606 MIN  
 = 636 MAX (5% OVERPARKED)  
 TOTAL PARKING PROVIDED = 749 SPACES  
 431 SURFACE SPACES  
 318 STRUCTURED SPACES  
 TOTAL BIKE STORAGE PROVIDED = 256 SPACES (INTERIOR)  
 & 100 SPACES (EXTERIOR)


**RETAIL PROJECT DATA:**  
 GROSS PARCEL AREA: 92,383 SF  
 PAD A BUILDING AREA: 15,000 SF  
 PAD B BUILDING AREA: 7,300 SF  
 TOTAL: 22,300 SF  
**PARKING**  
 PAD A (GENERAL RETAIL) = 1 PER 300 SF  
 PAD A REQUIRED PARKING = 50 SPACES  
 PAD B (RESTAURANT) = 1 PER 100 SF + 1 PER EMPLOYEE  
 PAD B REQUIRED PARKING = 27 SPACES  
 PAD B (GENERAL RETAIL) = 1 PER 300 SF  
 PAD B REQUIRED PARKING = 18 SPACES  
**INDIVIDUAL PARKING REQUIRED PROVIDED**  
 STANDARD ACCESSIBLE PER ADA 5 5  
 TOTAL PARKING 95 84

- NOTES:**
1. A LOT COMBINATION WILL BE COMPLETED WITH FINAL DESIGN.
  2. TRASH WILL BE COLLECTED AND COMPACTED INTERNALLY WITHIN A TRASH ROOM. AND TRASH-PICK UP WILL BE ACCOMMODATED ON-SITE IN AN AREA REMOTE FROM ADJACENT FRONTAGES ALONG BUTLER AND SAWMILL.
  3. THE PROPOSED 10' F.U.T.S. TRAIL IS SHOWN CONCEPTUALLY. ASSET PLUS AND THE CITY SHALL COORDINATE GRADING AND TRAIL ALIGNMENT.
  4. BIKE STORAGE WILL BE PROVIDED WITHIN THE CLUBHOUSE LAYOUT.

**PRELIMINARY**

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project #PZ-17-00089

 Shephard Wesnitzer, Inc.		110 W. Dole Avenue Flagstaff, AZ 86001 928.773.0354 928.774.8934 fax www.swi.az.com	
JOB NO.: 17113 DATE: JUL 18 SCALE: AS SHOWN DRAWN: KMB DESIGN: KMB CHECKED: SCI	FLAGSTAFF ARIZONA McGRATH MULTI-FAMILY HOUSING & RETAIL SITE PLAN		
REVISIONS NO. DESCRIPTION DATE BY	DRAWING NO. <b>SP01</b> SHT NO. OF 1 1		



May 3, 2019

Dear Neighbor,

McGrath Real Estate Partners (McGrath) would like to invite the surrounding neighbors of the Wendt Business Park property to a Neighborhood Meeting to re-introduce the zoning map amendment (rezone) of two parcels within the City of Flagstaff (City) near Aspen Place at The Sawmill. The two parcels are adjacent to each other and are located east of E. Sawmill Road and south of E. Butler Avenue at 825 E. Butler Avenue and 829 E. Butler Avenue. The meeting and presentation will be held on **Thursday, May 16, 2019 at 6 pm** at **The Flagstaff Aquaplex**, 1702 N. Fourth Street, Flagstaff, AZ to discuss the rezoning of the properties.

The rezone application is specifically for APN's 104-03-005B ( $\pm 7.20$  acres) and 104-13-002B ( $\pm 7.31$  acres). The two parcels are adjacent to each other with a north-south property line bisecting the two parcels. The east parcel (APN 104-13-002B) is currently zoned Light Industrial (LI) and the west parcel (APN 104-03-005B) is currently zoned Heavy Industrial (HI). These two parcels will be combined into one and split according to the proposed Site Plan with an east-west property line bisecting the two parcels. The north 2.24-acre parcel will be zoned Highway Commercial (HC) and the south 12.27-acre parcel will be zoned High Density Residential (HR) upon the completion of the zoning map amendment (rezone). The rezone will allow for the commercial and multi-family residential land uses on this property.

An earlier version of this project was reviewed by the Planning and Zoning Commission and City Council. The Site Plan attached herein reflects the limits of the overall revised project. The project consists of the construction of two commercial buildings, two 5-story multi-family residential buildings and six 2-story townhome-style apartments with a total of 333 units, accompanying amenities, parking facilities, and associated water, sewer, and stormwater infrastructure near an existing Regional Urban Activity Center. The proposed residential density is nearly 27 dwelling units per acre which is in compliance with the minimum residential density of 13 units per acre for a Regional Urban Activity Center. Ten of the units will be affordable and McGrath is making a large contribution to the City's affordable housing program. Additionally, access to the site will be provided by a proposed right-in/right-out driveway on E. Butler Avenue and two proposed driveways on E. Sawmill Road.

Project material will be available for review starting at 6:00 pm with a presentation at 6:30 pm followed by a question and answer session. This will allow any neighborhood concerns to be identified and addressed prior to the project's public hearing before the City Planning and Zoning Commission. Concerns raised will be reported to the City Planning.







## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the City of Flagstaff Planning and Zoning Commission will hold a Public Hearing on May 22, 2019, at 4:00 p.m and May 29, 2019 at 4 p.m. to consider the following:

**A Zoning Map Amendment, for McGrath Real Estate Partners, to rezone APN's 104-03-005B ( $\pm 7.20$  acres – Heavy Industrial (HI)) and 104-13-002B ( $\pm 7.31$  acres – Light Industrial (LI)) to Highway Commercial (HC) and High Density Residential (HR) located at 825 and 829 E. Butler Avenue at the existing Wendt Business Park for the purposes of developing a multi-family residential and commercial project. An earlier version of the project was reviewed by the Planning and Zoning Commission on January 9, 2019 and the City Council on February, 19, 2019.**

**Interested persons may file comments in writing regarding the proposed request or be heard at the hearing date herein set forth. Maps and information are available at the City Planning & Development Services Section, 211 West Aspen Avenue, Flagstaff, Arizona.**

**The Planning and Zoning Commission meeting will be held in the Council Chambers of City Hall, 211 West Aspen Avenue, Flagstaff, Arizona.**

**Tiffany Antol  
Secretary, Planning and Zoning Commission**

**For Information Contact:**

**Elaine Averitt, Planning Development Manager, 928-213-2616  
[eaveritt@flagstaffaz.gov](mailto:eaveritt@flagstaffaz.gov)**

**Mr. Barrett Kirk, McGrath Real Estate Partners, 713-782-5800  
[bkirk@mcgrathrep.com](mailto:bkirk@mcgrathrep.com)**

Mail 5/3/19

**APPENDIX B**



**NOTIFICATION OF  
NEIGHBORHOOD MEETING  
FOR ZONING MAP  
AMENDMENT (REZONE)**

ASSET PLUS REALTY CORPORATION IS  
REQUESTING A ZONING MAP AMENDMENT  
(REZONE) OF 14.311 ACRES FROM HEAVY  
INDUSTRIAL AND LIGHT INDUSTRIAL TO HE  
HIGHWAY COMMERCIAL AND MEDIUM  
DENSITY RESIDENTIAL

WHEN: Tuesday, April 24, 2018 6:00PM open House  
6:30 PM Presentation  
AGENDA: Michael Cummings, Mayor  
201 E. Highway Avenue  
Flagstaff, AZ 86001  
CONTACT: Barrett K. Hill, Asset Plus Realty Corporation  
(928) 782-1000

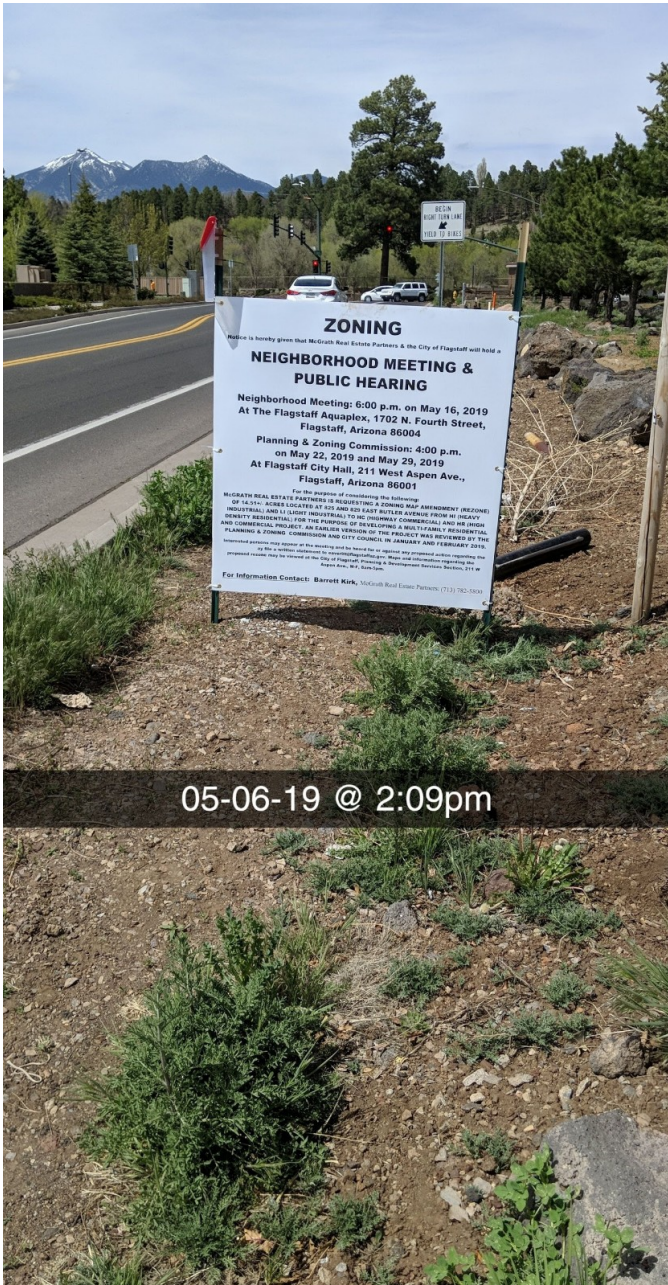
4/12/2018

# NOTIFICATION OF NEIGHBORHOOD MEETING FOR ZONING MAP AMENDMENT (REZONE)

McGRATH REAL ESTATE PARTNERS IS  
REQUESTING A ZONING MAP AMENDMENT  
(REZONE) OF 14.51± ACRES FROM HI (HEAVY  
INDUSTRIAL) AND LI (LIGHT INDUSTRIAL) TO HC  
(HIGHWAY COMMERCIAL) AND HR (HIGH  
DENSITY RESIDENTIAL).

WHEN:	MONDAY, JULY 30, 2018	6:00 PM Open House, 6:30 PM Presentation
WHERE:	Murdoch Community Center 203 E. Brannen Avenue Flagstaff, AZ 86001	
CONTACT:	Barrett Kirk, A McGRATH REAL ESTATE PARTNERS in: (713) 782-5800	

07/16/2018



## **APPENDIX C**





**Asset Plus Multi-Family Housing and Retail**

**SWI Project #17113**

**Neighborhood Meeting Questions**

**Tuesday, April 24<sup>th</sup>, 2018**

**Murdoch Community Center**

<b>QUESTION/COMMENT</b>	<b>ANSWER</b>
<b>Questions Prior to Official Meeting</b>	
Will a summary of questions and comments be provided?	Yes, a summary will be provided after the 1 <sup>st</sup> neighborhood meeting.
Please update all zoning documents to show 1000' buffer, specifically textual changes.	The zoning maps have been updated to reflect the 1000' ft buffer.
Would you look at the community calendar when scheduling the second Neighborhood Meeting?	Yes, we will consider other community events prior to planning our second neighborhood meeting.
Will there be a second Neighborhood Meeting?	Yes, there will be a second meeting, but it has not been scheduled yet.
When will a summary of the meeting be provided?	Yes, a summary will be provided after the 1 <sup>st</sup> neighborhood meeting.
Will this property be marketed towards students or to anyone?	We are not marketing toward any particular group of people.
Where is the retail?	The retail is located on the northwest corner of the site.
What are you thinking about for affordable units?	Our nominal rents are not projected to be as high as some other stuff in the market, but we will look at our efficiencies through 2 bedroom units and see what we can do.
A member of the Southside Neighborhood Association was supposed to be an interested party and was not notified.	We went out to a 1000' ft buffer to notify interested parties, but they were not included by the City.
How tall is the parking structure?	Approximately 11.5' to the top of the deck.
What is the building height?	64' to the top of pitch.
Are there any uninhabitable structures above top of pitch?	There are no uninhabitable structures above the top pitch of the roof.
There is no cup for excessive height, right?	Correct, the building is within the 65' allowable height per the City of Flagstaff Zoning Code.
Will you see any condensers on top of the building?	No, the condensers will be hidden by the roof.
The project is not rent by room, but rent by unit, right?	Correct, the residential units will be rented by the unit.
Where are the access points?	There are three access points. One off of Butler and two off of Sawmill.

Will there be a community oriented arrangement with this project? Like affordable units or reduced market rate units?	We cannot say right now if we will or won't, but we are open to looking at options for such.
Can Southside neighborhood associations and other HOA's be added?	We went out to a 1000' ft buffer to notify interested parties, but they were not included by the City. Those from the neighborhood group who attended the meeting will receive further notifications
<b>Presentation officially started at 6:30pm.</b>	
Is there sufficient width for a turn lane into the development from Sawmill?	The Traffic Impact Analysis will look to provide answers for if there is a need for a left turn lane as well as if there is sufficient width for such.
There is not a stoplight at the west entrance to Sawmill Road, right?	Correct, there is no traffic light at the west entrance to Sawmill Road.
This is a sizeable addition to the Sawmill Road capacity.	The Traffic Impact Analysis will analyze the impacts of the proposed development on Sawmill Road.
A business owner from Rio de Flag said around 5pm, it is hard for her to get out of her complex and make a left turn onto Butler with traffic. What will your impact be on this?	The Traffic Impact Analysis will analyze the impacts of the proposed development on Butler Avenue.
A resident of Babbit Wholesale building expressed her concern about what she will be looking at from her home and asked, What is the building height?	The residential building will be five stories. It will be approximately 52' to the final ceiling and then about 64' to the top of the pitched roof.
What is the elevation of the parking structure in relation to the Babbit Wholesale building?	The height of the deck is 11.5'.
There are beautiful trees in the northeast corner of the project. Will they be saved?	A portion of these trees will be saved.
I have seen deer find their way through that narrow strip of land through the site if the gate is open. What about them?	Thank you for your feedback.
Have you considered a resource overlay for this? Maybe you could consider adding the area to the south to RPO?	We would consider it for the open area to the south of the parking down the hill.
Where are the industrial buildings that are on the site currently located?	The existing industrial buildings sit approximately in the middle of the site.
And the retail on the corner, how big is the building and do you plan to expand it?	The retail building is approximately 22,000 square feet.
Parking structure is two stories, there is no roof over the second floor parking, right?	Correct, there is no roof over the second floor deck.
How tall is the existing warehouse on the site?	The existing warehouse is approximately 45' - 50' tall.
Have you considered 1-2 bedroom affordable housing units? We are desperate for	We cannot say right now if we will or won't be able to add affordable units to the proposed

affordable housing in the Flagstaff community.	development, but we are open to looking at options for such.
The outdoor pool is useless about 10 months out of the year, especially with shade from the building. It may not be a good use of water resources. Happy about the tennis courts. What about replacing the pool with an outdoor exercise equipment, yoga pavilion or rock wall? Look at Aspen Place and you will find that almost nobody is ever at the pool. Please make the pool another outdoor amenity.	Thank you for your feedback. The amenities for the proposed development will be modified based on the community's needs. Furthermore, there will be a "main street" through the middle of the buildings. The street will have the ability to be closed off with removable bollards so events, such as farmers markets and art walks, could take place on the street.
You can get in touch with Art Babbit about farmers markets. There is a Frist Friday Art Walk that might be able to extend through Aspen Place, through your property and back into NAU. This will better connect Downtown Flagstaff with the surrounding communities.	Thank you for your feedback. We will look into expanding the First Friday Art Walk.
A citizen commends APRC on the extension of F.U.T.S. trail.	Thank you for your positive feedback.
When you're looking at stone for the building façade, consider using native stones, such as sandstone or malapai. The stone at Aspen Place is not a native stone. Look through downtown at some older buildings like the courthouse for traditional stones.	Thank you for your feedback. We will continue to looks at material options in conjunction with what is allowed per the City of Flagstaff.
What is the parking count for the structure parking and surface parking for this project?	The total parking provided is 751 spaces, which include 431 surface spaces and 320 structured spaces.
Are you considering pervious pavement or standard asphalt?	The project is currently designed with standard asphalt but we are open to looking at other paving materials.
Are you looking at any other sustainability efforts in your design and construction? Energy Star?	Yes, we are looking to have sustainable buildings. We will not be applying for a LEED certificate however.
What are your plans for irrigation throughout the site?	We will work with the landscape design team to provide a reasonable irrigation plan for the site.
What about a lighting plan? Did you know it is actually less safe to go from light to dark and dark to light?	Low level lighting plan is required by the City. But, we are currently not at that stage of the design.
A citizen comments another amenity that would be nice might be a children's playground that may be more attractive for families. It could be put in place of the pool.	Thank you for your feedback. The amenities for the proposed development will be modified based on the community's needs.

Have you accommodated your design in any way for the jail that is next door to your site?	The building was pushed away from the property line that is shared with the jail and there will also be a landscape buffer along with the F.U.T.S. trail.
Is there any external security plan in mind? Multi-family Crime Housing Plan?	Securing the buildings for safety and controlled access is absolutely important to us.
What is your timeline for getting these comments out to the people that attended this meeting?	A summary will be provided after the 1 <sup>st</sup> neighborhood meeting.
There is the Citizen Participation Plan of incorporating these comments and addressing them. When is that?	The Citizen Participation Plan will be provided with the final Site Plan package.
When scheduling the next meeting, try to look at the City's calendar and make it not conflict with a City Council Meeting, etc.	We will consider other community events prior to planning our second neighborhood meeting.
What is a rough timeline for the second meeting?	The second meeting will occur in about 2-3 months.
Have you done projects like this in other towns?	We have built from Rhode Island to Arizona. We have done about 25-30 projects nationwide.
What is the ratio for students to families you are looking at leasing this building?	We really can't say because of fair housing laws. We couldn't even ask based on the fair housing laws.
Could you have as many roommates as you want if you rented an entire unit under your name? If someone rents a 4 bedroom and brings 3 people, is that allowed?	There are federal and state laws defining how many people can live in a space based on the number of beds. We will look into the Arizona laws more specifically.
Is the overall room design set up to be more conducive to families or is it more student oriented?	Big living spaces will be incorporated into the room designs.
Do you have a price point on the units?	We do not have a currently price for the units. We do want the units to be priced fairly.
What is the ratio of 4 bedroom units? What is the bedroom breakdown?	The breakdown of the numbers for each unit type has not been finalized. We do not know what the final bedroom count will be for the project. We do know there will be 231 units.
Are you also the management of this property?	No, we are partnered with Asset Plus. APRC is the development arm and is currently separating to McGrath Real Estate Partners.
Flagstaff is a high cost of living community. Teachers, EMTs and other professions are having a hard time finding living spaces. It would be nice if new developers coming to town could give back to the town.	Thank you for your feedback.

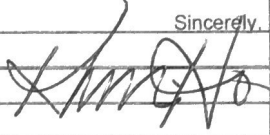
Not talking at affordable housing subsidies, we have a workforce housing crisis. Please look at a reasonable percentage of AMI. John Stigman did an affordable housing study for Flagstaff.	Thank you for your feedback.
There was a comment in support of removal of the proposed pool in replacement of another amenity such as a playground.	Thank you for your feedback.
A citizen commended the F.U.T.S. connection. It would be a relief for the nearby small parks.	Thank you for your feedback.
There was a comment supporting the design to push the housing off the east property line, away from the industrial air gas buildings.	Thank you for your feedback.
The property owner on Butler and Elden gave positive comments that this project will look much better than the abandoned existing property. This is an evolution of where Flagstaff is going.	Thank you for your feedback.
Have you purchased the property already?	No, we have it under contract contingent on the rezone.
What is it currently zoned?	Light industrial and heavy industrial.
What are you rezoning the site to?	High density commercial and high density residential.
Have you built elsewhere in Arizona?	Yes, in the past, Mark Lindley has built in Sun City and Peoria with Nash Phillips Copus.
Would you consider keeping some of the Ponderosas along the east property line? Could you move the parking structure further west off of the property line a little bit so it doesn't look as high from my place?	We currently have about a 20' buffer with trees in the plan. Also, there is overhead electric so the parking structure cannot obstruct the powerlines. We will work hard with landscape design team to save as many trees as we can. The land that you are on is already at a higher elevation than our site. It is hard to just bring the parking structure off the property line because of requirements such as buffers, drive isles, parking depths, etc.
If you could, not make so many units 4 bedroom; that just calls to students.	Thank you for your feedback.
How can I look at your other beautiful buildings?	Look at Asset Plus Companies
Will the "main street" be drivable?	Yes, there will be temporary bollards to be used only for special events.

**Meeting adjourned at 7:30pm.**



INVESTMENT • MANAGEMENT • DEVELOPMENT

COMMENTS REGARDING THIS DEVELOPMENT

Mr. Kirk,
My name is Khara House, and I am a member of the Flagstaff community interested in the Neighborhood Meeting regarding the zoning map amendment of APN's 104-03-005B and 104-13-002B. Information about the meeting was recently shared with me, but I may not be able to attend in person due to a simultaneous meeting.
My primary question, which I am sure will be addressed at the meeting, is what type of housing this will represent, and what floor plans will (tentatively) be offered? Will this be a student-focused, or will it offer a blend of options?
If at all possible, I would like to request the neighborhood meeting follow up, as I am aware summaries typically are sent following the meeting. If this is possible, I would greatly appreciate the opportunity to be part of this ongoing conversation as this project is examined and gets underway.
I greatly appreciate your consideration of this request, and look forward to hearing back from you at your convenience. Thank you for hosting this neighborhood meeting and considering the questions and concerns of the community. Please feel free to reach out to me at the address, email, or phone listed below.
Sincerely,

700 S Blackbird Roost, Apt 81, Flagstaff, AZ 86001 • (717) 592-8802 • khara.house@gmail.com

**From:** Dennis Dixon <[dixven.az@gmail.com](mailto:dixven.az@gmail.com)>  
**Sent:** Monday, April 16, 2018 9:15 PM  
**To:** Barrett Kirk <[bkirk@assetpluscorp.com](mailto:bkirk@assetpluscorp.com)>  
**Subject:** Wendt Business Park: Flagstaff, AZ

Dear Mr. Kirk,

My name is Dennis Dixon and I have lived in Flagstaff since May, 1984.

I am a career residential and commercial contractor that has developed several properties within the city limits over the years. I also served on the City of Flagstaff Board of Adjustments for several terms.

I built and manage a commercial building within a commercial subdivision adjacent to your proposed project. (Just to the East off of Butler at 345 S. River Run Rd., Flagstaff, AZ 86001).

My wife and I have reviewed the engineering plans for your project, and endorse it 100%. It's well thought out, compliments the neighborhood, and would be an attribute for the city of Flagstaff.

I wish you success with your project.

Sincerely,

Dennis A. Dixon  
1500 W. Tolchaco Rd.  
Flagstaff, AZ 86001  
(928) 699-1070 Email: [dixven.az@gmail.com](mailto:dixven.az@gmail.com)

345 S. River Run Photo is attached.

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**Asset Plus Multi-Family Housing and Retail**

**SWI Project #17113**

**2<sup>nd</sup> Neighborhood Meeting Questions**

**Monday, July 30, 2018**

**Murdoch Community Center**

<b>QUESTION/COMMENT</b>	<b>ANSWER</b>
Is the main ingress/egress for the residential development going to be off Sawmill?	Yes.
Where will the Main Street be closed off? Will this affect access to the residential buildings?	Main Street can be closed off with temporary bollards for public events. However, this will not affect access to the parking areas for the residential development. Main Street can be temporarily closed off from the sky-bridge to the east end of the residential buildings still allowing access to the site.
Will this be a gated community? I am concerned about the speed of vehicles throughout the site.	No, it will be open access. We will look into ways we can reduce vehicular speeds throughout the development.
Aspen Place parking is ridiculous during business hours. Residents are parking in retail spaces. Do you plan to have 2-x hr parking limit designated for retail?	At this time, we are not far enough along in the planning process. We do not have any specific tenants committed to take space in the retail buildings yet.
Will you have covered parking?	No, from a business perspective, covered parking does not pay off. Adding solar panels does not pay off either.
What prompted you to develop a project here? Did you have a particular market to target?	Originally, McGrath was trying to develop a project near the current location of the HUB. We realized it was the wrong location and the wrong time. Therefore, we found this property and found a need for multi-family housing in this neighborhood of Butler and Sawmill.
Define multi-family.	Multi-family can be just singles, couples, families, students. The multi-family housing market is driven by renting by the unit instead of renting by the room.
Do you intend to have affordable housing units?	I apologize, I cannot answer the question right now. We need to confirm the ratio for affordable housing with Jennifer Mickelson at the City. We have a couple of floorplans that fit with the affordable housing ratio right now.

<p>What are you looking at for rent?</p>	<p>We do not have the rents nailed down yet. We are just starting to look at baseline rents.</p>
<p>What existing neighborhoods are you talking about working with?</p>	<p>We are talking about working through the community development process, hosting these neighborhood meetings, and hearing questions and concerns from surrounding neighbors.</p>
<p>Resident of Flagstaff since 1972, owns historic building near project site. She saw the project area go from the Geldwin site to Walgreens warehouse to SCA Tissue warehouse to sitting empty and leaking. It's time for this area to evolve. We need more multi-family housing in Flagstaff and this is a great location and compliments the area nicely. More housing will allow for more affordable costs throughout the whole community.</p>	<p>Thank you for your support.</p>
<p>How will traffic on Sawmill be dealt with?          What about pedestrian traffic across Sawmill?          This is a lot of traffic for a small road.</p>	<p>The roadway cross section for Sawmill was developed through the Regional Plan and cannot be changed. Therefore, no left or right turn lanes can be added to the roadway. We are working with the City transportation department to work out other mitigation measures which resulted from the TIA. We are working on analyzing a traffic signal at Sawmill and Lone Tree. We are hoping to include pedestrian crossings at driveways on Sawmill. We are working on what that may look like, ie, different materials (pavers), striping, or flashing lights. The project driveway and the existing driveway across Butler have been aligned to allow left turns into the Project for travelers going west on Butler.</p>
<p>We are concerned about pedestrians crossing Sawmill when Police and other emergency vehicles are running light and sirens speeding down Sawmill Road. Is a pedestrian overpass possible?</p>	<p>We will look into different pedestrian crossing techniques. We are concerned about a pedestrian overpass not meeting ADA requirements.</p>
<p>Make sure vegetation does not grow as tall as a human near crosswalk locations. The flashing light cross walk on Butler has vegetation that hinders drivers from seeing pedestrians.</p>	<p>Thank you for your comment. We will take this into consideration.</p>

Has there been any talk about adding protected bike lanes from the FUTS to campus?	No, there is no talk about adding protected bike lanes anywhere in Flagstaff right now. However, with the proposed FUTS connection to the south of the project, people can get to campus without being on any of the major streets.
Any possibility of adding a park along the south side of the property?	No, the area is far too steep and would not be able to have an ADA accessible route.
Will there be any other space that will be family-friendly?	The residential amenities are not set in stone. Market analysis will help us understand the potential numbers of families and children which will drive the types of amenities provided.
Will the affordable housing be segregated?	No, it will be integrated throughout and they would complete access to all amenities.
Are you inclined to market toward students?	No, they intend to market to the whole community based on the market analysis. The only way to get homes back is to create a space for people to go so they can get out of your homes.
Will you manage the project after it has been constructed?	Asset Plus Companies and Asset Plus Campus Housing are now divided from McGrath Real Estate Partners. However, Asset Plus will be paid by McGrath to manage the property.
Will you have on-property suites?	No, this is not in our wheelhouse.
Will you consider local contractors for the project?	Yes, when we can hire locally, we will. We will hire as many local companies as possible.
Have you thought of encouraging a grocer for the retail component? Whole Foods is so expensive for the average person to grocery shop.	Yes, this was what we tried at first. The grocer was not ready to come into Flagstaff.
<b>Meeting adjourned at 7:30pm.</b>	

**From:** Barrett Kirk <[bkirk@mcgrathrep.com](mailto:bkirk@mcgrathrep.com)>  
**Sent:** Sunday, May 12, 2019 7:13 AM  
**To:** Christopher Miller <[chrismiller@canyonpet.com](mailto:chrismiller@canyonpet.com)>  
**Cc:** Julianne Miller <[drmiller@canyonpet.com](mailto:drmiller@canyonpet.com)>; Barrett Kirk <[bkirk@mcgrathrep.com](mailto:bkirk@mcgrathrep.com)>  
**Subject:** RE: Development Comments- Flagstaff

Chris,

It's very nice to meet you. We will definitely be pet friendly and if it's like most of our other developments, the majority of our residents will indeed have a pet. I think the addition of a public dog park along with a connecting walk-way is a terrific idea. I'll give you a call next week to discuss further.

Thank you for reaching out!  
Regards,

**Barrett O. Kirk**

Chief Investment Officer  
McGrath Real Estate Partners  
950 Corbindale Road | Suite 300 | Houston TX 77024-2849  
P 281 822 9601 | M 713 385 2242 | F 713 268 5111  
W [www.mcgrathrep.com](http://www.mcgrathrep.com)

**From:** Christopher Miller [<mailto:chrismiller@canyonpet.com>]  
**Sent:** Saturday, May 11, 2019 12:31 PM  
**To:** Barrett Kirk <[bkirk@mcgrathrep.com](mailto:bkirk@mcgrathrep.com)>  
**Cc:** Julianne Miller <[drmiller@canyonpet.com](mailto:drmiller@canyonpet.com)>  
**Subject:** Development Comments- Flagstaff

Good morning Mr. Kirk- My name is Chris Miller and my wife and I own a veterinary clinic that is adjacent to the property your company will be developing near Aspen Place at Sawmill. We won't be able to attend the meeting on Thursday so I am inquiring via email as to whether or not your development will be pet friendly? We're considering adding a public dog park on our property that would be walking distance to your development. I understand that you are in the early stages of planning but I was seeing if your organization would consider adding walk-way between our two properties as I think it would be a great benefit for both companies. Thank you.

**Chris Miller**

Owner, Canyon Pet Hospital  
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Flagstaff, AZ 86001  
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C: (928) 286-7561  
F: (928) 774-5278  
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[www.canyonpet.com](http://www.canyonpet.com)

