

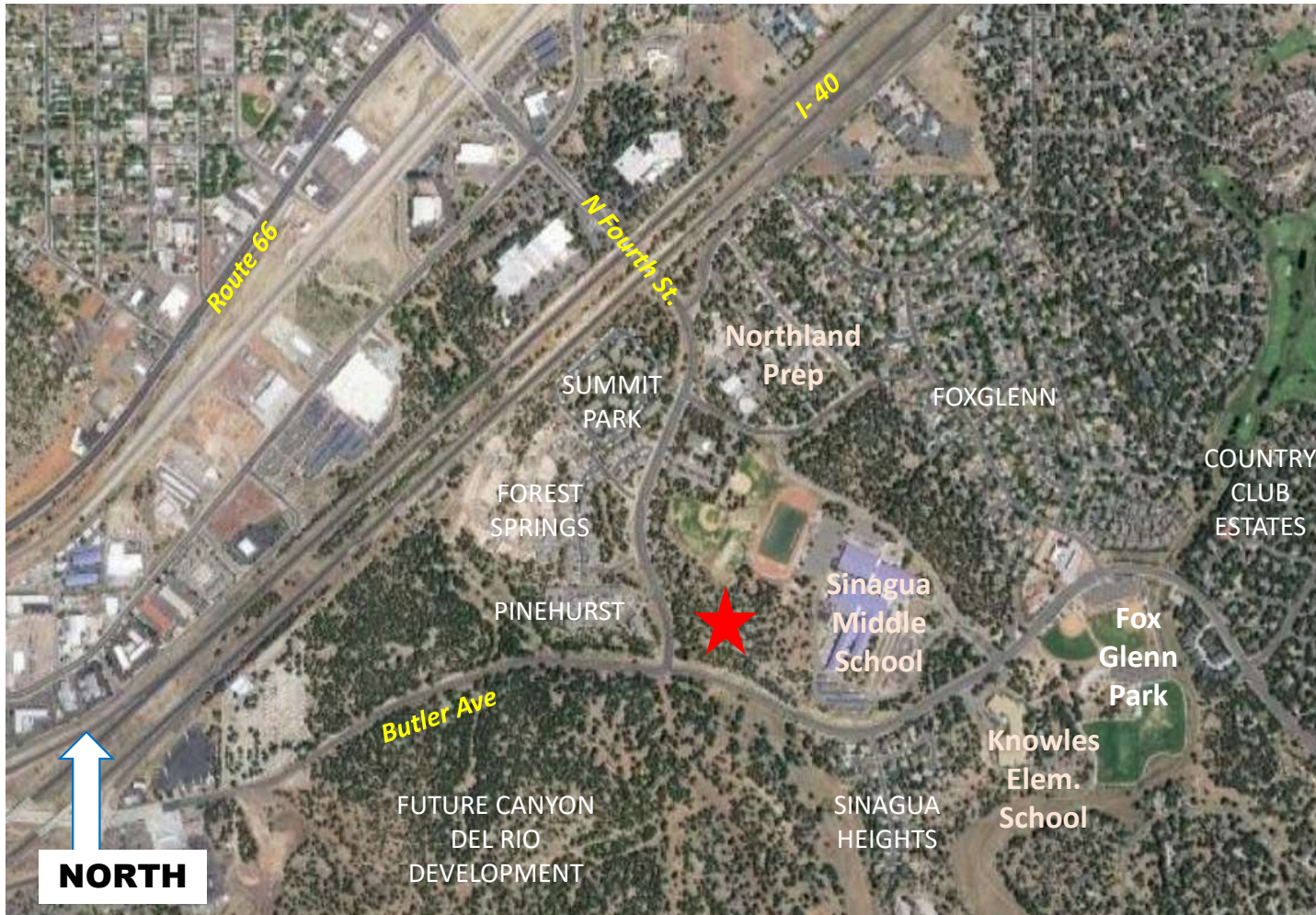
Flagstaff @ Fourth

**Resolution No. 2020-50 for a
Development Agreement**

**Patrick St. Clair
Planning Development Manager**



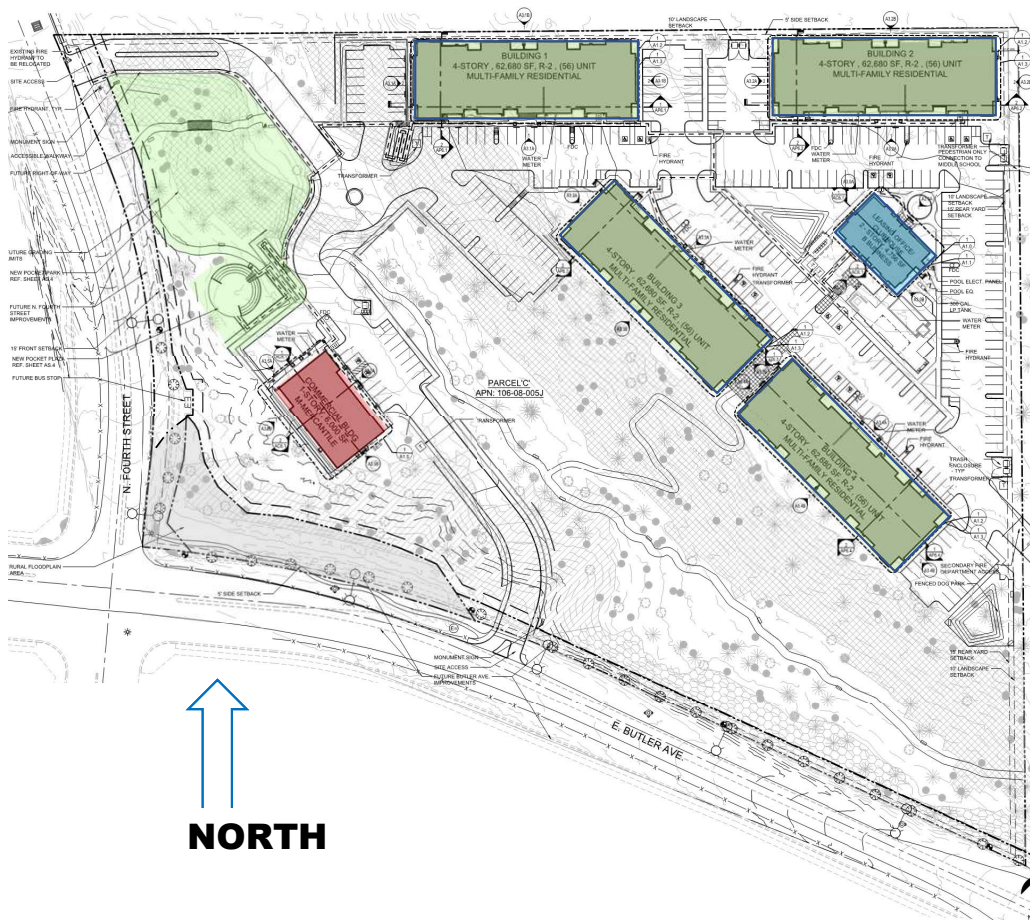
LOCATION & SURROUNDING USES






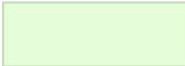
Flagstaff @ Fourth

- Ordinance 2020-21
- Schools
- Residential
- Park
- Access

Development Proposal:



Horizontal Mixed-use Development comprised of:

- Commercial 
- Clubhouse 
- Residential 
- Civic Space 
- On-site parking
- Open Spaces



Development Agreement



Purpose of the agreement:

- Multi-family unit mix
- Commercial building internal construction/systems completion
- In-lieu frontage improvements fees
- Proportional share cost of the intersection permanent stop light
- JW Powell water district transmission main proportional share
- Administration of the “Affordable Housing” units
- Work with staff to place non-profit in unleased commercial spaces
- Bicycle parking space quantity and locations
- Electric vehicle parking quantity and general locations



Council Options



1. Approve the Flagstaff at Fourth Development Agreement as presented.
2. Approve the Flagstaff at Fourth Development Agreement with additional, modified, or deleted terms.
3. Remand the Flagstaff at Fourth Development Agreement back to staff for additional negotiations with Flagstaff at Fourth, LLC.
4. Deny the Flagstaff at Fourth Development Agreement.