

# the elkwood flagstaff Apartments

## Neighborhood Meeting Plan



**Project Name:** the elkwood flagstaff Apartments  
**Project Location:** 1002 N. 4<sup>th</sup> Street, Flagstaff, AZ 86004  
**Case Number(s):** PZ-18-00205-02  
**Date Submitted:** October 15, 2019

This Neighborhood Meeting Plan (“Plan”) for the elkwood flagstaff is being submitted for your review and approval pursuant to Flagstaff Zoning Code (the “Code”) Section 10-20.30.060.C.2. Please see below for a detailed outline of our proposed Plan. The neighborhood meeting is proposed to be held on October 29, 2019.

**a. 1,000 Foot Property Owner Notification**

The Code requires notification of a neighborhood meeting to be mailed to all property owners located within 300 feet, exclusive of rights-of-way, of a proposed site being considered for re-zoning, unless the Planning and Development Services Director (“Director”) otherwise expands the required notification area. Per City staff’s suggestion, an introductory public interest meeting about the project was held on February 7<sup>th</sup>, 2019. For that meeting, the notification area was been expanded to include those property owners located within 1,000 feet of the proposed site (Exhibit A). We will continue to follow that model for notifications of the local property owners for this, and the 2<sup>nd</sup> required public meeting. A corresponding list of property owners that are located within the proposed notification area with Coconino County Assessor’s Office Parcel Numbers and mailing addresses is attached as Exhibit B.

**b. Notification Methods**

Pursuant to Code Section 10-20.30.060.D, notification of the neighborhood meeting will be mailed via first class mail to: (i) property owners located within 1,000 feet of the site, per City staff’s direction; (ii) the situs or actual address of all tenants and residents living on the subject property (Exhibit C); and, (iii) homeowners associations and registered interested persons within 1,000 feet of the site. The City-provided notification list for homeowners associations and registered interested persons is attached hereto as Exhibit D. We propose installing a neighborhood meeting notification sign per the requirements of Code Section 10-20.30.060.D.6. The notification sign is proposed to be located at the intersection of N. Fourth (4<sup>th</sup>) Street and E. Butler Avenue, more specifically shown on Exhibit E. Please see Exhibit F for a copy of the proposed sign language.

The mailed notification is proposed to be mailed to applicable parties on October 19, 2019 to allow a minimum of a ten (10) calendar day notice window. Please see Exhibit G for a copy of the proposed mailing notification.

**c. Neighborhood Meeting Format**

The neighborhood meeting will be facilitated by the applicant as an open house style meeting. A project overview presentation will be given by the architect, to kick-off the meeting. Following that, there will be an opportunity for one-on-one questions and answers about the project with interested attendees, with answers from both the architects and members of the development team. Summary minutes will be taken to provide an overview of key discussion points, comments/concerns and other important information provided by those in attendance.

**d. Stakeholder Comments**

In addition to the opportunity for dialogue during the neighborhood meetings, comments cards will be provided at the neighborhood meetings in order to provide an opportunity for stakeholders to provide written comment, if desired. Any returned comment cards will be included in the Record of Proceedings.

**e. Location, Date and Time of Neighborhood Meeting**

As noted above, we propose holding the neighborhood meeting on Tuesday, October 29, 2019. The neighborhood meeting will be held during the evening hours from 6:30 PM to 8:00 PM. The neighborhood meeting will be held adjacent to the subject site at Sinagua Middle School, located at 3950 East Butler Avenue, Flagstaff, AZ 86004 (Exhibit H).

**f. Methods to Keep the Director Informed of the Status and Results of the Neighborhood Meeting**

A Record of Proceedings will be filed with the City of Flagstaff pursuant to Code Section 10-20.30.060.F.

**g. Sign-Off Authorization**

The staff planner has approved the above Neighborhood Involvement Plan.

By: \_\_\_\_\_ Dated: \_\_\_\_\_

# Exhibit A

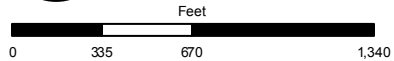
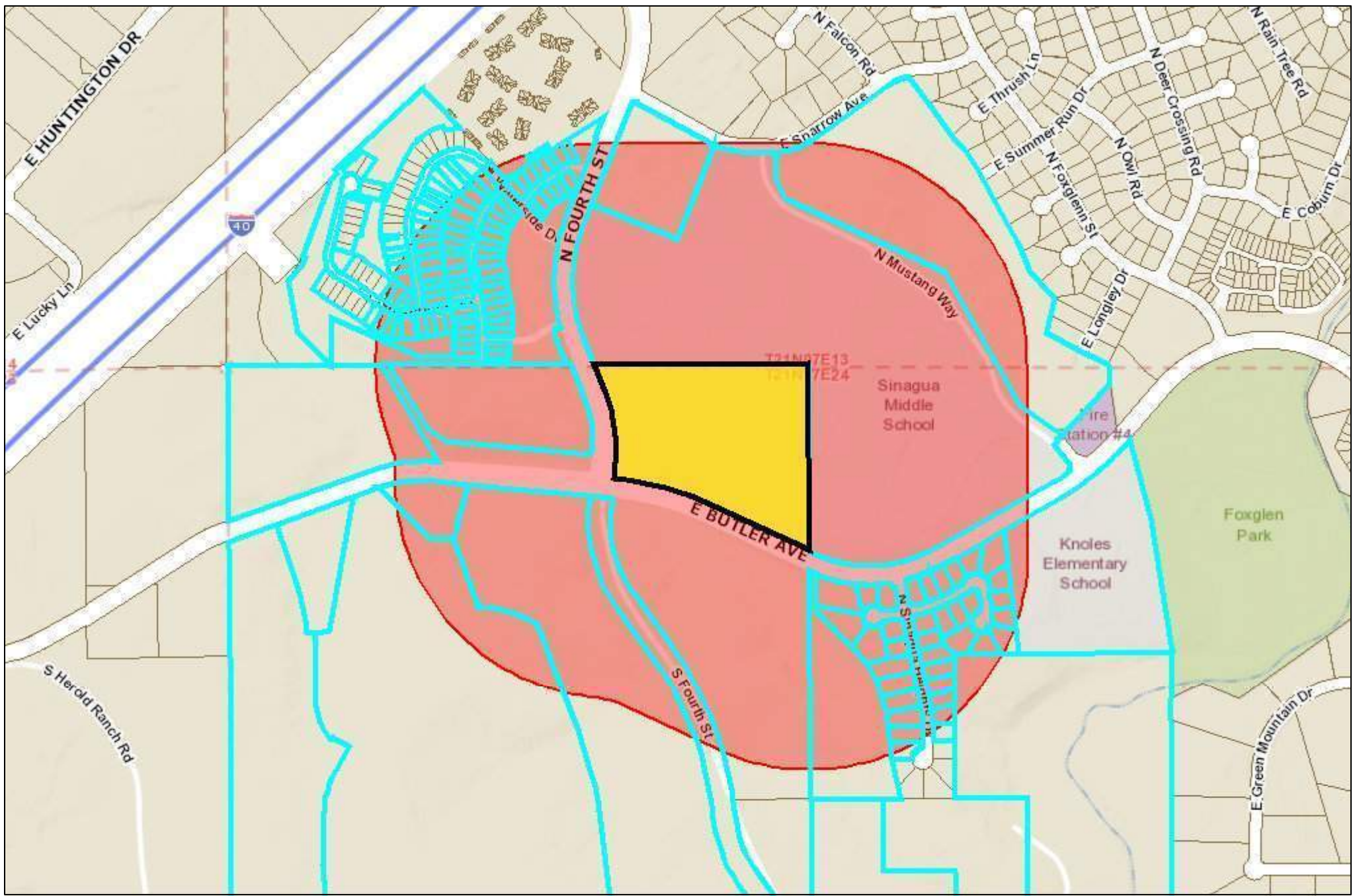


## 1,000' Assessor's Map



**CALIBER**  
THE WEALTH DEVELOPMENT COMPANY





# APN 106-08-005J 1,000' Buffer Map

October 3, 2019

THIS MAP WAS GENERATED BY THE COCONINO COUNTY WEB MAP APPLICATION. IT IS FOR GENERAL PUPOSES ONLY.  
NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.



# Exhibit B



## 1,000' Property Owner Mailing List



**CALIBER**  
THE WEALTH DEVELOPMENT COMPANY



APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS STATE	SITUS ZIPCODE	OWNER ADDRESS	OWNER ADDRESS 2	OWNER CITY	OWNER STATE	OWNER ZIPCODE	OWNER COUNTRY
10608001C	FLAGSTAFF CITY OF		FLAGSTAFF	AZ		86004 211 W ASPEN AVE		FLAGSTAFF	AZ	86001	
10608002H	FLAGSTAFF UNIFIED SCHOOL DIST # 1	4005 E BUTLER AVE	FLAGSTAFF	AZ		86004 701 N KENDRICK		FLAGSTAFF	AZ	86001	
10608002M	FLAGSTAFF UNIFIED SCHOOL DISTRICT #1	3285 E SPARROW AVE	FLAGSTAFF	AZ		86004 701 N KENDRICK ST		FLAGSTAFF	AZ	86001	
10608002T	FLAGSTAFF UNIFIED SCHOOL DISTRICT #1	3950 E BUTLER AVE	FLAGSTAFF	AZ		86004 701 N KENDRICK ST		FLAGSTAFF	AZ	86001	
10608002V	FLAGSTAFF UNIFIED SCHOOL DISTRICT #1		FLAGSTAFF	AZ		86004 211 W ASPEN AVE		FLAGSTAFF	AZ	86001	
	10611042 FLAGSTAFF CITY OF		FLAGSTAFF	AZ		86004 211 W ASPEN AVE		FLAGSTAFF	AZ	86001	
	10611043 FLAGSTAFF CITY OF		FLAGSTAFF	AZ		86004 211 W ASPEN AVE		FLAGSTAFF	AZ	86001	
	10611001 WASCHAK EDWARD & VALERIE	3890 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3890 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
10611002A	SINGH HARNATH & BEENA	3880 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3880 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
10611003A	ENNENGA WILMA GRACE	3870 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3870 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611004 SCHOTT JOSEPH P III & MARY H	3875 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 13161 N 71ST DR		PEORIA	AZ	85381	
	10611005 VONESH FAMILY TRUST DTD 11-15-00	3885 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3885 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611006 GAINES ERNEST B	995 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 995 N SINAGUA HTS DR		FLAGSTAFF	AZ	86004	
	10611019 SMITH STEVEN L	930 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 930 N SINAGUA HEIGHTS DR		FLAGSTAFF	AZ	86004	
	10611020 CULLY EDWARD H & JOSEPHINE S CPWROS	940 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 940 N SINAGUA HTS DR		FLAGSTAFF	AZ	86004	
	10611021 JOHNSON WILLIAM E	950 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 950 N SINAGUA HEIGHTS DR		FLAGSTAFF	AZ	86004	
	10611022 BROSE RICHARD J & RHONDA A CPWROS	960 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 960 N SINAGUA HTS DR		FLAGSTAFF	AZ	86004	
	10611023 CURLEY BRYAN S & MEREDITH A	970 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 970 N SINAGUA HEIGHTS DR		FLAGSTAFF	AZ	86004	
	10611024 LANE PATRICK J & KIMBERLY S	980 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 980 N SINAGUA HEIGHTS DR		FLAGSTAFF	AZ	86004	
	10611007 JESSEN MICHAEL L	985 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 985 N SINAGUA HEIGHTS DR		FLAGSTAFF	AZ	86004	
	10611008 SIMMONS LUKE J & JESSICA R	975 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 975 N SINAGUA HEIGHTS DR		FLAGSTAFF	AZ	86004	
	10611009 PELLIGRINI LOUIS J & CANDICE LIVING TRUST DTD 5-2-00	965 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 965 N SINAGUA HTS DR		FLAGSTAFF	AZ	86004	
	10611010 KETTERING DUANE E	955 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 955 N SINAGUA HEIGHTS DR		FLAGSTAFF	AZ	86004	
	10611011 BRINGARD CHRISTOPHER T & MARTHA L	945 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 945 N SINAGUA HEIGHTS DR		FLAGSTAFF	AZ	86004	
	10611012 APPLIN BRUCE MICHAEL CPWROS ; APPLIN ALISON CARLISLE CPWROS	935 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 935 N SINAGUA HTS DR		FLAGSTAFF	AZ	86004	
	10611013 BREHM FAMILY TRUST DTD 09/23/99	925 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 925 N SINAGUA HEIGHTS DR		FLAGSTAFF	AZ	86004	
	10611039 SCOTT JANE R	3920 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3920 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611034 LEGG JOHN B & MICHELE LB	3970 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3970 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611035 RICHARDS MICHAEL J & JANE M	3960 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3960 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611036 FISHER TIMOTHY P & SUSAN K JT	3950 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 PO BOX 3213		FLAGSTAFF	AZ	86003	
	10611038 KINNEY WARD & TAMARA	3930 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3930 E KOKOPELLI LN		FLAGSTAFF	AZ	86001	
	10611037 KING WESLEY CHRISTOPHER & STEPHANIE AILEEN MASSE	3940 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3940 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611040 LEE WEN DA & SHING YIN	3910 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3910 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611041 BROWN MATTHEW O	3900 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 7975 N HWY 89		FLAGSTAFF	AZ	86004	
	10611025 BOWIE JAMES I	990 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 990 N SINAGUA HEIGHTS DR		FLAGSTAFF	AZ	86004	
	10611026 MELLIES HOLGER	1000 N SINAGUA HEIGHTS DR	FLAGSTAFF	AZ		86004 STRAMDWEG 2A		TRAVEMUENDE	AZ	23570	GERMANY
	10611027 UNO THOMAS WAYNE MASAO & UNO CATHERINE DAVENPORT	3915 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3915 E KOKOPELLI LN		FLAGSTAFF	AZ	86001	
	10611028 YOUNG JEREMY P & SARA Z	3925 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3925 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611029 GEARHART JOHN R & CAROL MARIE	3965 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3965 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611030 SAUCEDO PAUL III & MARGIE	3995 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3995 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611031 SCHMELZER WILLIAM F	4000 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 4000 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611032 DUFEK PETER D JR	3990 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 3990 E KOKOPELLI LN		FLAGSTAFF	AZ	86004	
	10611033 CAMPBELL MARJORIE	3980 E KOKOPELLI LN	FLAGSTAFF	AZ		86004 61 PINE RIDGE DR		FLAGSTAFF	AZ	86001	
	10744031 MORISON-HOLMES PATRICIA A	1149 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1149 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744003 CHARARA GHASSAN	1160 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 7238 N 23RD ST		PHOENIX	AZ	85020	
	10744004 BEHUNIN RYAN O	1156 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1156 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744005 BENNETT DEBORAH L	1152 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1152 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744006 BRADY MARTHA	1148 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1148 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744007 DARDEN KYLE	1144 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1144 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744008 DIMAIO DAWN L TRUST DTD 11-24-98	1140 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1140 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744009 STINEBUCK MARIE	1136 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1136 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744010 FERGUSON TRUST DTD 2-17-00	1132 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 PO BOX 374		CAVE CREEK	AZ	85327	
	10744011 LIANG JIAN RU	1128 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1128 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744012 SHEA BRYAN F & LISA HEILMANN	1124 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1124 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744013 TISOT ANTHONY J & FAYETTE F	1120 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1120 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744021 STEPHENS MARTIN J	1109 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 2712 OAK VILLAGE TRL		DECATUR	GA	30032	
	10744014 RICKEY ROBERT JOHN & ALANNIE B	1116 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1116 FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744015 BAHL NICHOLAS & SYDNE	1112 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1112 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744016 WEBB MARK G	1108 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1108 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744030 KV RESIDENTIAL L C	1145 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 PO BOX 23556		FLAGSTAFF	AZ	86002	
	10744017 STODDARD DANIEL R & CATHY L	1104 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 20645 N HACKAMORE LANE		PAULDEN	AZ	86334	
	10744018 GARRISON LEONARD W & CATHLEEN	1100 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1100 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744019 GRAY CLYDE L & COLLEEN M	1101 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 8227 W SWEETWATER AVENUE		PEORIA	AZ	85381	
	10744020 BOWLING MELODY R	1105 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1105 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744022 J & M TRUST DTD 05-09-16	1113 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 2096 W UNIVERSITY AVE		FLAGSTAFF	AZ	86001	
	10744023 COATES BRIAN	1117 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1117 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744024 PUGLISE CHRISTOPHER M & MELINDA J	1121 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 4601 N 32ND PL		PHOENIX	AZ	85018	
	10744025 ASBURY THOMAS S IRREVOCABLE TRUST DTD 12-14-12	1125 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 247 E DESERT LEDGE PL		ORO VALLEY	AZ	85737	
	10744026 WRIGHT GREGORY L & REBECCA J	1129 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1129 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744027 ALTMAN JERROLD K	1133 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1133 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	
	10744028 SKELS LOIS E REVOCABLE TRUST DTD 5-7-87	1137 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ		86004 1137 N FLOWING SPRINGS TRL		FLAGSTAFF	AZ	86004	

10744029	SHOVERS BARBARA A	1141 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004 1141 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004
10744032	WARLOP DAVID MATTHEW	1153 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004 1153 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004
10744033	TINKLENBERG MARY E	1157 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004 1137 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744034	LAUDER GREGG R	1161 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004 2354 W WEATHERBY WAY	CHANDLER	AZ	85286
10744035	CHRISTIE ALICE A	1165 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004 1165 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004
10744037	RAY BIDISHA	1173 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004 5620 S 56TH AVE	LAWEEN	AZ	85339
10744036	REXINGER-ALEXANDER LIVING TRUST DTD 3-17-03	1169 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004 6231 E MARK WAY NO 20	CAVE CREEK	AZ	85331
10744038	XIONG JUN	1177 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004 5112 LE MICCINE TERR	SAN JOSE	CA	95129
10744039	GROSSKLAUS FAMILY TRUST DTD 8-6-97	1181 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 6202 E MCKELLIPS RD UNIT 278	MESA	AZ	85215
10744040	PALMER EMILY ELISE & CHRISTOPHER DAVID	1185 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 1185 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004
10744001	KIRKENDALL CHRIS K	1168 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004 1168 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004
10744002	SHEA BRYAN F & LISA HEILMANN	1164 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004 1124 N FLOWING SPRINGS TRL	FLAGSTAFF	AZ	86004
10744052	MCCURRY RICKEY N & SANDRA L	1172 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 805 BROCHARDT BLVD	KNOXVILLE	TN	37934
10744046	SAWYER KIP A & DENISE L	1209 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 PO BOX 642	LAKE SIDE	OR	97449
10744051	SID ANDREA L	1176 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 1176 WARM SPRINGS TRL	FLAGSTAFF	AZ	86004
10744041	OAS CLAYTON J & SUSAN R	1189 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 2524 SHUMARD BLUFF DR	LEANDER	TX	78641
10744042	MEIER DONNA E	1193 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 108 HICKORY ST	GIBSON CITY	IL	60936
10744043	THOMSON JANET H REVOCABLE TRUST DTD 07-09-08	1197 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 1197 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004
10744044	RUNGER BENJAMIN B & SAMANTHA L	1201 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 1201 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004
10744045	MEINHARDT CHARLES J & MARGARET A	1205 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 1205 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004
10744047	IVICEK JAMES A & JUDY	1192 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 1950 N SPENCER CIR	FLAGSTAFF	AZ	86004
10744048	PECK BETTY M TRUST DTD 4-11-14	1188 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 6754 E EAGLE CREST DR	FLAGSTAFF	AZ	86004
10744049	VANHOOK RYAN L	1184 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 1184 WARM SPRINGS TRL	FLAGSTAFF	AZ	86004
10744050	NEWGARD GREGORY A & AMANDA J	1180 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004 1180 N WARM SPRINGS TRL	FLAGSTAFF	AZ	86004
10608005H	SUNNYVALE LANDCO LLC	3100 E BUTLER AVE	FLAGSTAFF	AZ	86004 13115 FOUR STAR BLVD	AUSTIN	TX	78737
10608005J	FLAGSTAFF AT 4TH LLC	1002 N FOURTH ST	FLAGSTAFF	AZ	86004 8901 E MOUNTAIN VIEW RD STE 150	SCOTTSDALE	AZ	85258
10738139	VAIL JOHN RICHARD		AZ		3972 JIM OWENS	FLAGSTAFF	AZ	86001
10738144	TODACHEENIE PAUL J & LINDA M		AZ		PO BOX 3137	PAGE	AZ	86040
10738148	KOONCE DONALD L		AZ		505 E PASADENA AVE	PHOENIX	AZ	85012
10738151	ROHRBAUGH CONNIE		AZ		1401 N FOURTH ST NO 107	FLAGSTAFF	AZ	86004
10738145	BENSON GREGORY L		AZ		1401 N FOURTH ST UNIT 208	FLAGSTAFF	AZ	86004
10738142	BARNOSKI KATHYRNE L		AZ		505 E PASADENA AVE	PHOENIX	AZ	85012
10738143	VAIL JOHN R & TERESA A		AZ		3972 JIM OWENS	FLAGSTAFF	AZ	86005
10738146	WHEELER JACKIE C JR & EVELYN J		AZ		PO BOX 189	WICKENBURG	AZ	85358
10738147	KOONCE DONALD L		AZ		505 E PASADENA AVE	PHOENIX	AZ	85012
10738149	GOMES GERALDO C & SCARRAIN P		AZ		1774 LA JOLLA RANCHO RD	LA JOLLA	CA	92037
10738150	WOODWELL FAMILY LIVING TRUST UA DTD 05-25-17		AZ		29585 N 69TH PL	SCOTTSDALE	AZ	85266
10738136	THIEL KEN & CHRISTINA FAMILY TRUST DTD 02-12-09		AZ		42828 N 14TH ST	NEW RIVER	AZ	85087
10738137	PARKER MICHELLE G		AZ		1401 N FOURTH ST NO 112	FLAGSTAFF	AZ	86004
10738138	CONTI LESLIE		AZ		1401 N FOURTH ST NO 207	FLAGSTAFF	AZ	86004
10738140	VAIL JOHN RICHARD		AZ		3972 JIM OWENS	FLAGSTAFF	AZ	86001
10738141	SUMMIT PARK ASSOCIATES LLC		AZ		8601 N SCOTTSDALE RD NO 300	SCOTTSDALE	AZ	85253
10744135	FOREST SPRINGS TOWNHOMES UNIT 2 ASSOCIATION		FLAGSTAFF	AZ	86004 4578 N 1ST AVE STE 160	TUCSON	AZ	85718
10744065	ORTEGA ANA MARIA	1188 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1188 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744067	AXLINE STACEY D & TIMOTHY D	1176 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1176 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744064	RUBIO RAUL E & CARMELA	1196 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1196 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744066	COVINGTON CAROL L	1184 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1184 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744068	MIRAMONTE AT FOREST SPRINGS II LLC	1172 N WATERSIDE DR	FLAGSTAFF	AZ	86004 4578 N 1ST AVE STE 160	TUCSON	AZ	85718
10744069	SEDILLO RALPH B & BEATRICE I	1168 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1168 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744070	KELLY LIVING TRUST DTD 09-04-08	1164 N WATERSIDE DR	FLAGSTAFF	AZ	86004 4224 E LUPINE AVE	PHOENIX	AZ	85028
10744071	DORMAN FAMILY LIVING TRUST DTD 8-23-06	1160 N WATERSIDE DR	FLAGSTAFF	AZ	86004 PO BOX 2399	FLAGSTAFF	AZ	86003
10744073	COX PEGGY M	1148 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1148 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744072	OGILVIE BRUCE J & EVE E	1156 N WATERSIDE DR	FLAGSTAFF	AZ	86004 6422 W MADRE DEL ORO DR	PHOENIX	AZ	85083
10744074	JORDAN KIMBERLY A	1144 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1144 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744075	CONBOY JESSICA & ANDREW	1140 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1140 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744076	LAWRENCE DENNIS G & RUTH K	1136 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1136 WATERSIDE DR	FLAGSTAFF	AZ	86004
10744077	BARRON GARY HILL	1132 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1132 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744078	HERRON SARA J	1128 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1128 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744087	ZEGLIN FAMILY TRUST DTD 4-10-12	3159 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 PO BOX 1312	PAGE	AZ	86040
10744081	GARCIA ALICE P	3207 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 3207 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004
10744082	DAILY FAMILY TRUST DTD 06-09-00	3199 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 1857 EVERGREEN PATH	HAPPY JACK	AZ	86024
10744083	BENNETT FAMILY TRUST DTD 01-09-18	3191 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 3191 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004
10744084	ROY DIANA	3183 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 3183 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004
10744085	TERPAP BRIAN	3175 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 3175 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004
10744086	HEINRICH WAYNE & KAROLYN	3167 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 3167 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004
10744088	HORTON FAMILY TRUST DTD 9-10-86	3151 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 2368 BLOOMING VALLEY CT	HENDERSON	NV	89052
10744089	MIRAMONTE AT FOREST SPRINGS II LLC	3143 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 4578 N 1ST AVE STE 160	TUCSON	AZ	85718
10744112	MIRAMONTE AT FOREST SPRINGS II LLC	3144 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 4578 N 1ST AVE STE 160	TUCSON	AZ	85718
10744113	SERVIS STEPHANIE	3152 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 3152 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004
10744114	MORTON EMILY S	3160 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 3160 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004
10744115	TINKLENBERG MARY E	1137 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1137 N WATERSIDE DR	FLAGSTAFF	AZ	86004
10744116	ACEDO MERCEDES	1141 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1141 N WATERSIDE DR	FLAGSTAFF	AZ	86004

10744117	SUMA JULIE A	1145 N WATERSIDE DR	FLAGSTAFF	AZ	86004 1145 N WATERSIDE DRIVE	FLAGSTAFF	AZ	86004
10744134	FOREST SPRINGS TOWNHOMES UNIT 2 ASSOCIATION	3088 E COLD SPRINGS TRL	FLAGSTAFF	AZ	86004 4578 N 1ST AVE STE 16C	TUCSON	AZ	85718
10744079A	FLORA REVOCABLE LIVING TRUST DTD 10-28-13	1124 N WATERSIDE DR	FLAGSTAFF	AZ	86004 16581 LANDAU LANE	HUNTINGTON BEACH	CA	92647
10744080A	BROWN FAMILY REVOCABLE TRUST DTD 02-26-15	1120 N WATERSIDE DR	FLAGSTAFF	AZ	86004 13872 E CARRUTHERS ST	VAIL	AZ	85641
10744054B	FOREST SPRINGS HOMEOWNER'S ASSOC INC	1201 N FOURTH ST	SEDONA	AZ	86004 323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
10608005K	FLAGSTAFF FAMILY ASSOCIATES	1001 N FOURTH ST	FLAGSTAFF	AZ	86004 255 E RINCON ST STE 327	CORONA	CA	92879
10608005L	CDR LAND INVESTORS I LLC	3200 E BUTLER AVE	FLAGSTAFF	AZ	86004 2700 N CENTRAL AVE 9TH FLOOR	PHOENIX	AZ	85004
10608005M	CDR LAND INVESTORS III LLC		FLAGSTAFF	AZ	86004 2700 N CENTRAL AVE 9TH FLOOR	PHOENIX	AZ	85004
10608005N	CDR LAND INVESTORS I LLC		FLAGSTAFF	AZ	86004 2700 N CENTRAL AVE 9TH FLOOR	PHOENIX	AZ	85004
10608005P	ARIZONA STATE OF		FLAGSTAFF	AZ	86004 2700 N CENTRAL AVE 9TH FLOOR	PHOENIX	AZ	85004

# Exhibit C



## Tenant List with Mailing Addresses



**CALIBER**  
THE WEALTH DEVELOPMENT COMPANY



N/A:

Property is undeveloped without residents or tenants.

# Exhibit D



## City-Provided List of Homeowners Associations and Registered Interested Persons



# "Registry of Persons and Groups" As Required in Zoning Code Section 10-20.30.080.B

Last updated: June 4, 2019

## **Friends of Flagstaff's Future**

P.O. Box 23462  
Flagstaff, AZ 86002  
[info@friendsofflagstaff.org](mailto:info@friendsofflagstaff.org)  
(928) 556-8663

## **Northern Arizona Building Association**

1500 East Cedar Avenue, Suite 86  
Flagstaff, AZ 86004  
[tbociung@nazba.org](mailto:tbociung@nazba.org)  
(928) 779-3071

## **Northern Arizona Association of Realtors**, Jeffrey Herd

1515 East Cedar Avenue, Suite C-4  
Flagstaff, AZ 86004  
[naarflag@nazrealtor.com](mailto:naarflag@nazrealtor.com) and  
[naargovaffairs@outlook.com](mailto:naargovaffairs@outlook.com)  
(928) 779-4303

## **Tish Bogan-Ozmun**

5271 Mt. Pleasant Drive  
Flagstaff, AZ 86004  
[tishflagstaff@gmail.com](mailto:tishflagstaff@gmail.com)

## **Marilyn Weissman**

1055 East Apple Way  
Flagstaff, AZ 86001  
(928) 779-5323  
[Missymoet@aol.com](mailto:Missymoet@aol.com)

## **Maury Herman**

Coast and Mountain Properties  
3 North Leroux Street  
Flagstaff, AZ 86001  
(928) 779-6211  
[mherman@coastandmountain.com](mailto:mherman@coastandmountain.com)

## **Nat White**

1120 North Rockridge Road  
Flagstaff, AZ 86001  
[white@lowell.edu](mailto:white@lowell.edu)

## **Charlie Silver**

720 West Aspen Avenue  
Flagstaff, AZ 86001  
[Cws720@gmail.com](mailto:Cws720@gmail.com)

## **Betsy McKellar**

330 S Ash Lane  
Flagstaff, AZ 86004  
[birdvest8@gmail.com](mailto:birdvest8@gmail.com)

## **David Carpenter**

495 S River Run Suite 100  
Flagstaff, AZ 86001  
[dc@hopeaz.com](mailto:dc@hopeaz.com)

## **Dorenda Coleman**

Arizona Army National Guard, AZAA-FMO  
5636 E McDowell Rd, M5330  
Phoenix, AZ 85008  
[dorenda.j.coleman.nfg@mail.mil](mailto:dorenda.j.coleman.nfg@mail.mil)

## **Mary Beth Dreusike**

US Navy, Intergovernmental Branch  
850 Pacific Highway  
Building 1 – 5<sup>th</sup> Floor, Suite 513  
San Diego, CA 92101  
[marybeth.dreusike@navy.mil](mailto:marybeth.dreusike@navy.mil)

## **Celia Barotz**

3354 N Crest Street  
Flagstaff, AZ 86001  
[cbarotz@gmail.com](mailto:cbarotz@gmail.com)

## **Norm Wallen**

3716 N Grandview  
Flagstaff, Az 86004  
[normwallenflg@gmail.com](mailto:normwallenflg@gmail.com)

## **Jay Christelman**

**Coconino County Community Development**  
2500 N Fort Valley Rd. Bldg 1  
Flagstaff, Az 86001-1287  
[jchristelman@coconino.az.gov](mailto:jchristelman@coconino.az.gov)

## **Jess McNeely**

**Coconino County Community Development**  
2500 N Fort Valley Rd. Bldg 1  
Flagstaff, Az 86001-1287

**"Registry of Persons and Groups"  
As Required in Zoning Code Section 10-20.30.080.B**

Last updated: June 4, 2019

[wmcneely@coconino.az.gov](mailto:wmcneely@coconino.az.gov)

# Exhibit E

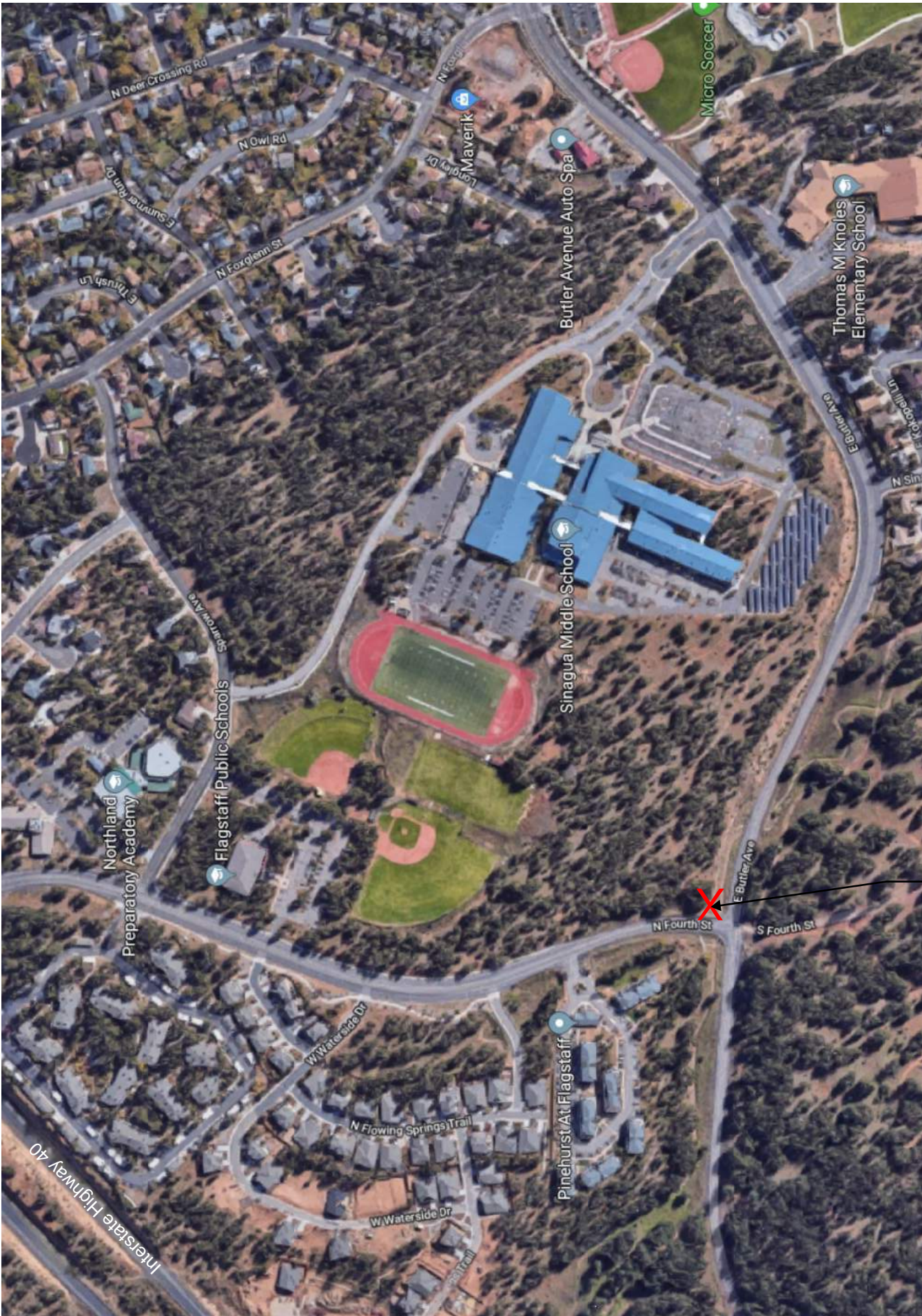


Proposed Sign Location



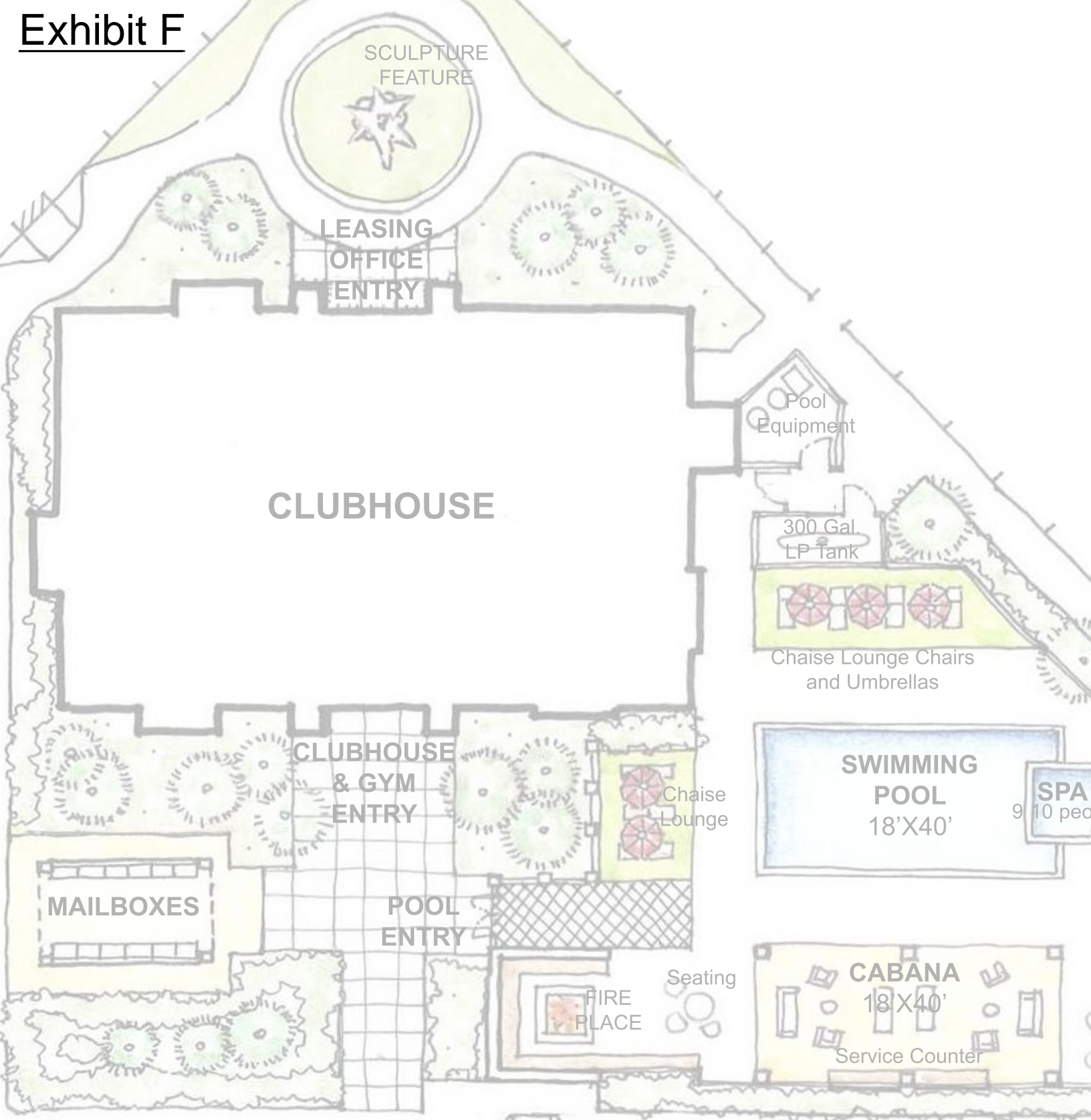
**CALIBER**  
THE WEALTH DEVELOPMENT COMPANY





PROPOSED 2-SIDED  
SIGN LOCATION

# Exhibit F



## Proposed Sign Language



**CALIBER**  
THE WEALTH DEVELOPMENT COMPANY



To Be Put on City Template – White Background/ Black Lettering

**NEIGHBORHOOD MEETING FOR  
the elkwood flagstaff Apartments**  
October 29, 2019 from 6:30 PM to 8:00 PM

**LOCATION OF MEETING:**  
Sinagua Middle School Auditorium  
3950 East Butler Avenue  
Flagstaff, AZ 86004

**REQUEST:** Zoning Map Amendment

**PROPOSAL:** Amending the project parcel from a Medium-density Residential (MR) District to a Mixed-use Highway Commercial (HC) District to allow for the construction of apartment buildings, a leasing office/ clubhouse building and a commercial building, consistent with the neighborhood and with adjoining parcels.

**PARCEL LOCATION:** 1002 North Fourth Street, Flagstaff, AZ 86004

**ASSESSOR'S PARCEL NUMBER:** 106-08-005J

**PARCEL SIZE:** 13.65 Acres

**Case Number:** PZ-18-00205-02

**APPLICANT:**

Sake Reindersma, AIA

Stewart + Reindersma Architecture, pllc

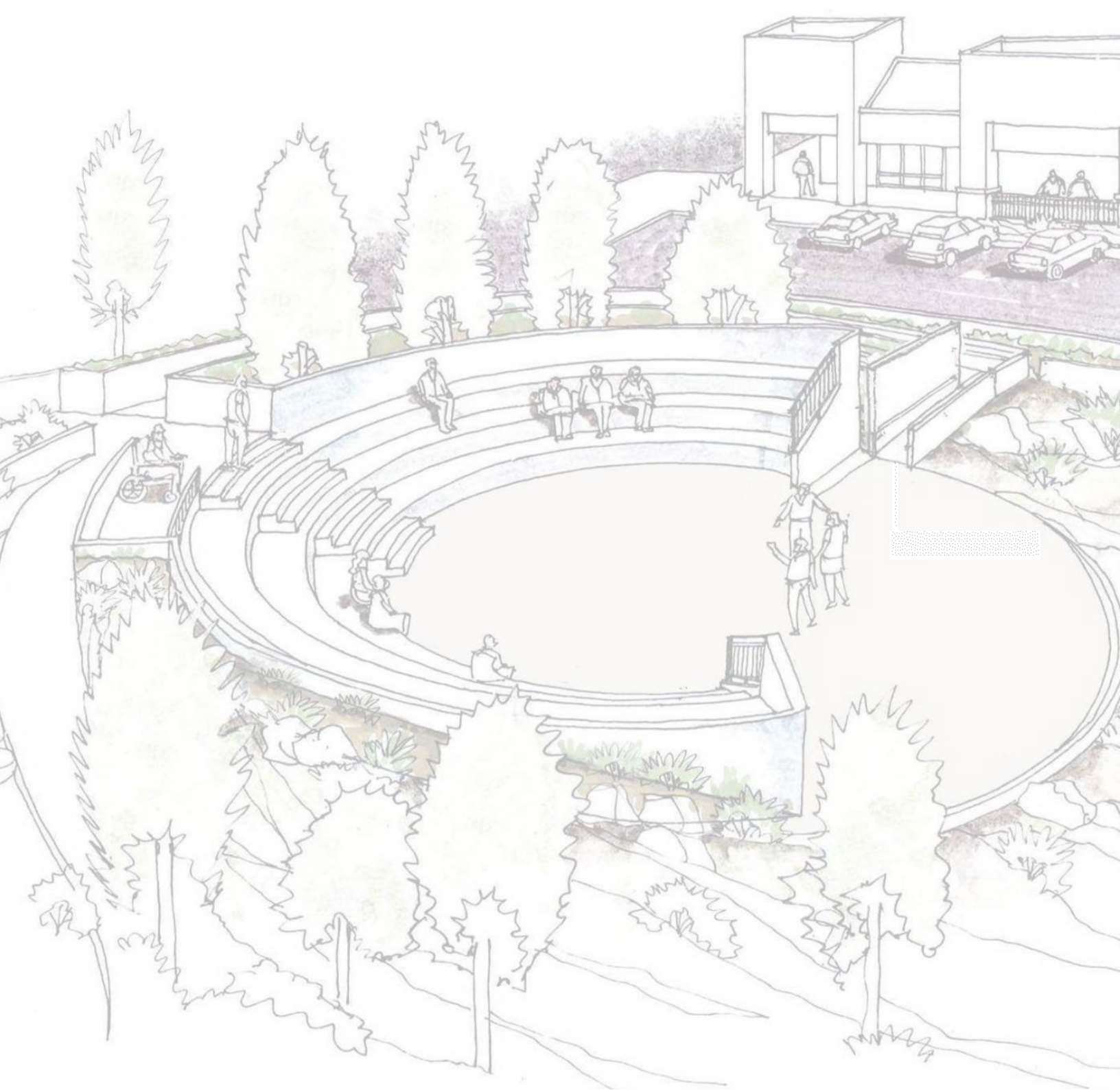
**ADDRESS:** 5450 East High Street, Suite 200  
Phoenix, AZ 85054

**PHONE:** (480) 515-5123

**City of Flagstaff Planning & Development Services Department:** (928) 213-2600

Posting Date: October 18, 2019

# Exhibit G



## Draft Neighborhood Meeting Notification Letter



**CALIBER**  
THE WEALTH DEVELOPMENT COMPANY





STEWART + REINDERSMA ARCHITECTURE, PLLC

---

October 15, 2019

Re: Zoning Map Amendment Application and Neighborhood Meeting  
Notification for the Parcel 106-08-005J, Located at 1002 North Fourth  
Street, Flagstaff, AZ 86004

Dear Property Owner, Resident, or Neighborhood Association President.

The purpose of this letter is to inform you, on behalf of Flagstaff at 4<sup>th</sup>., LLC that we have recently filed an application for a Zoning Map Amendment [PZ-18-00205-01] for a multi-family apartment and mixed-use commercial development located at the northeast corner of North Fourth Street and East Butler Avenue, 1002 North Fourth Street, Flagstaff, AZ 86004.

**Project Overview:**

This amendment to the Zoning Map, from a Medium Density Residential District (MR) will allow the construction of (224) apartment units, consisting of Studios, 1-Bedrooms & 2-Bedrooms, distributed between (4) 4-story buildings; a Clubhouse with a Fitness Center, Leasing Office, and Resident's Lounge with a natural gas burning fireplace; and a 6,000 square foot Commercial Building, housing up to (4) tenants to provide services of a scale appropriate, convenient and appreciated by all residents of the neighborhood.

The purpose of the Zoning Map amendment to a Highway Commercial District (HC) is to allow the apartment buildings to be of a greater height and unit density per acre than is allowed in the current Medium Density Residential District (MR). The taller buildings will be nestled among the pines in an area further back and away from view of the active intersection of Fourth St. and Butler Ave., leaving a higher proportion of the forested site to remain natural and undisturbed. The commercial building will a hub for public activity, beyond providing services to the community. A pocket park with benches and trails meandering through the old growth trees leads to an amphitheater and plaza with tiers fit within the natural topography of the site.

Each of the buildings is designed to be durable and of materials appropriate to the northern Arizona climate, with a character fitting the historic design traditions of the City of Flagstaff.



STEWART + REINDERSMA ARCHITECTURE, PLLC

---

We are inviting you to an evening informational session, which will be held at the following location:

Proposed Zoning Map Amendment  
Neighborhood Meeting  
Tuesday, October 29<sup>th</sup>, 2019  
from 6:30 – 8:00 PM  
Sinagua Middle School Auditorium  
3950 East Butler Avenue,  
Flagstaff, AZ 86004

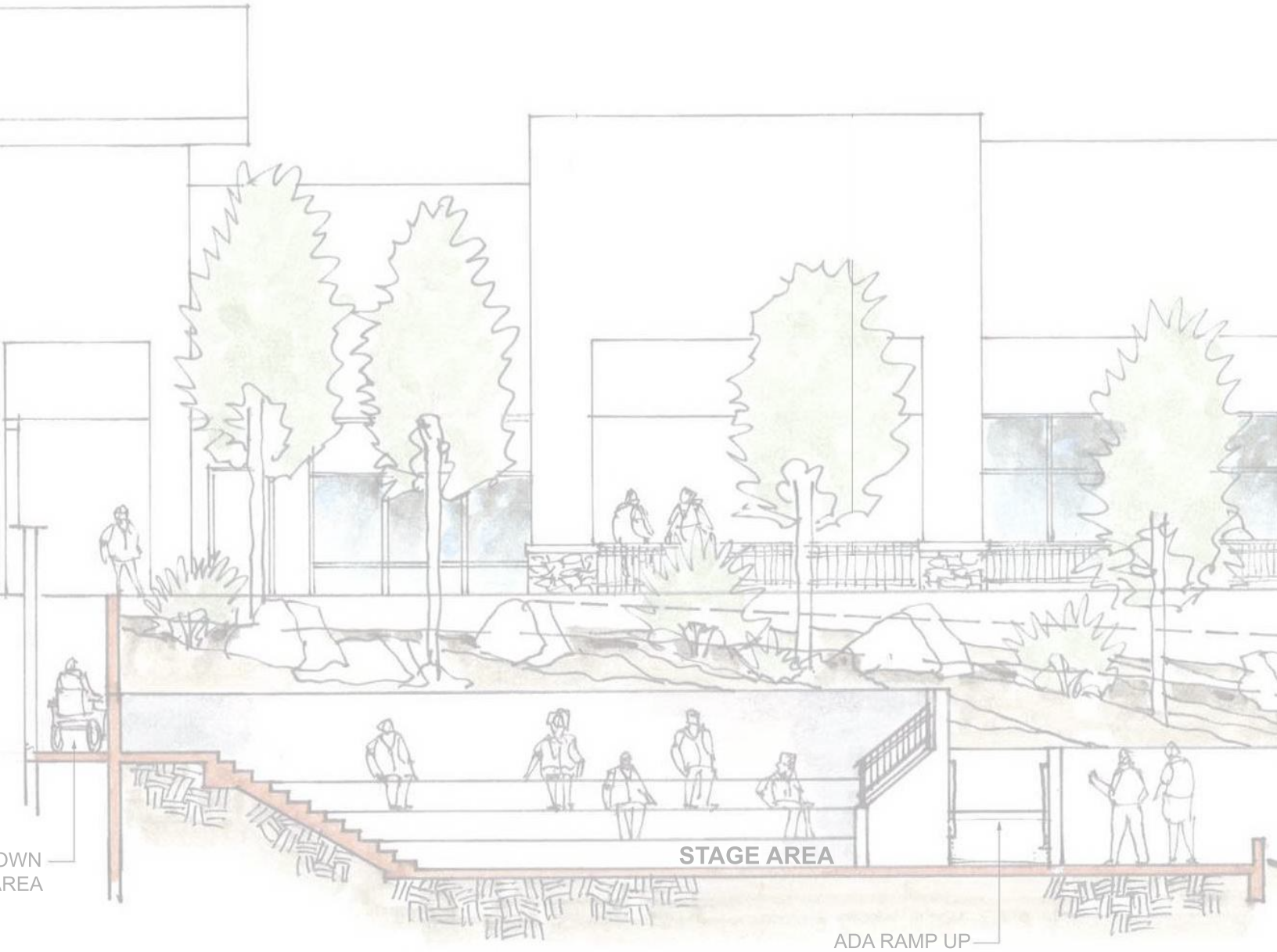
We would appreciate your attendance at the session along with us, the project developer, and members of the City of Flagstaff Community Development Department to learn more about our proposed project, to ask any questions you may have and to make any suggestions about the project that you'd like to.

I would be happy to answer any questions or hear any concerns that you may have regarding this meeting or about the project. You may reach me at 480-515-5123 or via email to [sake@sra360.com](mailto:sake@sra360.com). The City of Flagstaff Planning & Development Manager assigned to this project is Mr. Patrick St. Clair. Mr. St. Clair can answer your questions regarding the City's review and hearing processes, as well as the staff's position once their report is complete. Mr. St. Clair can be reached at (928) 213-2612 or via email to [pstclair@flagstaffaz.gov](mailto:pstclair@flagstaffaz.gov).

Sincerely,  
**Stewart + Reindersma Architecture, pllc**

Sake Reindersma, AIA  
Sr. Partner

# Exhibit H



## Neighborhood Meeting Location



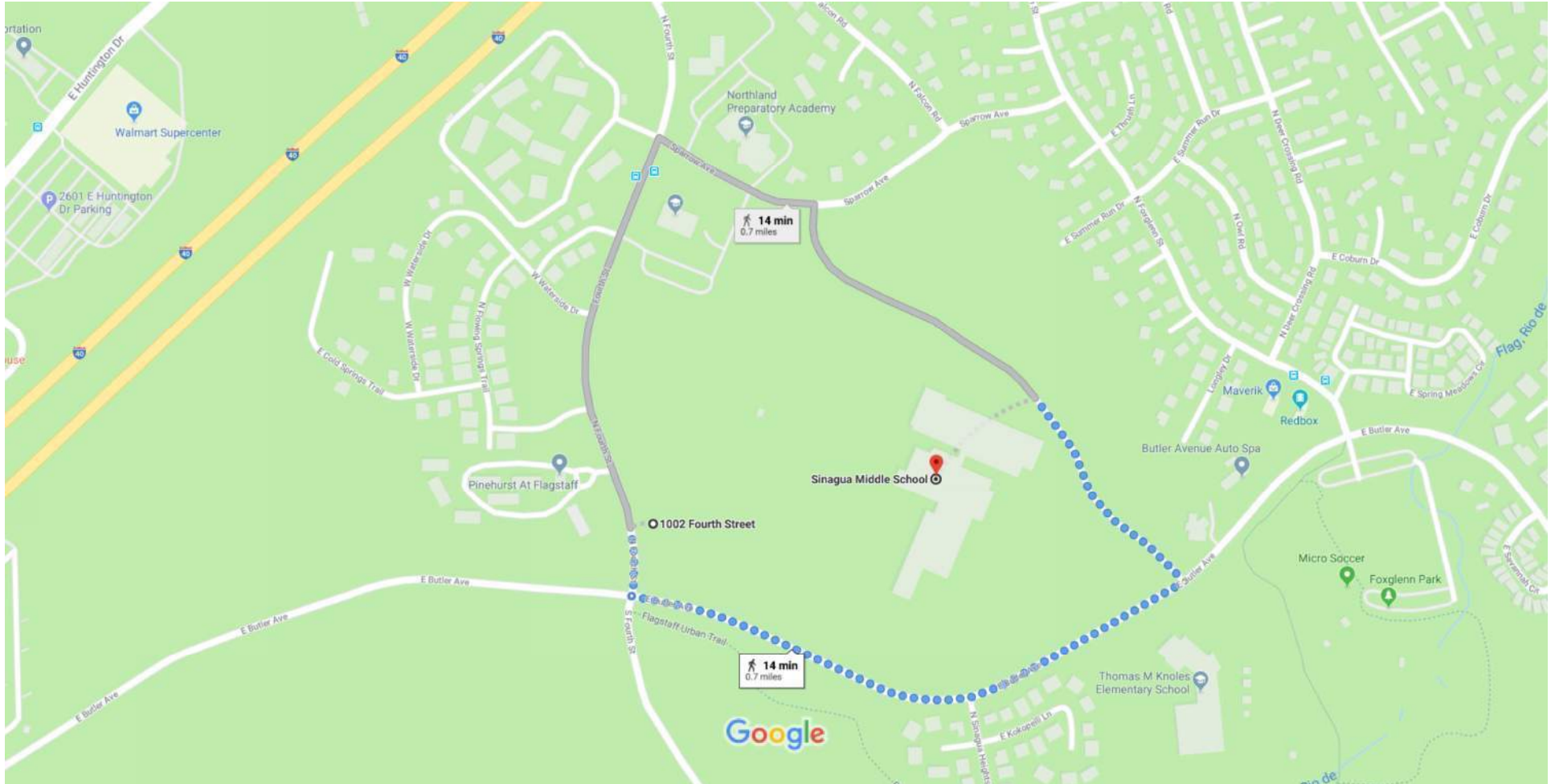
**CALIBER**  
THE WEALTH DEVELOPMENT COMPANY





1002 Fourth Street, Flagstaff, AZ to Sinagua Middle School

Walk 0.7 mile, 14 min



Map data ©2019 Google 200 ft

The Elkwoods Flagstaff Community Meeting 10.29.19

Name	Address	Email
Richard Brose	960 N. SNAW Hts, Flagstaff, AZ 86001	rbose@fourcornersemail.com
Stuart Mackes	915 N SNAW Hts Dr. FLAGSTAFF, AZ 86001	MORE THAN 4 CHARACTERS @ GMAIL.COM
Randa Brose	9100 N SNAW Hts Dr. FLAGSTAFF, AZ 86001	rabraose@fourcornersemail.com
Kathy Lampers	1680 N Wood Hollow Way 86001	kamljac@ngcable.com
Bryant Meredith Lundy	970 N. SNAW Hts 86001	bseubler@me.com
Jim Colber Kelly	1164 N. WOODSIDE DR 86004	jpkcode4@gmail.com
Greg Bensed	1421 N. W. 86001	gregbns@gmail.com
Jesse Vaise	1401 N. FANATA 86001	hawaii@hotmail.com
Patti O'Leary	-	LOAF



**The Elkwoods Flagstaff**

**Neighborhood Meeting**

**October 29, 2019 6:30-8:00pm**

Name: *Jim Kelly*

Address: *Waterside Dr*

Email or Phone: *jpKcode4@gmail.com*

**Comments Regarding Development:**

I am against the 4 stories, apts.  
Very concerned with traffic  
and single lanes!  
Too much development on Butler <sup>people</sup>  
& terrible traffic for the future!

OK For 3 story Apt not 4 stories!



**The Elkwoods Flagstaff  
Neighborhood Meeting**

**October 29, 2019 6:30-8:00pm**

Name: Meredith Curley

Address: 970 N. Sinagua Heights DR

Email or Phone:

bscurley@me.com



**The Elkwoods Flagstaff  
Neighborhood Meeting**

**October 29, 2019 6:30-8:00pm**

Name: Meredith Curley

Address: 970 N. Sinagua Heights DR

Email or Phone:

bscurley@me.com

Comments Regarding Development:

Thank you for . . .  
a beautiful design  
keeping the trees  
adding trails  
adding a bus stop  
adding sidewalks  
Right in only @ Butler

Comments Regarding Development:

Concerns:  
Timing of new development  
w/ expansion of Butler #4<sup>th</sup>  
The City needs to communicate  
the plan to residents  
Work w/ city Re: school  
crossing across Butler to  
elementary



**The Elkwoods Flagstaff  
Neighborhood Meeting  
October 29, 2019 6:30-8:00pm**

Name: *STUART MARKS*

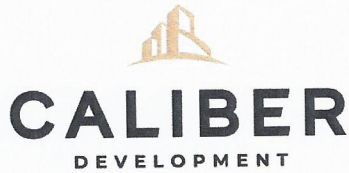
Address: *915 N SINAGUA HTS DR.*

Email or Phone: *FLAGSTAFF, AZ. 86004*

**Comments Regarding Development:**

TOO MUCH TRAFFIC ADDED IN THIS  
AREA!

MUST KEEP @ MEDIUM DENSITY!



The Elkwoods Flagstaff

Community Meeting Minutes 10.29.19

Attachments: Comment Cards and Sign In Sheet

The meeting began with a project introduction by Sake with SRA Architects and Roy Bade with Caliber. After an overview the meeting was turned over to the attendees for questions.

1. How many retail spaces will the project have?

A: The building will be 6,000 sq. ft built as a grey shell, with the possibility of being up to 4-1,500 sq. ft spaces

2. What is the coverage of notice letters sent out?

A: 1,000 feet

3. Where will the community amphitheater be located?

A: It will be north of the retail area, close to the entry intersection

4. Will main access off of 4<sup>th</sup> Street have a turn lane?

A: Yes

5. Is the bus stop a city requirement? Can residents help to get the bus stop approved?

A: The bus stop is not a city requirement, but the property is on the current bus route and this area would be ideal. We are working with the City and NAIPTA Bus Line.

6. Will there be road improvements?

A: Yes, we are building a sidewalk and working with the city on the improvement planned for widening 4<sup>th</sup> Street, Butler Ave. and the intersection. Our Development Agreement has fees that will go into the fund as well.

7. What will the rents be?

A: We will be in line with market rate for studio, 1 & 2-bedroom units in Flagstaff. Currently looking at \$900-\$1300. 10% will be affordable units.

8. Where are we getting that market data? Does not think it supports the area

A: Market studies are showing the need and we will stay in line with current market rate and are not going for market that other developments are targeting (i.e. student housing).

**Caliber Companies**

**8901 E Mountain View Rd | Suite 150 | Scottsdale | Arizona 85283**

**480-295-7600 | CaliberCo.com**



9. Traffic is a Major Concern (Majority of the questions were based on traffic concerns) Especially during school drop off and pick up times

A: We have engaged a Traffic Engineer that will work directly with the City Traffic Engineer, working together to provide a complete and accurate TIA

10. How many Units and Acreage?

A: 224 Units, 13.65 Acres

11. Is there an entrance on Butler?

A: Yes, a right in and right out

12. Does the school have access?

A: We will provide direct access from the project site and a sidewalk

13. What is the difference between Medium & High Density, how many stories?

A: Medium Density is 35' in height, not limited by number of stories

High Density is 60'. High Density allows higher units-per-acre ratio.

14. Resident expressed he likes the project and the design is beautiful, but current traffic infrastructure is not able to support it.

15. What is the deadline for rezoning decision?

A: We are still in the process, we have one more community meeting in December, then we should receive our hearing date for P&Z. Once approved in P&Z project will go to council

16. There is no cross walk for the schools or light at Elementary school

A: This is out of our project scope. One attendee commented that the Vice-Mayor is examining. The school speed zone is only 25, not 15, this is another added traffic issue

17. Will Caliber be long term owners?

A: Yes, our current plan is to hold on to and manage the property after development is complete.

18. There are many vacant retail spaces in the area, are we concerned about that?

A: Caliber is a healthy company with strong commercial experience and the space is being designed for mix-used capabilities

19. How are we dealing with Grade Changes?



A: All roads conform to the max 10%, and entrance is 2% per code

20. If our height is approved for 60' and Canyon De Rio compromised their height to 45', will they have legal rights to fight council to change their height?

A: Patrick with the City commented that they did not agree to that and it is not in their development agreement

21. Has the project always been design assuming zoning would be approved?

A: Concept approval follows procedure to prove the case for the re-zone from the beginning. The city has to see what is planned in order to approve rezoning. We are following correct procedures.

22. Where will construction staging take place?

A: Construction traffic management is being worked through City Engineering; we will do our best not to affect traffic.

23. How long will construction last?

A: Approx. 9-12 months

24. Has the traffic impact of Canyon del Rio been considered?

A: The Canyon del Rio Traffic Impact Analysis (TIA) has been submitted previously and would be part of the City's traffic data used to evaluate this project's

25. Where will traffic enter and exit?

A: There are entries at both 4<sup>th</sup> Street and Butler Ave. The one at Butler will only be right turn in or out. A "porkchop" concrete median can be placed in the middle of the drive to prevent attempted left turns either to or from Butler Ave.

26. Will being restricted to Medium Density make the project economically unviable?

A: Project is requesting re-zoning to be at the correct number of units.

27. Will project block existing views?

A: Existing trees remaining on site are already higher than building, even with height increase.

28. What are City's plans for the intersection improvements predicated on?

A: Intersection improvements were planned before project was started, and project is taking into account those changes, as much as possible. Improvements are approx. 30% along in design.



29. Are there other developments planned along Butler Ave. and have their traffic impacts been considered?

A: This information is not known or being considered in this project's scope, except by the City engineers.

## NEIGHBORHOOD MEETING CERTIFICATION

I, Timothy Rice, the authorized representative of Flagstaff at 4<sup>th</sup>, LLC, do hereby attest that the neighborhood meeting for Project No. PZ-18-00205-01 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code, including the following:

- A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 10/04/2019 and accepted by the City of Flagstaff on 10/16/2019.
- A list of property owners within 1,000 feet of the subject properties boundaries was prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan.
- Notices of the neighborhood meeting were sent via first class mail on 10/15/2019 to all property owners within 1,000 feet of the subject properties boundaries, to all tenants residing on the subject property, to all Home Owners Associations (HOAs) within 1,000 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- A total of 1- Two Sided neighborhood meeting notification sign(s) were installed on 10/18/2019 at the following location(s):
  - (230) feet east of the intersection with N. Fourth St. on E. Butler Ave.
  - \_\_\_\_\_
  - \_\_\_\_\_
- A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 11/04/2019.
- Copies of the Citizen Participation Report were sent via first class mail on 11/27/2019 to all person who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant

Timothy R. Rice

Signature:

Timothy R. Rice





STEWART + REINDERSMA ARCHITECTURE, PLLC.

The Elkwoods Flagstaff

Community Meeting Minutes 12.19.19;

Held at: Aquaplex 1702 N. 4<sup>th</sup> St., Flagstaff at 6PM

Attachments: Comment Cards and Sign In Sheet

The meeting began with a project introduction by Sake Reindersma with SRA Architects and Monique Reindersma with SRA. After an overview the meeting was turned over to the attendees for questions.

1. How many bedrooms will the project have? Wondering if there will be any 3-bedroom and 4-bedroom units?

A: The buildings will each have a mix of 1 bedroom, 2 bedroom and Studio units. There are no current intentions to have 3- or 4-bedroom units.

2. The nearby Canyon Del Rio project agreed to lower their buildings to 3 stories after their City Council meeting. I live in Sinagua Heights and am concerned about the views.

A: Our buildings are currently under 60' and are close to adjacent tree heights and should not block views more than the existing terrain.

3. Will the intersection at 4<sup>th</sup> & Butler be raised?

A: Yes.

4. Do you have prospective tenants for the retail building? Is anyone on board yet?

A: No, not at this time. There could be a potential market, coffee shop, café, etc.

5. Are you going to do a traffic study?

A: Yes, it is completed, and currently being reviewed by the City.

6. Do you have a collective traffic study including Canyon Del Rio and neighboring properties?

A: Yes, that is part and included in our traffic study currently being reviewed by the City.

7. What is the demand for apartments, do you have a study?

A: The apartments are currently being proposed for workforce housing, not student housing. There is a current need that supports visiting professors and medical professionals, etc.



STEWART + REINDERSMA ARCHITECTURE, PLLC.

8. Are they coming from Kachina?

A: We are not sure where they are coming from, the studies do not get into that level of detail.

9. Don't take this personal, we will be at the City Council meetings.

A: Yes, we love to hear your comments and any concerns that you have and look forward to seeing you at the meetings.

10. Is there a P+Z meeting coming up?

A: Yes, about a month away, but the City has not scheduled it as of yet.

11. (Dewey) – I sent Patrick an e-mail after the last meeting with questions?

A: (Patrick) - Yes, I received your e-mail and responded to it and forwarded it on to others at the City.

12. We are excited about the bike lanes and sidewalks you are adding, but we are concerned about the traffic and kids crossing to get to the middle school.

A: The traffic study will address these concerns.

13. The building designs look very pretty; we just don't want to see them from everywhere- height issue?

A: Caliber takes very excellent care of and personally manages the properties that they develop to the highest standards.

14. When is the proposed start of construction?

A: Our construction documents are at about 95% complete and we will be submitting as soon as we have site plan approval and our first P+Z Meeting comments. We hope to be under construction by June.

15. It's all perspective but if you're in a single-family residence then this won't increase our property values.?

A: Understood.

16. Who will be receiving invites for the next meeting?

A: Everyone on the current list will receive an invitation to future meetings. We also included those outside of the required area to include more neighbors.

**NEIGHBORHOOD MEETING CERTIFICATION**

I, Timothy Rice, the authorized representative of Flagstaff at 4<sup>th</sup>, LLC, do hereby attest that the neighborhood meeting for Project No. PZ-18-00205-01 was noticed and conducted in compliance with Section 10-20.30.060 of the City of Flagstaff Zoning Code, including the following:

- ☒ A Citizen Participation Plan, prepared in accordance with Section 10-20.30.030.C of the City of Flagstaff Zoning Code, was submitted to the City of Flagstaff on 10/04/2019 and accepted by the City of Flagstaff on 10/16/2019.
- ☒ A list of property owners within 1,000 feet of the subject properties boundaries was prepared and submitted to the City of Flagstaff as part of the Citizen Participation Plan.
- ☒ Notices of the neighborhood meeting were sent via first class mail on 11/27/2019 to all property owners within 1,000 feet of the subject properties boundaries, to all tenants residing on the subject property, to all Home Owners Associations (HOAs) within 1,000 feet of the subject property, and all persons or groups whose names are listed on the Registry of Persons and Groups.
- ☒ A total of 1-Two sided neighborhood meeting notification sign(s) were installed on 12/06/2019 at the following location(s):
  - (230) feet east of the intersection with N. Fourth St. on E. Butler Ave.
  - \_\_\_\_\_
  - \_\_\_\_\_
- ☒ A written summary of the meetings, known as a Citizen Participation Report, was submitted to the City of Flagstaff on 12/20/2019.
- ☒ Copies of the Citizen Participation Report were sent via first class mail on 01/02/2020 to all person who recorded their names on the neighborhood meeting sign-in sheet.

Authorized Representative of the Applicant

Timothy R. Rice

Signature: 