



Miramonte at Ponderosa Parkway

Zoning Map Amendment - Citizen Participation Plan

Introduction

Ponderosa Parkway, LLC (Applicant) is proposing to amend the City of Flagstaff's Rural Residential (RR) designation for parcel 107-07-002-E to a High Density Residential (HR) use. The proposed development will consist of 169 multi-family residential units built in 13 buildings on the vacant parcel. The buildings will be 3-stories tall and consist of 13 units each. The development will include 10 percent permanent affordable housing units up to 100 percent area-median income (AMI). The residential units are currently proposed as for-sale condominiums.

Citizen Participation Plan

Neighborhood Meetings

The Applicant will conduct two neighborhood meetings for interested citizens and adjacent property owners that wish to learn about the development and provide input to the development team. The development team will include the Applicant's development team, general contractor, architect, and land owners.

Meeting Structure

Introduction: Circulation of a sign-in sheet, and introduction of the proposed development by the Applicant, with an overview of the development's components and design.

Community Participation: In charrette-style interaction, the Applicant will encourage attendees' written contribution of any comments or concerns about the proposed development, and in particular will solicit attendees' desired community features, amenities, and specific points of concern.

Discussion: Upon collection of the attendees' written responses, the Applicant will discuss some of the comments received and facilitate an open forum discussion with attendees.

Post-Meeting One-on-One: Following the discussion stage, attendees will have the opportunity to discuss the project with various members of the Applicant's team including Project Management, Architects, and City Staff.



Record of Proceedings

The Applicant will create a written summary of the meetings, including the dates and locations of the meetings, copies of all letters and other notices of the meetings, the mailing list used by the Applicant, a map showing the location of property owners and potentially affected citizens, the number and names of attendees (including the sign-in sheet), a dated photograph of the sign required under Section 10-20.30.060(D)(6), a summary of concerns, issues and problems expressed during the meeting any materials or information shared by the Applicant with the attendees, and copies of all attendee written comments. This record of proceedings, together with the Director's Certification, will be submitted to the Director with the next formal submission of the Applicant. It also will be copied to all persons listing their names and addresses on the sign-in sheet. To the extent not expressly stated here, the record of proceedings will comply with Section 10-20.30.060(F).

Notice of Public Hearings & Community Meetings

Each property owner within 1,000 feet of the proposed development will be notified prior to each Community Meeting & Public Hearing per Section 10-20.30.080 of the Flagstaff Zoning Code. A form of notice is attached. The exact dates and locations of the meetings are yet to be determined. A map showing the 1000-foot notice area, as well as the mailing list, is attached. Citizens listed on the Registry of Interested Persons will be notified and included in the community meetings. The proposed notification methods will include mailed notifications, newspaper publication, and posting at the proposed development. The on-site sign will comply with the timing and technical requirements of Section 10-20.30.060(D)(6).



To: Alexandra Pucciarelli & Tiffany Antol, Current Planning - City of Flagstaff
From: Jack Kemmerly, Miramonte Homes
Date: 5/1/19
RE: Ponderosa Parkway Neighborhood Meeting

Dear Alexandra & Tiffany,

Thank you both for attending our Neighborhood Meeting this evening 5:30pm at the Aquaplex, ending at 6:15pm. We are pleased to report there were no negative comments received from attendees following the presentation of the project. We followed the same framework as our Public Participation Plan and have provided a summary of open-discussion questions below, attached the Attendee Comment Cards, and the Meeting Sign-In Sheet.

Please let us know if you need anything else from Miramonte Homes in the processing of our Neighborhood Meeting requirement for the Rezoning of 1650 E. Ponderosa Parkway.

Sincerely,

Jack Kemmerly
Ponderosa Parkway, LLC
Miramonte Homes

Meeting Attendee Open Discussion Q&A (5:50pm)

Q: Is Ponderosa the only thoroughfare and how many entrances will there be going into the site?

A: Ponderosa Parkway is the only thoroughfare accessing the site. There will be an internal network of two-lane access roads with parking built onsite. There are 3 entrances total on Ponderosa Parkway, the lower entrance and middle entrance connect for vehicular circulation.

Q: Is this project the first and final phase in this area? Are there any additional projects going towards the church?

A: The Ponderosa Parkway Condominiums (169 units in 13 buildings) is the first & final phase of development by Miramonte Homes in the Ponderosa Parkway area. There will be no additional phases outside of what is proposed on the 1650 E. Ponderosa Parkway parcel in this Zoning Map Amendment.

Q: Is there any green/open space?

A: There are Civic/Open spaces in various pockets throughout the community. They include new landscaping, existing Ponderosa Pine trees, BBQs, and tables. The grouping of trees to the north of the Starbucks driveway will remain.



Q: Who owns the adjacent land to the project?

A: The church owns the parcel that surrounds the north portion of the 1650 E. Ponderosa Parkway parcel, which is north of the Fire Station, north of the Village Shopping Centre, etc.

Q: What is the project time frame?

A: Land development would begin later in 2019 starting with the Ponderosa Parkway roadway improvements. Then proceeding with the on-lot mass grading activities. The project will likely take 3-4 years in its entirety depending on sales and subsequent building starts.

Q: How many total units?

A: 13 buildings with 13 units each for a total of 169 units.

Q: What is the price point?

A: Under \$300,000 with 10% of the units being affordable housing up to 100% AMI.

Q: Are the 5 buildings on the hill going to be 3 story?

A: They will, but they will be cut into the hill and their foundations will step with the topography.

Q: Is there fencing surrounding the property?

A: No, the property will remain open. There will be safety railing where required by code for fall protection.

Q: How will these be set up so people working in our town who need affordable housing buy these as opposed to parents buying for students

A: We will be marketing towards the "Missing Middle," Flagstaff's working residents. Including police officers, fire fighters, city staff, nurses, etc who serve the community and hardly make enough to cover Flagstaff's rising living expenses. We will do everything we can to sell to locals.

Q: Can anyone buy the unit and rent it out to someone else?

A: We have a 30-day minimum rental period in the Condominium Declarations governed by the HOA. 1-2 day short term rentals will not be permitted as these Declarations run with the deed of everyone condominium unit.

Q: Why does it need to be 3 stories?

A: In order to make the project financially viable, the 4 units on the 3rd floors of each building are critical to the project's feasibility. This also drives down costs to be able to obtain lower construction pricing to pass onto buyers at lower purchase prices for these units. Also, to justify the high costs of excavating the large amount of rock necessary to develop this site, it is



essential to build more efficient vertically instead of covering more ground area and excavating more rock.

Q: How many parking spaces do you have per building?

A: We are required to have 273 parking spaces for the entire project by code, and we are providing 273 parking spaces.