

Patrick St. Clair

From: deweykettering@gmail.com
Sent: Thursday, October 17, 2019 1:54 PM
To: Patrick St. Clair
Subject: Parcel 106-08-005J (Northeast corner of Butler and Fourth St.)

Dear Mr. St. Clair,

As a resident of Sinagua Heights I strongly oppose the proposed four 4-story, high density plans of Stewart + Reindersma Architecture, PLLC. The property rises sharply from the intersection of Fourth St. and Butler Avenue and placing structures of that height at the top of the hill would affect the view shed for miles around. Another concern is the number of vehicles this will bring to area, as rush hour traffic is already a serious issue. Yet another developer from Phoenix attempting to change the character of Flagstaff in a negative way.

You are probably aware that the Canyon Del Rio development will be building diagonally across from this proposed project. Through the efforts of the citizens voicing their concerns and the listening by the Mayor and City Council, structures at Canyon Del Rio will be limited to 3-stories. This new development should have the same restrictions for the same reasons.

In short, I would be very unhappy if the current zoning were allowed to be amended to accommodate the firm's proposal to build these monstrosities on top of the hill. They would totally stick out and dominate the surrounding area. I know my neighbors will oppose the proposal as well. High-density should not be placed in an area that is Medium Density Residential.

Thank you,

Dewey Kettering

955 N. Sinagua Heights Dr.
Flagstaff, AZ 86004

Sent from [Mail](#) for Windows 10

Patrick St. Clair

From: Jennifer Curtis <jenmcurtis@yahoo.com>
Sent: Tuesday, October 29, 2019 2:11 PM
To: Mayor and Council; Patrick St. Clair
Subject: Stop the high density housing!

Dear City Council and Mr. St. Clair,

I have heard that another company is trying to change the zoning for another high density housing development on 4th and Butler. I keep thinking, the City has to be done allowing all these big developments, but then another one is built. I have kept quiet, thinking my one voice won't change anything AND the City has to see that all this high density housing is overrunning our city's infrastructure (to me it seems overly apparent), but apparently not everyone sees this as I do. It has gotten WAY out of control, especially with the announcement in the Daily Sun last week that S Milton has the Uncommon Flagstaff about to be built. Flagstaff's infrastructure and traffic need to be fixed before any more high density housing is allowed. It already takes twice the amount of time to get around town than it did 5 years ago. Do we really have all the students to fill all these units? Is the Hub full, the Standard? What about the other proposed housing to be built at Sawmill? We do not need more high density housing.

Please do not allow another one of these huge student housing or apartment complexes to be built.

Thank you,

Jennifer Curtis

Flagstaff resident since 2006

Patrick St. Clair

From: Winnie Ennenga <winnie.ennenga@gmail.com>
Sent: Sunday, November 3, 2019 8:25 PM
To: Mayor and Council; Patrick St. Clair
Subject: Traffic on Butler
Attachments: 20191031_075804.jpg

This is what traffic looks like at 8:00 in the morning on Butler. This is Fourth and Butler looking back east. Traffic was backed up to the elementary school on 10/31/2019.

Instead of bending over backwards to accommodate developers (who knew the zoning when they purchased the property), have some consideration for neighborhoods.

Wilma Ennenga



Patrick St. Clair

From: DM Roy <dmroy.or@gmail.com>
Sent: Thursday, June 25, 2020 3:20 PM
To: Patrick St. Clair; Alaxandra Pucciarelli
Subject: zoning map amendment, proposed

To my city government:

I received notice from Stewart + Reindersma Architecture that they are applying for an amendment to the zoning map [PZ-18-00202-01] for their medium-density apartment complex on Butler Ave near Fourth St., near my neighborhood.

I am strongly opposed to allowing an increase in residential density beyond the current zoning regulations. As it is, this new residential area will greatly increase traffic in an area of 2-lane roads, leading to severe congestion at the beginning and end of school- and workdays. Flagstaff has already experienced the negative fallout of overbuilding medium- to high-density housing in areas ill-suited to increased traffic. It is also not appropriate to waive current building-height restrictions; they are there for a reason, and we should maintain our city's character.

By the way, this area does not even have bike lanes, let alone a FUT to help with traffic and congestion. In fact, this part of Butler does not even have a shoulder to bike on.

Respectfully,
Diana Roy
Flagstaff

Patrick St. Clair

From: Patti Morison-Holmes <patti_flagstaff@yahoo.com>
Sent: Sunday, July 5, 2020 5:03 PM
To: Patrick St. Clair
Cc: Patti Morison-Holmes
Subject: Parcel 106-08-005J (Flagstaff at 4th)

Dear Mr. St. Clair:

I am writing in regards to the request of Flagstaff at 4th via Stewart + Reindersma Architecture, pllc for a Zoning Map Amendment (PZ-18-00205-01). As you know, the company wants to build four 4-story apartments along with a Clubhouse/Fitness Center, Leasing Office, Resident's Lounge and have 6000 square feet of Commercial Building available for businesses.

When plans were presented at a public meeting over a year ago, 3-story high apartments were mentioned as a possibility. With those, however, more buildings would be needed to meet the number of apartments that would be for rent. With 4-story high buildings, less buildings needed. Some selling points on the presenters at that meeting: 1. There would be some affordable apartments for lease. I do not recall the exact number; however, it was very small -- perhaps could be counted on two hands. 2. They also mentioned Trader Joe's and In-and-Out Burger as potential tenants--the way the presentation was worded it made it sound like they *would* be tenants. When I asked if they had firm commitments from TJ's and IAOB, one of the gentlemen speaking admitted the two businesses had not been confirmed; they would *like* to see them as tenants the man said. When asked if they had even contacted TJ's and IAOB, they had not. I had contacted TJ's (not because of this proposed development but trying to encourage them to come to Flagstaff). I received a letter back indicating that Flagstaff would not be considered as we did not have the population base. 3. The City said that the developer would be responsible for building up 4th Street and Butler due to ever-present possibility of flooding like what happened two summers ago. What I took away from that meeting was a leeriness of the Flagstaff at 4th project.

At this time, I am opposed not only to 4-story high buildings but for any more apartments being built in Flagstaff at this time. First, the height, in my opinion, does not fit in with what currently exists. Second, There will be new apartments built on the old DVM site. New ones are being constructed at 89A and Lake Mary Road. The newest apartments in Flagstaff (The Hub (aka The Jack), The Standard and Fremont Station) have yet to be filled to capacity by renters. In addition, the last I knew, there were *no* businesses in any of the commercial spaces available at those three complexes. At this point, Flagstaff seems to be saturated with apartments and many not rented.

Another concern about additional apartments (in addition to new single-family housing, townhouse developments and the like) is water. Years ago (2003?), Level I water restrictions were put into place. As you are aware, odd-numbered addresses could water on Tuesday, Thursday and Saturday; even-numbered on Wednesday, Friday and Sunday; no watering on Monday. Since Flagstaff has continuously been on this restriction, how will Flagstaff continue to supply water to existing and now all these new developments? Go on a Level II or higher restriction?

Mr. Sake Reindersma, in the letter the impacted neighborhoods received, indicated that the "...application and development file will be available for viewing at

<https://www.flagstaff.az.gov/2845/Planning-Zoning-Commission>. I would have liked to have read that. After doing many searches, all I could find was an Excel spreadsheet listing Flagstaff at 4th and three other proposed buildings' needs (from 12/2019-1/2020). It would be nice if that website was more user-friendly or Mr. Reindersma had put the direct link to the application and development file. Is there additional information in there that may not sit well with the surrounding neighborhoods?

Though I feel a decision has already been made regarding the proposed variance, I felt the City needed to know of concerns.

Interesting note: In Mr. Reindersma's letter, he incorrectly listed your email address as pstclair@flagstaff.gov. I wonder how many people may have tried to email you only to have that email bounce back to them (mine did three times until I searched for you under City of Flagstaff government).

Thank you for taking time to read this email.

Sincerely,

Patricia Morison-Holmes
Resident: Miramonte at Forest Springs Phase I