



## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made as of this 16<sup>th</sup> day of Sept, 2004, between the City of Flagstaff, a municipal corporation organized and existing under the laws of the State of Arizona ("City") and Premiere Acquisitions, LLC, an Arizona limited liability company ("Developer") and Luxury Lofts, LLC, an Arizona limited liability company ("Owner").

### RECITALS

- A. The Developer and Luxury Lofts, LLC are the owners of approximately ninety-one (91) acres of undeveloped land situated on the west side of the City of Flagstaff, Coconino County, Arizona, at the northeast intersection of Interstate 40 and Woody Mountain Road and a quarter mile south of Route 66 ("Property"). A map of the Property is designated **Exhibit A**, attached to and made a part hereof.
- B. The Developer proposes to develop a mixed use, traditional neighborhood design, master planned community with up to a total of seven hundred ninety (790) dwelling units on the Property ("Project"), as more particularly described herein and in the Development Master Plan designated **Exhibit B**, attached to and made a part hereof ("Master Plan"). The "Master Plan" contains exhibits and conceptual renderings that convey a scope and direction for the proposed Project.
- C. The current zoning of the Property is RR, Rural Residential District, and the Developer is requesting rezoning into three (3) classifications: HR, High Residential District for a mix of dwelling types and UR, Urban Residential District for two (2) half-acre lots and UC, Urban Commercial District zoning for a retail/loft site, retail/condominium site, the town square and a three (3) acre civic related component of the Project.
- D. The City has an interest in ensuring that the development of the Property complies with City standards of development and engineering improvements, and the Developer desires assurances from the City of the City's willingness to proceed with the required procedures for reviewing and considering rezoning of the Property.
- E. The City, the Developer, and Owner are entering into this Agreement pursuant to the provisions of Arizona Revised Statutes Section 9-500.05 (pertaining to development agreements) in order to facilitate the proper municipal zoning designation, and development of the Property by providing for, among other things, conditions, terms, restrictions, and requirements for the permitted uses for the Property, the density and intensity of such uses, and other matters related to development of the Property as depicted in the Master Plan.

F. The City believes that development of the Property pursuant to this Agreement and the Master Plan will result in aesthetic, planning, and economic benefits to the City and its residents.

G. The Developer acknowledges that development of the Property pursuant to this Agreement will be beneficial and advantageous to the Developer.

H. The City and the Developer intend that any development of the Property pursuant to this Agreement will be consistent with the Flagstaff Area Regional Land Use and Transportation Plan.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

### AGREEMENT

1. **Implementation of Master Plan Through Rezoning.** The Developer will submit an application to rezone the Property in accordance with the Master Plan from RR, Rural Residential District to: HR, High Residential District; UR, Urban Residential District; and UC, Urban Commercial District. The rezoning is intended to implement and facilitate the development proposal of the Property described in the Master Plan. The City and the Developer acknowledge that certain stipulations ("Stipulations") are likely to be required in connection with the rezoning. The purpose of the Stipulations is to provide for, among other things, adequate access and circulation, drainage, wastewater, and water infrastructure facilities, resource protection, density, active and passive recreation, pedestrian circulation, as well as other factors required by the City's policies, codes and ordinances. In the event that a conflict exists among the Master Plan, the rezoning ordinance and this Agreement, (i) this Agreement shall govern over the Master Plan and the rezoning ordinance, and (ii) the rezoning ordinance shall govern over the Master Plan.

The City agrees to process the rezoning application and, subject to the outcome of the rezoning hearings as required by A.R.S. § 9-462.04, will endeavor to assist the Developer in identifying the necessary requirements to implement the Master Plan. In the event that the City approves the application to rezone the Property, and upon receipt of site, engineering and building, and safety plans for the Property ("Plans"), the City agrees to process the Plans in accordance with Arizona law and City codes, ordinances, regulations, rules, guidelines and policies. In the event that the City rezones the Property and the Developer either fails to obtain a site plan, final plat or grading permit within two (2) years from the effective date of the rezoning ordinance or fails to obtain an extension from the two (2) year deadline from the Planning and Zoning Commission and the City Council, the City Council, after notification by certified mail to the owner and applicant who requested the rezoning, shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative

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action to cause the Property to revert to its former zoning classification. Upon the City Council's approval of the zoning reversion, this Agreement shall automatically become null and void; and neither party shall have any further obligation to the other hereunder. Notwithstanding the foregoing, the City and the Developer agree that the Developer may apply for an extension of such two (2) year period by providing to the Planning Director a request for extension, along with a progress report and revised schedule of development within sixty (60) days' prior to the expiration of the two (2) year period.

2. **Conditions of Development.** In the event that the City approves the rezoning contemplated in Section 1 of this Agreement, the City's Community Development Department shall place a notation on the official zoning maps for the Property to reflect the zoning district classification and boundaries approved in the rezoning. These maps may provide that the zoning district is conditional and that the district will not be vested on the zoning map until the Stipulations for the development of the Property or portions thereof are satisfied, as provided for herein. The satisfaction of the Stipulations for less than the entire Property shall not entitle the Developer to develop any other portion of the Property for which the requirements of the Stipulations have not been met. The conditions of development of the Project shall also include all conditions and requirements of Tentative Plat approval.

3. **Development Standards.** Development of the Property shall be governed by the City's codes, ordinances, regulations, rules, guidelines and policies controlling permitted uses of the Property, design review guidelines, the density and intensity of uses, the maximum height and size of the buildings within the Property, the Engineering, Design and Construction Standards and Specifications, 2004 Edition, or as approved in the final plat, as well as the standards for off-site and on-site public improvements in existence as of the effective date of this Agreement; provided, however, that Developer obtain off-site construction permits for one or more components of the Project within two (2) years following the effective date of this Agreement. If Developer fails to obtain any off-site construction permits within this two (2) year period, then development of the Project shall be subject to the City's codes, ordinances, regulations, rules, guidelines and policies in effect at the time Developer applies for such construction permits.

4. **Changes to Rezoning.** For the Term of this Agreement, the City shall not initiate any changes or modifications to the zoning districts that may be approved for the Property pursuant to this Agreement, except at the request of the Developer of that portion of the Property for which such zoning change is sought or as otherwise allowed pursuant to Section 1.

5. **Guiding Principals.** The parties acknowledge that development activities for the Property may extend over several years and that many of the requirements and procedures provided for in this Agreement contemplate that use of the Property in the future may be subject to procedures, requirements, regulations and ordinances not presently in effect, as well as actions and decisions by City staff and officials which cannot be provided for with particularity at the time the Agreement was executed. The parties also acknowledge that the Master Plan contains Exhibits, Illustrations, Elevations and Renderings which typify development in the Project area. The term "Conceptual" is utilized throughout the Master Plan to convey the concepts underlying the Master Plan and connote

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development under typical conditions. The parties acknowledge that a certain amount of variability in design concepts is inherent in the Master Plan and may be addressed by the minor amendment process of the Land Development Code ("LDC"). However, in the event of a conflict between what is described in the Master Plan and the Tentative Plat or the Final Plat, the applicable Plat shall control. With respect to the inherent variability in design concepts, the parties agree that they will act in good faith and with reasonableness in implementing, operating under, and exercising the rights, powers, privileges and benefits conferred or reserved by this Agreement or by law. However, denying a permit for the Developer's failure to meet the City's criteria for such permit shall not be deemed a breach by the City of this Agreement.

## 6. Project Description, Site Layout and Design Considerations.

6.1. **Residential Development.** The Project contemplated by this Agreement and as illustrated in the Master Plan shall consist of approximately four hundred fifty-three (453) single family dwellings composed of two hundred eight (208) cottage units, forty-seven (47) granny flats, fifty-five (55) garden units and one hundred forty-one (141) units in cluster units. The Project shall include three hundred thirty-seven (337) multi-family units divided into eighty-two (82) townhouse/duplex dwellings, twenty-three (23) flats and lofts located above retail shops on the town square and two hundred thirty-two (232) condominium units.

The property development standards for all planned residential unit types shall conform to the Master Plan's Section 4.2, "Single Family Residential"; Section 4.3, "Multi-Family Residential"; and the bulk regulations set forth in Exhibits 5a, 5b, and 5c to the Master Plan.

Building elevations of all planned residential unit types shall conform to the Master Plan's Section 6, "Architectural Theme," and shall be equivalent to or exceed the conceptual illustrations set forth in Master Plan Exhibits 9a (Retail/Loft Condo Elevation), 17 (Conceptual Cottage Type Units), 18 (Conceptual Cluster Type Units), 19 (Conceptual Garden Type Units), 20 (Conceptual Townhouse/Duplex) and 21 (Conceptual Condominium Type Units). Residential building elevations shall also conform to provisions set forth in the, Presidio in the Pines Residential Architectural and Design Guidelines and the Presidio in the Pines Covenants, Conditions and Restrictions.

Front porches or recessed garage doors in accordance with the Design Review Guidelines Level III criteria shall be required on all cottage and single lot cluster units.

Exterior building materials and colors of all planned residential units shall conform to the color and material options specified in Exhibit 22 to the Master Plan.

6.2. **Retail Development.** The Project shall include a retail core consisting of approximately thirty-seven thousand one hundred fifty (37,150) square feet of street level retail space located adjacent to the town square in two buildings as described in Section 4.4, "Retail," and Exhibits 5d and 5e of the Master Plan. Retail building elevations shall conform to Section 6, "Architectural Theme," of the Master Plan and shall be equivalent to or exceed the conceptual

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illustrations set forth in Exhibits 9a and 21 of the Master Plan and shall also conform to provisions identified in the Presidio in the Pines “Commercial and Retail Development Guidelines”.

Exterior building materials and colors of the retail buildings shall conform to color and material options identified in Exhibit 22 of the Master Plan.

6.3. **Private Park and Open Space.** The Developer shall provide for and construct private park amenities and open space areas as generally identified in Section 4.7, “Parks and Open Spaces,” Section 4.8, “Town Square,” Exhibit 7 and Exhibit 8 of the Master Plan and as shown on the approved Presidio in the Pines Overall Landscape Plan as prepared by the Campbell Collaborative (“Landscape Plan”) and as definitively depicted on the Tentative Plat.

6.4. **Pedestrian and Bicycle Circulation Systems.** The Developer shall provide for and construct private pedestrian trails and public bicycle lanes as generally identified in Section 4.6, “Pedestrian/Bicycle Circulation System” and Exhibit 6 of the Master Plan, and as definitively depicted on the Tentative Plat.

6.5. **Landscaping and Exterior Lighting.** The Developer shall construct landscaping that conforms substantially to the Landscape Plan. Exterior lighting lumens for the overall Project shall conform substantially to the approved Presidio in the Pines Overall Lighting Plan as prepared by the Campbell Collaborative. All exterior lighting fixtures installed on any residential and commercial structure or ground area within the Project boundaries shall be fully shielded in accordance with Section 10-14-004-0001 of the City of Flagstaff Land Development Code as follows: “FULLY SHIELDED FIXTURE – An outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal as determined by photometric test or certified by the manufacturer.”

6.6. **Church Site Development.** In the event that the Church Site depicted on Exhibit 4 of the Master Plan is not developed as a church use, alternative development of the Church Site shall be limited to neighborhood indoor uses permitted in the Urban Commercial zoning district as defined in Section 10-03-002-0004(B) of the Land Development Code.

6.7. **Condominium Site Development.** In the event that the condominium building is not developed to the extent described in the Master Plan, any alternate development of the condominium building shall consist of a mix of commercial and residential uses that are in conformance with the mixed use land use category minimum density requirement of seven (7) residential units per acre.

6.8. **Covenants, Conditions and Restrictions.** The text of Section 11.14 of the Presidio in the Pines Covenants, Conditions and Restrictions (“CC&Rs”) shall be amended by deleting the phrase “including solar energy devices”. In addition, there shall be added in Article XI of the CC&Rs a new section as follows: “Solar Energy Devices. Declarant shall encourage the use of solar

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energy devices which shall be permitted as provided by law, for rooftop or ground installation, subject to Architectural Committee review for appropriate dimension, scale and location.”

## 7. Offsite Sewer Requirements.

7.1. **General.** The requirements for offsite sewer improvements are based on the findings of the City’s Public Water and Sewer Impact Analysis dated October 2003, a copy of which is designated **Exhibit C**, attached to and made a part hereof, and the Developer shall complete these improvements prior to the issuance of any building permit for any structures on the Property. The Developer shall replace the 15” pipe between manholes 2A-097 and 2A-949 with 27” pipe and shall replace connecting manholes if needed, in the City’s opinion. This reach, approximately 37’, is located in the intersection of Agassiz Street and Ellery Avenue. The Developer shall replace the 8” pipe between manholes 2A-203 and 2A-147 with 24” pipe and shall replace connecting manholes if needed, in the City’s opinion. This reach, approximately 157’, is located approximately 450’ north of the bubble at the end of Pinnacle Street. The Developer shall replace the 12” pipe between manholes 2A-063 & 2A-061 with a 24” pipe and shall replacement the connecting manholes if needed, in the City’s opinion. This reach, approximately 331’, is located at the west end of Butler Ave.

The sewer line to be constructed by the Developer shall run from the north edge of the Property to Route 66 and shall be a 10" line. Furthermore, the Developer shall extend sewer lines west from both public streets connecting to Woody Mountain Road to terminate in manholes on the westerly side of Woody Mountain Road to serve the adjacent property, as required by Ordinance No. 1925, Flagstaff City Code Section 8-08-001-0004(C).

7.2. **Offsite Sewer Alignment.** Should the City require connection to the City’s wastewater utility system by means other than a private lift station, or should the Arizona Department of Environmental Quality fail or refuse to approve a private lift station system, then the City and Developer shall meet in good faith and seek alternatives to wastewater circulation. Should the City require a gravity flow connection through other private property not owned or controlled by the Developer, then at the sole expense of Developer, the City agrees to assist the Developer in acquiring the necessary easements for the sewer lines and associated appurtenances.

## 8. Offsite Water Requirements.

8.1 **City Water Line.** The requirements for offsite water improvements are based on the findings of the City’s Public Water and Sewer Impact Analysis, and the Developer shall complete these improvements prior to the issuance of any building permit for any structure on the Property. The Developer shall construct a looped water system for the Project by extending the existing 12" line in Route 66 (as shown in the appendix of the Water and Sewer Impact Analysis) west to Woody Mountain Road and south on Woody Mountain Road to the southern edge of the Property. As an alternative, the Developer may extend the 18" line from the Railroad Springs property (referred to in Addendum Number One of the Water and Sewer Impact

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Analysis) west to Woody Mountain Road and south on Woody Mountain Road as a 12" line to the southern edge of the Property. To complete the loop, the Developer shall connect to the existing 8" stub in Boulder Point at West Woody Way.

**8.2. Railroad Springs Reserve Tank.** Since the average daily demands for water for the Project (approximately 431,120 gallons as revised with the new housing count) cannot be met by the existing 1,000,000 gallon tank in Railroad Springs, the Developer agrees to construct an additional 1,000,000 gallon water tank, including associated pumps, to supply the needs of this Project at the Railroad Springs tank site, which is designed for two additional 1,000,000 gallon tanks. Upon completion of the tank construction and acceptance by the City, the City shall reimburse the Developer for costs of tank construction at fifty-seven percent (57%) of the total costs incurred by the Developer in constructing the new 1,000,000 water tank, including, but not limited to engineering, site preparation, materials, delivery, construction, tank preparation, testing and inspection, up to a total City obligation of five hundred thousand dollars (\$500,000.00). The Developer shall provide to the City legible copies of all bid award documents and all receipts in connection with construction of the tank. In addition, the Developer agrees to pay a fee to the City equal to forty-three percent (43%) of the estimated amount of operation and maintenance expenses for the pump station at Railroad Springs and the water tank to be completed by the Developer, for a period of twenty (20) years. Such fee shall be agreed upon by the City and the Developer and paid by the Developer prior to the issuance of any building permits for the Project. Operation and maintenance expenses shall be based on all personnel, contractual, commodities and replacement capital costs that are estimated for the first twenty years of operation. Replacement capital costs shall be based on the ten-year life of pumps and motors. Capital with a life greater than ten years shall be depreciated based on its life expectancy. The actual amount paid shall be based on the future value of the estimated amounts assuming a five percent (5%) rate of inflation and then discounted back to their present value using a factor equal to the previous average six month interest paid by the Arizona State Treasurer's Office paid on the Local Government Investment Pool or other investment vehicles the City may have.

**9. Offsite and Onsite Road Improvements.**

The City's requirements for offsite road improvements are based on the findings of the Traffic Impact Analysis and City of Flagstaff Public Improvements Ordinance No. 1925.

The Developer shall pay to the City of Flagstaff on or before recordation of the Final Plat for the Project, fifty percent (50%) of the Developer's proportional share of the future improvements to the intersection of Woodlands Boulevard and Route 66. The Developer's proportional share is \$59,094.00, which is equal to the percentage of impact to the intersection from the Project (17.5%) multiplied by the estimated cost of improving the intersection with additional turn and through lanes (\$337,680.00), which estimated cost is based on the City's Capital Improvements Division's preliminary design and estimated construction costs for improvements to that intersection. The remainder of assurance shall be due and payable no later than two years after the recordation of the Final Plat.

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The Developer shall pay to the City of Flagstaff on or before recordation of the Final Plat for the Project, fifty percent (50%) of the Developer's proportional share of the future construction of a three-leg traffic signal at the intersection of Woody Mountain Road and Route 66. The Developer's proportional share is \$41,865.37, which is equal to the percentage of impact to the intersection from the Project (30.0%), multiplied by the estimated cost of improving the intersection with the future traffic signals (\$135,486.62), which cost is based on the actual cost of a recent traffic signal project in the City of Flagstaff. The remainder of assurance shall be due and payable no later than two years after the recordation of the Final Plat.

The Developer shall construct Woody Way as depicted in the approved Tentative Plat. The Developer may install surface treatments such as pressed concrete or brick pavers in the roadway and sidewalks to create a distinctive entry feature into the Project.

Upon completion of Woody Way, the Developer shall install and maintain a temporary locked gate barrier across Woody Way at the Project's boundary acceptable to the City's Engineering Project Manager. Construction of the barrier or any other construction activity shall not impede sidewalks along Woody Way, and no portion of Woody Way shall be used for storage of construction materials or vehicles. The temporary locked gate barrier shall remain in place for a period of five (5) years after the recordation date of the Final Plat for Phase One of the Project for the purpose of restricting construction traffic during project development.

Approximately six (6) months prior to the conclusion of the five-year period, City Staff shall initiate through the City Traffic Commission a Neighborhood Traffic Management Program for the Boulder Pointe and the new Presidio in the Pines neighborhoods. This program will include the following:

- Temporarily opening Woody Way as a two-way connector street for public traffic per the requirements of the Design Review Guidelines and analyzing the resulting change in traffic patterns.
- Identifying through neighborhood public input, the issues, problems and benefits created by the temporary opening of Woody Way.
- Identifying possible traffic calming mitigation strategies and features and implementing identified traffic control devices, education and enforcement strategies.
- If these strategies and features are determined to be insufficient, develop by means of trial installations a system of features acceptable to the neighborhoods and public that could be permanently installed upon authorization by the City Council.

**10. Construction of Public and Other Related Improvements; Dedication of Public Rights-of-way and Easements.**

Prior to Final Plat approval for any component of the Project, the Developer shall provide surety in a form satisfactory to the City as set forth in the City's Public Improvements Ordinance No. 1925 that all public and other related improvements will be constructed in accordance with approved

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plans. The Developer shall at its expense construct or cause to be constructed all public improvements as required by the City's codes, ordinances and regulations and in accordance with approved specifications. Following construction of the described public improvements and dedication of the same to the City at no cost to the City, the City shall assume, at the City's expense, the maintenance and repairs of all public improvements in accordance with City policies.

The Developer shall also post surety in a form satisfactory to the City for phased recreational and landscaping improvements slated for the Project's common areas prior to recording a Final Plat. The Developer shall complete all improvements designated for a particular phase of the Project and receive the City's approval thereof prior to the City's issuance of the first certificate of occupancy for any dwelling unit or retail structure in such phase. Upon such approval by the City, the City shall release the pro rata portion of the surety for the applicable constructed improvements.

11. **Community Identification Signs.** Developer shall have the right to construct and maintain up to four (4) community identification signs, provided that such signs meet the following parameters: (i) no community identification sign shall exceed six (6) feet in height; (ii) no sign face shall exceed thirty-two (32) square feet in area; and (iii) all such signs shall be located on the Property.

12. **Notices.** Unless otherwise specifically provided herein, all notices, demands or other communications given hereunder shall be in writing and shall be deemed to have been duly delivered upon personal delivery or as of the third business day after mailing by United States mail, postage prepaid, by registered or certified mail, return receipt requested, addressed as follows:

To City: City of Flagstaff  
Attn: City Manager  
211 West Aspen Avenue  
Flagstaff, AZ 86001

Copy to: City of Flagstaff  
Attn: City Attorney  
211 West Aspen Avenue  
Flagstaff, AZ 86001

To Owner: Luxury Lofts, LLC  
Attn: Shawn Campbell  
4650 N. Highway 89, Suites D3-D4  
Flagstaff Mall  
Flagstaff, Arizona 86004

To Developer: Premiere Acquisitions, LLC  
Attn: Shawn Campbell  
4650 N. Highway 89, Suites D3-D4  
Flagstaff Mall  
Flagstaff, Arizona 86004

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Copy to:

William P. Ring, Attorney  
114 N. San Francisco, Suite 200  
Flagstaff, AZ 86001

Notice of address may be changed by either party by giving notice to the other party in writing of change of address. Such notice shall be deemed to have been effectively given three (3) days after mailing by the party changing the address.

**13. General Provisions.**

13.1. **Amendment.** This Agreement may be amended at any time by written amendment executed by both parties, which amendment shall be recorded in the official records of Coconino County, Arizona within ten (10) days following the execution thereof.

13.2. **Assignment.** Developer's rights and obligations hereunder may only be assigned to a person or entity that has acquired the Property or a portion thereof and only by a written instrument, recorded in the Official Records of Coconino County, Arizona, expressly assigning such rights and obligations. Notwithstanding the foregoing, the City agrees that the ongoing ownership, operation and maintenance obligations provided by this Agreement may be assigned to a homeowner's association to be established by the Developer. Developer agrees to provide the City with written notice of assignment of Developer's rights or obligations within a reasonable period of time following such assignment. Nothing in this Agreement shall operate to restrict Developer's ability to assign less than all of its rights and obligations under this Agreement to those entities that acquire any portion of the Property. Notwithstanding any other provisions of this Agreement, Developer may assign all or part of its rights and duties under this Agreement to any financial institution from which Developer has borrowed funds for use in constructing the infrastructure improvements or otherwise developing the Property. Additionally, Developer may assign its rights and duties under this Agreement to another developer or owner.

13.3. **Authorization.** The parties to this Agreement represent and warrant that the persons executing this Agreement on their behalves have full authority to bind the respective parties.

13.4. **Cancellation.** This Agreement is subject to the cancellation provisions of Arizona Revised Statutes Section 38-511.

13.5. **Captions.** The captions used herein are for convenience only, are not a part of this Agreement and do not in any way limit or amplify the terms and provisions hereof.

13.6. **Consistent With General Plan.** All development on the Property shall be consistent with the Flagstaff Area Regional Land Use and Transportation Plan as required by Arizona Revised Statutes Section 9-500.05B.

13.7. **Construction of Agreement.** This Agreement has been arrived at by negotiation and shall not be construed against either party to it.

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13.8. **Names and Plans.** Developer shall be the sole owner of all names, titles, plans, drawings, specifications, ideas, programs, designs and work product of every nature at any time developed, formulated or prepared by, or at the instance of, the Developer in connection with the Property, including but not limited to the Concept Plan, Development and Master Plan. Subject to public records disclosure requirements, all attachments, exhibits, renderings, views, and materials attached thereto, and all materials prepared by the Developer and presented to the City in conjunction with entitlement permits and approvals are the property of the Developer. This reservation does not extend to the documents necessary or in connection with any conveyance of portions of the property to the City. In that instance, such rights shall be assigned to the City upon dedication and acceptance of the public infrastructure and improvements.

13.9. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which together shall constitute but one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all parties may be physically attached to a single document.

13.10. **Dispute Resolution.**

13.10.1. **Mediation.** If a dispute arises out of or relates to this Agreement and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to resolve the dispute by mediation before resorting to litigation or some other dispute resolution procedure. Mediation will be self-administered and conducted under the CPR Mediation Procedures established by the CPR Institute for Dispute Resolution, 366 Madison Avenue, New York, New York 10017, (212) 949-6490, MACROBUTTON HtmlResAnchor [www.cpradr.org](http://www.cpradr.org), with the exception of the mediator selection provisions, unless other procedures are agreed upon by the parties. Unless the parties agree otherwise, the mediator(s) shall be selected from panels of mediators trained under the Alternative Dispute Resolution Program of the Coconino County Superior Court. Each party agrees to bear its own costs in mediation. The parties will not be obligated to mediate if an indispensable party is unwilling to join the mediation. This section does not constitute a waiver of the parties' right to arbitrate or initiate legal action if a dispute is not resolved through good faith negotiation or mediation, or if provisional relief is required under the Arizona Rules of Civil Procedure.

13.10.2. **Litigation and Attorneys Fees.** Except as otherwise agreed by the parties, any litigation brought by either party against the other to enforce the provisions of this Agreement must be filed in the Coconino County Superior Court. In the event any action at law or in equity is instituted between the parties in connection with this Agreement, the prevailing party in the action will be entitled to its costs including reasonable attorneys' fees and court costs from the non-prevailing party.

13.11. **Effective Date of Agreement.** This Agreement shall be effective upon the execution of the parties hereto, recordation in accordance with Section 13.18, and upon expiration of thirty (30)

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days following the approval hereof by the City; provided, however, that in the event the approval is delayed in its effect by judicial challenge, or by referendum or injunction, the effective date of this Agreement shall be delayed until resolution or termination or such judicial challenge, referendum or injunction. In the event of judicial challenge, referendum or injunction resulting in delay in the effect of this Agreement which extends for a period of more than one hundred eighty (180) days following its approval by the City Council, this Agreement shall be terminable by the Developer upon written notice to the City in accordance with this Agreement at any time within an additional sixty (60) days. Upon termination, this Agreement shall be of no further force or effect, and neither party shall have any further obligation hereunder. Any delay relative to the effective date of this Agreement by judicial challenge, referendum or injunction filed by parties acting independently of and not under the control of the City shall not be deemed a default hereunder by the City.

13.12. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof, and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein. The foregoing sentence shall in no way affect the validity of any instruments executed by the parties in the form of the exhibits attached to this Agreement.

13.13. **Further Acts.** Each of the parties hereto shall execute and deliver such documents and perform such acts as are reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

13.14. **Governing Law.** This Agreement shall be governed by and construed under the laws of the State of Arizona and shall be deemed made and entered into in Coconino County.

13.15. **Modification.** No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto.

13.16. **Negation of Partnership.** The parties specifically acknowledge that the Project will be developed as private property, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. None of the terms or provisions of this Agreement shall be deemed to create a partnership between or among the parties nor shall it cause them to be considered joint venturers or members of any joint enterprise.

13.17. **No Third Party Beneficiaries.** The City and Developer acknowledge and agree that the terms, provisions and conditions hereof are for the sole benefit of, and may be enforceable solely by, the City and Developer; and none of such terms, provisions, conditions, and obligations are for the benefit of or may be enforced by any third party.

13.18. **Recordation of Agreement.** In accordance with Arizona Revised Statutes Section 9-500.05D, this Agreement shall be recorded in its entirety in the official records of the Coconino County Recorder, State of Arizona no later than ten (10) days from the date of its execution by the City.

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13.19. **Recitals.** The recitals set forth at the beginning of this Agreement are acknowledged by the parties to be true and correct and incorporated herein by this reference.

13.20. **Rights Run With the Land.** Upon recordation of this Agreement in accordance with Section 13.18 of this Agreement, all rights and obligations shall constitute covenants that run with the land and are binding on all successors-in-interest of the parties.

13.21. **Severability.** In the event that any phrase, clause, sentence, paragraph, section, article or other portion of this Agreement shall become illegal, null or void or against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining portions of this Agreement shall not be affected thereby and shall remain in force and effect, to the extent that the intent of the parties to develop a mixed use community in accordance with the Master Plan is still viable.

13.22. **Successors and Assigns.** All of the covenants and conditions set forth herein shall inure to the benefit of and shall be binding upon the authorized successors in interest of each of the parties hereto.

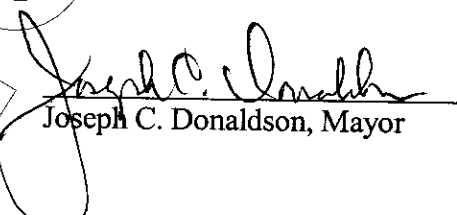
13.23. **Term.** The term of this Agreement shall commence on the effective date of this Agreement as defined in Section 13.11 and shall automatically terminate on the twentieth (20th) anniversary of such date unless previously terminated pursuant to the terms of this Agreement. Notwithstanding the termination date set forth above, any obligation of the Developer, its successors and assigns, unfulfilled at the termination date shall survive termination of this Agreement.

13.24. **Time of the Essence.** For purposes of enforcing the provisions of this Agreement, time is of the essence.

13.25. **Waiver.** No waiver by either party of a breach of any of the terms, covenants, conditions of this Agreement shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other term, covenant or condition herein contained.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf by its Mayor and its seal to be hereunder duly affixed and attested by its City Clerk, and the Developer has signed the same on or as of the day and year first above written.

CITY OF FLAGSTAFF,  
an Arizona municipal corporation

  
Joseph C. Donaldson, Mayor

080504



ATTEST

*Mary G. ...*  
City Clerk

APPROVED AS TO FORM

*John Lane*  
City Attorney

OWNER: Luxury Lofts, LLC  
an Arizona limited liability company

By: *Sharon M Campbell*  
Its: *Mg. Partner*

DEVELOPER: Premiere Acquisitions, LLC  
an Arizona limited liability company

By: *Sharon M Campbell*  
Its: *Mg. Partner*

STATE OF ARIZONA

County of Coconino

}  
}  
} ss.  
}

ACKNOWLEDGMENT. On this 16 day of Sept., 2004, before me, a Notary Public, personally appeared Joseph C. Donaldson, Mayor of the City Flagstaff, known to be or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same on behalf of the City of Flagstaff, for the purposes therein contained.

*Laura Matthews*  
Notary Public

My Commission Expires:

April 24, 2008



080504



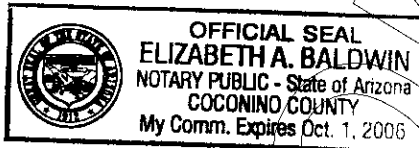
STATE OF ARIZONA }  
 } ss.  
County of Coconino }

ACKNOWLEDGMENT. On this 26<sup>th</sup> day of August, 2004, before me, a Notary Public, personally appeared Shawn Campbell known to be and satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same on behalf of Premiere Acquisitions, LLC, an Arizona limited liability company, for the purposes therein contained.

Elizabeth A. Baldwin  
Notary Public

My Commission Expires:

10-1-06



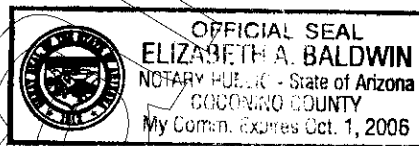
STATE OF ARIZONA }  
 } ss.  
County of Coconino }

ACKNOWLEDGMENT. On this 26<sup>th</sup> day of August, 2004, before me, a Notary Public, personally appeared Shawn M. Campbell, known to be or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same on behalf of Luxury Lofts, LLC, an Arizona limited liability company, for the purposes therein contained.

Elizabeth A. Baldwin  
Notary Public

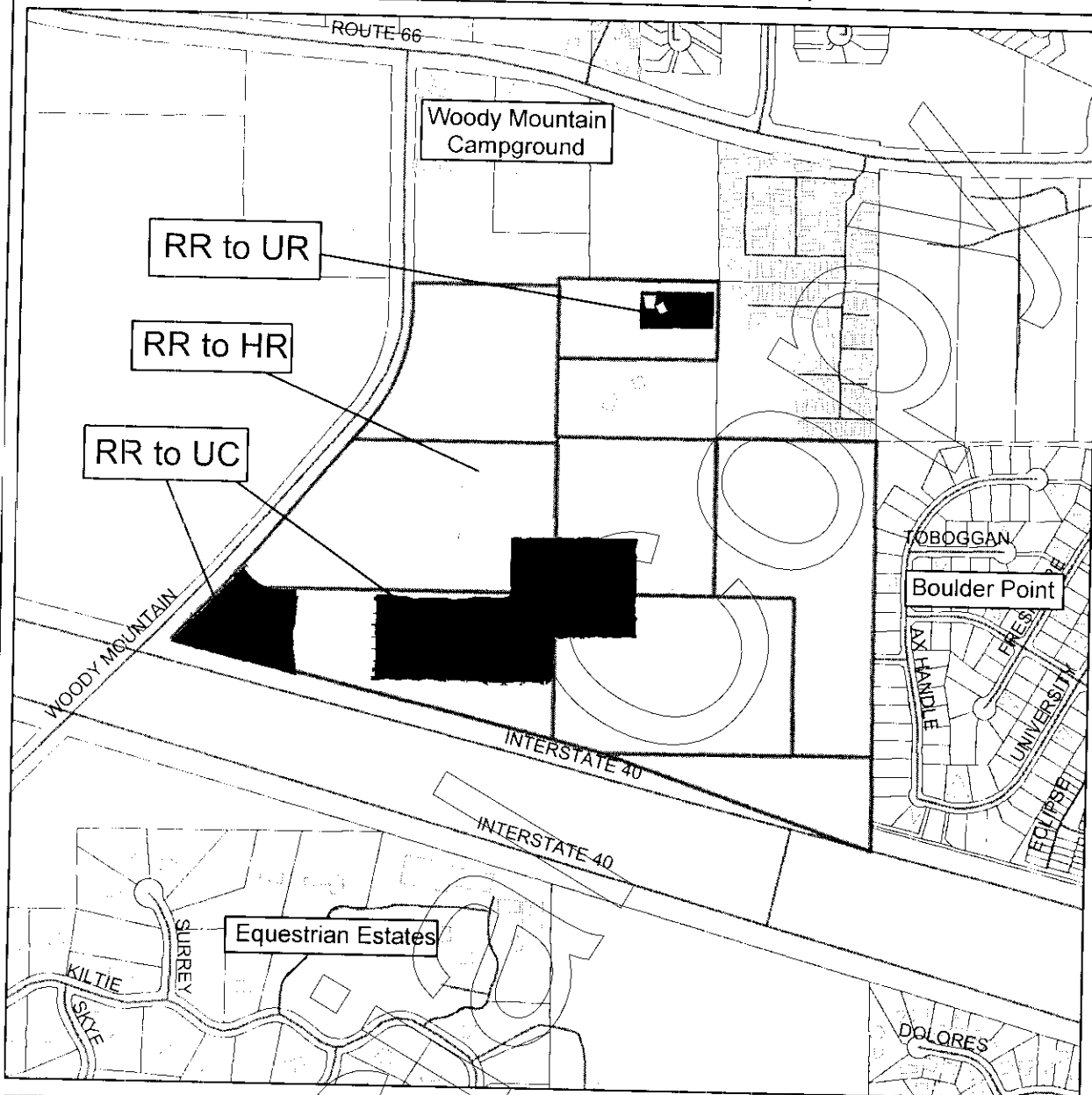
My Commission Expires:

10-1-06



# PROPOSED REZONING

From RR (Rural Residential District) to HR (High Density Residential District), UR (Urban Residential District) and UC (Urban Commercial District)



**ADDRESS:** 2700 South Woody Mountain Road  
**APN:** 112-01-010, 012B, 014B, 016B 016C,  
014A, 016D, 112-08-002  
**ACRES:** Approx. 91 Acres

City of Flagstaff, Coconino County, Arizona

City of Flagstaff  
Planning Division

## Exhibit A



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AM

# PRESIDIO IN THE PINES

Development Master Plan  
Flagstaff, Arizona



Submitted to :  
City of Flagstaff  
Planning & Zoning Commission  
January 27, 2003  
Revised October 10, 2003

Submitted by :  
Premiere Acquisitions, LLC

**Exhibit B**



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- 4 Development Master Plan
- 5
  - a. Cottage Lot Bulk Regulations
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- 23 Phase Map
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## Section 1. Introduction and Background

The Presidio in the Pines development consists of approximately 91 acres of undeveloped land situated on the west side of the city of Flagstaff. This proposed master planned community is located at the northeast intersection of Interstate 40 and Woody Mountain Road and a quarter mile south of Route 66. See **Exhibit 1**.

The city of Flagstaff has designated this area for mixed use in their comprehensive plan. Under the City's mixed use standards, a set of goals were established to encourage a higher intensity of land use. This submittal of the Development Master Plan reflects that intensity. Presidio in the Pines is a mixed use/multi-generational community incorporating a variety of residential uses supported by a commercial element, a town square with various parks, open spaces and activity areas. This report is part of the City's development entitlement process and contains information relating to proposed and existing land use, circulation patterns, architecture, drainage and utility systems. Additionally, traffic and circulation impacts as well as water and sewer impacts are discussed in this report.

The site elevation for the Presidio in the Pines ranges from a high of 7,124 feet at the corner of Interstate 40 and Woody Mountain Road to a low of 6,986 feet at the northeast corner of the property adjacent to the Boulder Pointe at the Woodlands Village and Wildwood Hills developments. This property gently drops 138 feet to the northeast for an average slope of 5.0%. A shallow drainage swale traverses the property along the eastern edge of the site until it trails off on the adjacent property to the northeast.

Preliminary discussions and meetings between the City Planning Staff, developer and consultants have resulted in a generally agreed upon scope and direction for this proposed development. This master plan is intended to be a planning tool that will assess impact and serve as a guide for developing this specific site.



## Section 2. Existing Site Features

The topography for Presidio in the Pines undulates fairly evenly across the site sloping from the west to the east. A minor natural drainage swale exists along the eastern boundary of the property collecting storm water run-off from the site and a small drainage basin coming from the south under Interstate 40 and carrying it off site to the northeast. Slopes range from 2.0% to a maximum of 16.0% at the northeast corner of the Gerlak parcel. The average slope across the property is a 5.0%. See Site Elevation Map **Exhibit 2**

The entire property is covered by stands of Ponderosa Pine and existing overhead utility lines traverse the site from the southeast to the northwest. A single-family house exists on the Gerlak parcel. Currently an existing dirt drive enters the property from Woody Mountain Road allowing access to the Gerlak and Kovac parcels, Boulder Pointe at Woodlands Village, an adjacent single family subdivision under construction along the eastern boundary has provided a street connection for future access between developments.



### **Section 3. Planning and Development Issues**

The City of Flagstaff's Land Development Code contains requirements for the protection of natural resources pertaining to floodplains, steep slopes and forested areas. Currently no part of this development lies within a 100-year floodplain and no slope is greater than 17 percent.

With the exception of a clearing for existing powerline easements traversing the property and a couple existing buildings, the site is predominately covered with ponderosa pine trees. While working with the City of Flagstaff Fire Department, selective clearing has been performed to improve the health and viability of the trees. A tree survey is currently underway.

The drainage swale that crosses the east side of the property has been identified by the Army Corp of Engineers (ACOE) as being part of the "Waters of the United States" as indicated on the United States Geological Survey quad-map for this area. A 404 permit application was submitted to identify how much of an impact development could have on the channel and identify any mitigation measures if required. The ACOE has responded and approved the jurisdictional delineation for this project. This project falls within the Nationwide Permit #14.

Future modification to plats for development of this project will be designed in accordance with the natural resources and protection guidelines to address and maintain a 50 percent tree canopy, protect 100-year floodplains and the protection of slopes greater than 17 percent (which is not applicable).



## Section 4. Development Master Plan

Premier Acquisitions LLC has undertaken the task to develop this 91 acre master planned community called Presidio in the Pines; A community that will be characterized as an "Urban Village". It is a mixed use design concept defined by a higher intensity of mixed residential with a lower emphasis on commercial uses.

Presidio will be a unique urban village concept that will be the first of it's kind to be developed in the City of Flagstaff. Similar developments with varying degrees of intensity and land use have been and are currently being developed across the United States. With the guidance of the City Planning Staff, the vision of the developer, and the expertise of the consultants, this master plan will offer a creative solution of simple sophistication for an in- town urban village nestled in the pines.

Presidio is a continuous grid of public/ private streets and sidewalks. It connects with nature through a network of trails. It offers a variety of inter-mingled dwelling types creating housing diversity. It provides a civic space. It has access to a variety of parks and activity areas. It has all the elements that's so essential to the success of an urban village environment as illustrated in the Development Master Plan **Exhibit 4.**

The proposed 91 acre project provides a variety of land uses; including eight dwelling types, a three-acre church site at the corner of Woody Mountain Road and Presidio Drive South, limited retail facilities in the town square, and extensive parks and open space areas. A total of 792 dwelling units are proposed on this site for a net gross density of 9.0 DU/AC.

### 4.1 Zoning & Land Use

Approximately two thirds of the land within a two mile radius of this development lies within the city limits of Flagstaff and the rest in Coconino County of which most is comprised of open vacant or private lands. The existing and immediate adjacent land uses include Boulder Pointe single family residential, Kit Carson RV park, Wildwood Hills mobile home park, State of Arizona camp ground, a five acre single family parcel, and other vacant lands. Currently, surrounding predominate zoning classifications are M-H-E Manufactured Home Park District – Established, MR Medium Density Residential District, and RR Rural Residential District which includes the subject property. See **Exhibit 1.** Based on site capacity calculations, this development is requesting a zoning classification for HR High Residential District and UR Urban Residential for the 2 half acre lots. The retail/loft site, retail/condo site, the town square and the 3 acre church site will request UC Urban Commercial District zoning. See Proposed Zoning **Exhibit 3.**



## 4.2 Single Family Residential

Approximately 453 of the total unit count is in single family that's divided into four product types. This does not include the two half acre lots, which are being retained by the Gerlak family.

### Cottage

Cottage lots will account for 211 of 453 total single-family units. The proposed minimum lot area is 4,000 sq. ft. (50'x 80'). The minimum yard requirements are 10-foot front, 5-foot side (10 foot at corner) and 15 foot rear. Two car garages are located in the front and are set back a minimum of 18 feet from the sidewalk to allow parking in the driveway. Front porches will be encouraged and set back 10 feet from the sidewalk.

### Cottage with Granny Flats

Granny flats will be introduced and account for 45 units located on cottage lots. This product type has a rear loaded two-car garage off a 12-foot rear access drive with the Granny flat located over the garage. The minimum yard requirements are the same for the cottage lot with one exception being the rear set-back. The rear lot line is the centerline of a 24 foot rear access easement, therefore the garages are set back minimum of 12 feet from the rear lot line or centerline of the easement. Refer to Cottage Lot bulk regulations **Exhibit 5a.**

### Garden

Another single family product being offered is the Garden lot which totals 56 units. This 24 foot wide product type has a front porch, interior courtyard and an attached two car garage that is rear loaded off a 24 minimum foot wide rear access easement. These units sit on a 30 foot wide lot that vary in depth from 112 to 121 feet for a minimum lot area of 3,360 sq.ft. The minimum for a front yard building setback is 10 feet from a public right-of-way and 19 feet from back of curb off a private street. In some cases, the front porch may encroach into the front yard setback by no more than 6 feet. All side yards are 3 feet wide. Like the rear loaded cottage lots with granny flats, the rear lot line is the centerline of the rear access easement with the garage set back 12 to 15 feet from the centerline. Refer to Bulk Regulations **Exhibit 5b.**

### Cluster

The final single family product to be introduced is the award winning Cluster lots which total 141 units using five product types. These units are generally set in clusters of four and provide interior courtyard spaces with attached two car garages. These units sit on small lots of various sizes with a minimum lot area of 2,500 sq.ft. The minimum yard requirements also vary. Depending on the product, rear and side yards will vary from 3 to 9 feet while the front yard setback along a 33 foot private street is 8 feet from the unit or garage to sidewalk. Refer to Bulk Regulations **Exhibit 5c.**



### 4.3 Multi-Family Residential

This project provides a total of 337 multi-family units that is divided into three product types consisting of Townhouse/Duplex, Flats and Lofts, and Condominiums.

#### Townhouse/Duplex

The Townhouse/Duplex product accounts for 82 units. These two story buildings are set in a common area with small private courtyards or patios for each unit. All units front onto a private or public street and in some cases on a common area. Each unit has a rear loaded two car garage with the exception of the 22 units that front on Mission Timbers Road and back onto Interstate 40. These units have side loaded garages directly off the street forming a motor court between buildings. The Townhouse/Duplex building is set back 10 feet from a public right-of-way and 19 feet off a private street measured from the back of curb. Since these units are not on individual lots, minimum distances have been established between buildings providing 10 foot side to side, 30 foot front to front, 30 foot rear to rear and 20 feet front to side.

#### Flats and Lofts

There are a total of 23 Flats and Lofts located above the retail on the town square. Each unit has individual but shared front entries off the rear parking lot. The L-shaped building provides pedestrian access from the town square to parking in the rear at the elbow of the building. An attached two car garage is provided for each unit off the rear parking lot with the exception of the seven Flat units where carports have been provided in the rear lot.

#### Condominiums

The rest of the multi-family is comprised of 232 Condominium apartments situated at the southwest corner of Presidio Drive South and Mission Timbers Road. This four and five story building will have a height limit of 60 feet. It is designed with two open courtyards and one enclosed courtyard. All parking is provided under the building at a 2:1 parking ratio which is accessible by two entry points at opposite ends of the building.

It is the intent of the developer to provide sprinkler systems for fire protection in all the retail spaces and all multi-family units. All residential units will be wired for cable systems and burglar alarm systems. In addition, a set of guidelines are being developed that will establish and maintain the desired character of the community.

### 4.4 Retail

One of the more important land use design elements in a town center is the creation and development of the commercial or retail core. It helps to anchor the urban



village concept. It addresses the human need for convenience of services as well as social and civic needs. It provides a workplace within close proximity to where we live.

Presidio in the Pines will provide 37,150 sq.ft. of retail space divided into 28 individual condominium units located on the east and south sides of the square. Fifteen units are located in the three story building with 23 flats and lofts, while thirteen units are located across Mission Timbers Road in the condominium building containing 232 units. All retail units are at street level fronting on 15 foot sidewalks that are lined with street trees set in tree wells. A variety of design elements such as, awnings, pergolas, street furniture, planters, courtyard and plazas will be encouraged to create a vibrant active street scene. **See Exhibits 5d & 5e**

To support the retail, a total of 149 parking spaces is required at a ratio of 1:250 sq.ft. A majority of the parking will be accommodated on site by a combination of surface and garage parking spaces. Twelve required parking spaces will be allocated to street parking.

#### 4.5 Street Circulation System

One of the more important design elements of any community is the circulation patterns of its public and private streets. Presidio in the Pines is designed with a pattern of linear streets and blocks that help define spaces and provide multiple connections to adjacent land uses and cultural activity centers for vehicles, bicycles and pedestrians. The streets have been designed on the basis of it's functionality by establishing a hierarchy of four street classifications as shown in **Exhibit 5f: Street Circulation System**.

- Primary Street (66' Public R.O.W.)
- Secondary Street (56' Public R.O.W.)
- Private Street (29' and 33')
- Rear Access Drive (24' easement with 12' drive)

The primary street is defined by providing two vehicular travel lanes, two bicycle lanes, two parking lanes and sidewalks that are separated by parkways from the street as shown on **Exhibit 5g** The secondary street is defined with the same design elements as the primary street but without bike lanes as shown on **Exhibit 5h** These two streets provide the primary ingress/egress to the development and establish the main circulation. At the intersection of Presidio Drive South and Woody Mountain Road, a traffic circle has been incorporated. This traffic circle formulates the primary entrance to the development and establishes a focal point as well as community identity. Additionally, it serves as a traffic calming device. A secondary entrance along Woody Mountain Road occurs at Presidio Drive North. These two entry points will lead and circulate the main flow of traffic to the primary focal point of the community at the town square.



The private streets are narrower in character and provide two lanes of traffic and one lane of parking with shallow building setbacks and tight corners. These streets as well as the rear access drives for rear loaded residential units provide the internal street network and connectivity throughout the Presidio development. See **Exhibit 5i & 5j**

#### 4.6 Pedestrian/Bicycle Circulation System

The Flagstaff Area Regional Land Use and Transportation Plan recognizes the importance of encouraging pedestrian and bicycle trails as an alternative to vehicular travel. Similarly, Presidio addresses the quality of life issue by providing sidewalks, bike lanes, and pedestrian trails that promote connectivity within the community. These inter-related circulation systems serve to link the pedestrian to all attractions within the community. The proposed bike lanes and pedestrian trails as designed within Presidio has the potential to connect with existing or future regional bike and pedestrian corridors that would link to regional recreation areas and activity centers.

The eight foot wide path which loops around the perimeter of the development will be shared by pedestrians and bicycles. The primary streets are designed to accommodate five foot bike lanes. Four foot wide sidewalks are proposed in the primary and secondary public right-of-ways and along private streets. This will provide the core circulation network for pedestrians. In addition, due to significant pedestrian traffic generated by businesses, higher density, and activity within the town square, a minimum of five to fifteen foot wide sidewalks will be provided depending on adjacent land uses. See **Exhibit 6**

#### 4.7 Parks and Open Spaces

A significant portion of Presidio in the Pines is devoted to parks and open spaces for residential use. Approximately 23.87 acres or 27.3% of the total site has been set aside consisting of natural and man-made elements that will serve a wide range of lifestyles in a multi-generational community. These open space amenities take several forms ranging from linear trails to natural open spaces, courtyards, mini-parks, linear parks, and the town square.

A backbone linear park system will be developed providing a more natural open space experience for the pedestrian by providing a network of trails that will circulate the perimeter and meander throughout the community. Additionally, six mini-parks and the town square totaling 7.15 acres have been proposed that range from .49 acres to 2.68 acres in size. See **Exhibit 7**. These parks are located so residents are within a two to five minute walking distance from their homes to the nearest park or open space. Various active and passive facilities are proposed such as; volleyball, basketball, horseshoe pits, children's play lots, covered pavilions, picnic areas, and trails. Benches will be provided in the parks and along pedestrian trails. A more detailed design of these parks and their facilities will be determined at a later date by a landscape architect.



## 4.8 Town Square

The town square is an extension of the parks and open spaces. It consists of 1.46 acres strategically located in the heart of the community and forms the village focal point. It serves as a community gathering place and urban open space that is significantly different from other parks and open spaces commonly found in suburban developments.

The Presidio Town Square is encased by Presidio Drive South, Mission Woods Road and Presidio Square East and West. The success of the town square will depend heavily on the creation of a pedestrian-friendly environment without totally excluding vehicular traffic. Encouraging on-street parking will help to support adjacent businesses and events staged in the square. Additionally, it will serve as a traffic calming device which will contribute to a safer pedestrian environment. To help frame the square as a civic space and establish it as a center of activity, an intense mix of residential and retail buildings at varying heights will help to surround the square and establish its importance to the community.

The square will be heavily landscaped with hard and soft features such as paved walkways, benches, and lawn areas complemented by a variety of existing and proposed trees and shrubs. A children's play area, a fountain, and an open amphitheater will be provided allowing for a multitude of public events and activities including plays, concerts, and festivals. The Presidio Square will become the public realm for everyday social gatherings that is so essential to the urban fabric of a village center. See Town Square Detail **Exhibit 8**.

## 4.9 Town Center at the Presidio



Pedestrian Oriented Streetscape on the Town Square

The Town Center at the Presidio Building is a mixed-use development consisting of fifteen, retail condominiums at street level with twenty-three elegant, loft and flat condominiums above, all overlooking the Town Square and amphitheater. Each loft condominium has a two-car garage or covered parking space at ground level on the rear side of the building. Additional parking is provided for the retail and for the residential spaces according to city building codes and



parking requirements. Refer to building elevation and schematic plan. **Exhibits 9a & 9b.**

Town Center at the Presidio will be governed by by-laws, CC&R's and an Home Owners Association specifically for the Town Square Development that will adhere to the commercial and residential uses, (currently scheduled for review by the Arizona Department of Real Estate).

Due to the mixed use building design and the unique village theme and setting of the Presidio in the Pines Development, Town Center is a very rare opportunity for a business owner and a property owner to purchase a condominium unit in this type of setting. Loft condominium buildings are being built and redeveloped all over the country, and people are giving up their large homes to reside in mixed-use, downtown theme environment. Several studies and reports show a trend in the loft-condominium industry that reveals the high demand for this type of environment. People are willing to give up acreage and large yards to live in a community with the amenities being offered at Presidio in the Pines.

In short, Town Center at the Presidio is a very rare development for the City of Flagstaff. It has received pre-commitments for the commercial spaces to include a deli, a coffee shop, an Italian Restaurant, a Real Estate Office, a Bank, a Title Company, a Dry Cleaners, and more. The Development Plan is in accordance with the feedback received from the Flagstaff Planning Department regarding the small retail and business application. With the amphitheatre, the parks, the commercial, and all other amenities in the plan, the Presidio in the Pines Development will enhance as well as add quality of life to the City of Flagstaff along with a very substantial and beneficial impact on the city and school district finances.

#### **4.10 Covenants, Conditions and Restrictions, By-laws, Articles, Architectural & Landscape Design Guidelines**

In an effort to address methods and procedures for maintaining common areas, private streets, snow removal and landscaping issues, a detailed set of CC&R's, By-Laws, Articles and Architectural & Landscape Design Guidelines have been designed for the Presidio in the Pines Project.

As per Articles VIII, IX, X, and XI in the CC&R's for the Presidio, the Homeowner's Association is responsible for proper and efficient management of the Common Areas, specified front yards and lots, detention or retention areas as shown on the plat, all parks and recreational areas, etc...

Landscape Design Guidelines are included in the CC&R's in addition to a very precise set of Landscape and Architectural Guidelines that will be a part of the Architectural Control Committee's requirements and standards in the construction of any home product in the Presidio development.



Due to the unique, urban setting of the Presidio in the Pines Development, it is of up most importance to adhere to guidelines not only to create the setting, but to uphold and maintain every aspect of the community.

Gertrude Stein once said, "There's no there, there." Presidio in the Pines addresses this challenge of place making with vision and determination by creating a liveable community the citizens of Flagstaff can be proud.

Unofficial Copy



## Section 5. Engineering Reports/ Executive Summaries

### 5.1 Traffic Distribution Analysis and Future Projections

The primary focus of the traffic analysis for Presidio in the Pines is to determine the operating service level and capacity of the street network for the proposed project. A traffic engineer has been coordinating with the planner in the refinement of the project design. The project has been laid out to encourage a feeling of neighborhood community with houses fronting the streets, which are laid out similarly to a basic grid layout, and providing a "town center" with a park and commercial uses.

Due to cut-through traffic problems associated with grid-based streets, which can change neighborhood streets into arterials, a neighborhood traffic management plan (NTM) was followed in the development of the project. Portions of the NTM plan included breaking up the basic street grid into blocks with t-intersections, having the main through streets lead to the town square, reducing street width and turning radii, allowing for on-street parking, the incorporation of roundabouts, and providing for pedestrian/bike paths. Because of the incorporation of these design elements and the curvy-linear nature of the street layout for Boulder Point (the adjacent development to the east), it is anticipated that most of the east-west traffic will use Highway 66, and not try to cut-through the developments.

Access to the site will primarily be from Highway 66 (Business I-40) to Woody Mountain Road, then through the two project entrances off of Woody Mountain Road. A secondary access to the site is through the Boulder Pointe development to the east of the project site. The north entrance ties into Presidio Drive North, a 56-LF right-of-way road, and the south entrance incorporates an urban roundabout to facilitate turning movements for Presidio Drive South, a 66-LF right-of-way road.

Based on anticipated project distribution, 90% of project-generated trips will use Woody Mountain Road, and 10% will go east through the Boulder Point Development. Overall, the project is expected to generate fewer than 5,820 average daily trips (ADT), with 2,320± expected to use Presidio Drive North, 2,920± expected to use Presidio Drive South, and 580± to Boulder Point on the east. See **Exhibit 10**. Based on the ADT's and the right-of-way widths, the primary and secondary roads are considered to be Type III roads, with the rest of the private streets being Type IV-A and Type IV-B roads. The street cross sections for the development are shown on **Exhibit 11a, 11b**.

Special consideration has been given to providing bus stop pullouts on the primary and secondary roads at strategic locations. Two pullouts are located at the east end of the property near the pedestrian trail along the wash. One pullout is located adjacent to the commercial landuse and the park on Mission Woods Road, with another located in front of the proposed condominiums on Presidio Drive South. The fifth pullout is located on Presidio Drive north near the roundabout. See typical bus stop **Exhibit 12**.



On street parking has been provided for in the design of this development as an integral part of the neighborhood traffic management plan. Due to the desired residential feel for the development, care has been taken to avoid the inclusion of arterial class roads and for residences to face the minor collector streets. As with the majority of neighborhood, curbside parking is intended to serve the needs of the local residents and business owners, and in this development it serves an additional function of maintaining the overall land-use density for the development by not including separate parking facilities at every parcel.

Since on-street parking can reduce effective sight distances, restrict turning movements, and increase the number of conflict (vehicle-to-vehicle and vehicle-to-pedestrian) along the roadway, care has been taken to address these concerns in the design of this development. The public street sections have included sufficient space for the parked vehicle outside of the striped travel lane and "curb-outs" near the Town Center area to restrict parking within critical sight-distance areas. The streets can also be posted with special signs to restrict on-street parking during times when the streets are plowed for snow clearing.

A 3-second headway is considered normal for heavily traveled collector and arterial streets. The anticipated traffic flow for the busiest section of Presidio Drive South is less than 140-vehicles per hour, which translates into 1 vehicle every 30 seconds for each direction (30-second headway) which is one-tenth of the normal headway for busy streets. This 30-second headway is considered adequate to permit a vehicle parked on the side of the road time to pull-out into the roadway and reach travel speeds without affecting the traffic stream. The anticipated headway for Presidio Drive North is 40-seconds, and increases for each public road further away from Woody Mountain. The public road farthest from Woody Mountain is Terra Del Valle, and its anticipated headway is 120-seconds.

For further traffic details, please refer to the Traffic Impact Report for the development.

## **5.2 Preliminary Stormwater Analysis**

The primary focus of storm drainage design for Presidio in the Pines is to maintain drainage patterns as close to existing conditions as practical, minimize impacts to drainage-ways, use rock features to reduce water velocity and erosion, and provide stormwater detention that will not increase flows to downstream properties in major storms.

The purpose of this study is to provide general storm drainage design concepts for the City of Flagstaff. Depth of street flows, culvert sizes, detention basin design, and other appurtenances will also be shown in the final design stage of this project. Design parameters for this project are based on the Engineering Design and Construction Standards & Specifications for the City of Flagstaff, Engineering Division and the City of Flagstaff Manual for Hydrologic Design for Urban Drainage.

The proposed development is approximately 91 acres of undeveloped land comprised mostly of scattered pine trees. The site drains toward the east and northeast property boundaries via natural swales. A larger drainage channel exists along the eastern side of the property



(Unnamed Ephemeral Wash). This swale drains approximately 340 acres upstream south of this project and conveys these flows under Interstate 40 with a 4'x6' concrete box culvert. Drainage from Presidio combines with these flows and travel north through the Kit Carson RV/mobile home park area and continues north under Highway 66.

During design and site development, the drainage patterns were taken into account to match existing conditions as close as practical. Overall surface flows in the streets were reduced by dividing the project site into several sections (to match construction phasing). Instead of designing a single large detention basin that directs all flows to a single point, the design worked closely to follow existing drainage patterns. Six detention basins are proposed in the mini-parks throughout the development. This strategy allows for lower ponding depths and less visual impacts. Basins will be maintained as part of park maintenance, which is another advantage to this system. The detention basin can be developed using gradual berms and /or raising the adjacent street on the downstream side. Basins were modeled using 18-inch pipes that outfall back into the street. To maintain shallow detention basins (under 3 feet in depth), basins were not routed one into the other, but basin outflow was combined with downstream street flows, and then modeled to outfall into the existing drainage channel at the east side of the project. Refer to **Exhibit 13**. Using HEC 1 software, downstream hydrograph peak flows of the major channel are shown to be reduced over 10% in the 100-year frequency storm. Maximum ponding depths in the six detention basins range from 0.62 feet to 2.80 feet.

It was important that the alignment of the larger existing channel (Unnamed Ephemeral Wash) at the east side of this project be maintained in the planning of this development. Backyards abut both sides of the channel, which allows for varying channel widths (68 to 225 feet) and provides for a more natural appearance. See **Exhibit 14**.

Criteria to be used in design of storm drainage will be as follows:

- Street surface flow will allow one dry lane in each direction of travel in the 10-year frequency storm. Storm drain will be used if needed to meet this criteria.
- Runoff in the 100-year frequency storm must be contained between the street right-of-way.
- Erosion control protection will be used for all open channels for the entire project.
- Detention facilities shall attenuate the post-development peak discharge rates to pre-development discharge.
- Detention basins will incorporate a low flow channel to keep parks dry.

Final design will address the grading and detention basin design for this project. Refer to the Preliminary Drainage Study for Presidio in the Pines for the detailed analysis and computer runs.



### 5.3 404 Permit – Waters of the US

An approved jurisdictional delineation from the U.S. Army Corps of Engineers (ACOE) has been received for Presidio in the Pines. This project will fall under the Nationwide Permit #14. Those portions of the wash not crossed by a road, will remain in their natural state and will require a 15-foot to 65-foot wide buffer on each side. In order to avoid impacts to the wash identified as a water of the U.S., the washes will be spanned, and it is recommended that box culverts not be constructed in the washes. It's suggested to span the two road crossings using bridges or 3-sided concrete box culverts, so as not to permanently impact the existing channel bottom. Construction equipment will have access to the wash in order to place the structure across the wash and for construction of the retaining walls. As a result, there will be no permanent impacts to this water of the U.S. and all impacts will be temporary due to the construction equipment crossing/accessing the wash. Refer to **Exhibit 15**.

If this method is used, there will be no permanent impacts to waters of the U.S. and the temporary impacts will be less than 0.1 acre; therefore the Owner is not required to submit a Pre-Construction Notice (PCN) to the Corps. However, the Owner must still comply with the terms and conditions of the Nationwide Permit #14, the NWP General Conditions, and the Regional Conditions. The Owner will be required to prepare the documentation to support project compliance with NWP #14, the NWP General Conditions, and the Regional Conditions, prepare cultural resource surveys at the two proposed road crossing, involving some of the following tasks:

- Review database for critical habitat, T&E, wetlands, riparian habitat.
- Conduct biological survey/assessment including T&E, species of concern, native plants.
- Prepare Biological Evaluation (BE).
- Coordinate with archaeologists.
- Conduct data search for registered sites.
- Conduct field visit to locate potential generators.
- Prepare Pre-Phase I Assessment.
- Prepare responses to 27 general and 3 regional conditions (includes 401 requirements).
- Assemble packets and copies (project descriptions/purpose, figures, BE, CR, HazMat, nationwide and regional conditions, and nationwide permit)

The Owner currently has this work underway.

### 5.4 Water System Impact Analysis

The purpose of this study is to provide water demands for the City of Flagstaff, so they may perform the off-site analysis to the City water system. On-site waterline pipe sizes shown are preliminary. Actual pipe sizes will be determined using hydraulic network analysis (WaterCad) during the final design stage. Location of fire hydrants, valves, and other appurtenances will also be shown in the final design stage of this project. Design parameters for this project are



based on the Engineering Design and Construction Standards & Specifications for the City of Flagstaff, Engineering Division.

Presidio in the Pines consists of 87 net acres of undeveloped land with no water utilities. Full build-out will contain 455 single-family residences, 337 multi-family residences, for a total of 792 units. In reference to Map 15 of the Regional Land Use and Transportation Plan, this project will be fed by the Railroad Springs Pressure Zone A+. The reservoir is located north of Railroad Springs (and this project) with a floor elevation of 7301 and height of 24'.

It is proposed, that on-site waterlines will be a series of looped 8" lines, which generally follow the street network (see **Exhibit 16**). The connection to off-site facilities on the west property line will connect to the water main in Highway 66, then proceed south along Woody Mountain Road as a 10-inch line to the two project entrances. The east side of the loop will connect into the Boulder Point development east of this project. In planning meetings with the Fire Chief, it was requested that all buildings except for single-family detached, would have a fire sprinkler system incorporated into the structure.

Water demands at full build-out are as follows (see appendix for calculations):

- Peak Hour Demand = 700,827.00 GPD
- Average Demand = 85,535.00 GPD
- Terrain varies throughout the site from an approximate elevation of 7120 at the SW corner of the project, to elevation 6985 at the NE corner for the property.

Phasing: The overall waterline loop connecting the east and west sides of Presidio will be constructed in Phase 1 of the development to ensure adequate pressures and ensure that water does not stagnate with a low number of initial users. Within the Presidio in the Pines development, each section of the development is proposed to have a looped system for the same reasons. It is important that the on-site system is modeled for phased development to assure adequate domestic and fire flow pressures.

Criteria to be used in design of waterlines will be as follows:

- Maximum Day Demand = 40 psi.
- Peak Hour Demand = 30 psi.
- Max. Day Demand plus 1,500 psi Fire-flow = 20 psi.
- Head loss for 2nd-story structures will be accounted for.
- 8-inch diameter minimum pipelines.
- Valves will be placed to shut off sections of pipe no greater than 500 feet in commercial and 800 feet in residential.
- Air-release/vacuum valves and blow-off valves used where required.
- Each fire hydrant will have it's own valve.
- Blow-off valves will be used at any temporary dead-ends.



Reclaimed wastewater distribution line: Presidio in the Pines owners are interested in using reclaimed wastewater for the irrigation of parks and common-ground vegetation, and/or water features. If the City is willing to extend services to this project, and if its' approved by the Flagstaff Water Commission, design of a reclaimed wastewater distribution system may be included in final design of this project. Estimated demands for irrigation of parks and common areas can be provided to the City if requested.

## 5.5 Sewer System Impact Analysis

The purpose of this study is to provide sewer demands for the City of Flagstaff, so the City may perform the off-site analysis to the City sanitary system. On-site sanitary sewer pipe sizes shown are preliminary. Actual pipe sizes will be determined using hydraulic analysis during the final design stage. Location of manholes, and other appurtenances will also be shown in the final design stage of this project. Design for this project are based on the Engineering Design and Construction Standards & Specifications for the City of Flagstaff, Engineering Division, and the Arizona Department of Environmental Quality.

It's proposed for this development to connect to an existing 10-inch sanitary sewer trunk line in Highway 66. An 8-inch line is proposed to be installed along the east property line of the current Wildwood Hills Development and extend from Highway 66 to the northeast corner of this project. It is assumed all wastewater collection will be gravity flow and no septic tanks or lift stations will be required.

On-site, a system of 8-inch sewer lines are proposed under the street that flow from Southwest to the northeast corner of this project, following the general slope of the existing land (see **Exhibit 16**).

At full build out, 455 single-family units and 377 multi-family units are proposed with the following load demands (see appendix for calculations):

- Average dry weather flow = 0.19 MGD
- Peak dry weather flow = 0.56 MGD

Criteria to be used in design of wastewater lines will be as follows:

- Manning's Formula will be used to calculate pipe velocities. Lines will be sized to maintain velocities between 2 fps and 10 fps (full flow).
- Tracer wires will be used on all PVC pipe (for depths between 6 feet up to 15 feet). Sewers between 15 feet and 25 feet will be ductile iron pipe.
- Domestic and commercial services are not allowed off of sewers deeper than 15 feet.
- Manhole spacing shall not exceed 400 feet for pipes between 8-inch and 12-inch diameters.



## **Section 6. Architectural Theme**

The architecture of Presidio in the Pines is designed to perform a strong supporting roll in the lives of its residents. The scale, materials, details and various uses have all been carefully considered to contribute to the communities' unique character. Since the widespread use of automobiles, most of the communities were built almost entirely to accommodate vehicular travel. Sprawling mind-numbing suburban development characterized by oversized front yards, wide featureless streets and inhospitable house fronts dominated by huge garage doors were the standard issue housing solution for many decades. Many people have increasingly grown despondent over this one size fits all development which gave rise to the New Urbanist planning movement. Planners and architects began to look to the past to examine why these older neighborhoods 'lived' so much better. The result of this critical examination is a uniquely livable blend of traditional and modern planning concepts, built out in a regionally influenced range of architectural styles that is appropriate for Flagstaff, Arizona. Pedestrian scaled narrow tree lined streets connecting homes to numerous parks, common amenities, shops and offices will make a good place for real people to live.

The design of Presidio in the Pines encourages people to get away from the isolation enforced by the conveniences of modern life-cars, television and computers. The architectural fabric of Presidio in the Pines has been woven to encourage its residents to interact. Houses are set close together on narrow lots and street setbacks are kept to a minimum. The residents will get to know one another. On front porches and wide sidewalks and shaded bike paths, families, young couples, and retirees will meet, chat and become friends. Architectural variety tempered with a touch of continuity will be fostered to create a visually dynamic looking community with an absence of discord. A straightforward no nonsense architectural palette that is neither overly nostalgic nor glaringly modern will clearly exemplify the regional vernacular building practices of northern Arizona.

The village center is the heart of the community. The simple yet critical issues of building height, scale and positioning of buildings – the basic language of architecture, represents the primary means of communicating the overall character of both the town square and the entire development. The buildings surrounding the square are pulled close to the street to accommodate pedestrians by providing easy access, window displays and protection from the elements by a variety of awnings, trellises and covered colonnades. Outdoor dining and an idyllic town square park convey a warm and welcoming atmosphere. Encouraging feelings of pride and proprietorship among residents this multi-use sets the stage for the rest of the neighborhoods.



The choice of building materials is critical to the feel and sense of quality that the community exudes. Stone and brick will provide enduring beauty, while wood siding, milled lumber and natural timbers are contextual to the architectural ascendants of Flagstaff. Non-reflective glass with divided lights will be encouraged to provide a human scale to windows. A variety of long lasting roofing materials: metal, wood shingles, enhanced asphalt shingles and roof tile will be employed to promote architectural diversity. Roofing colors will be encouraged to be sympathetic to the immediate surroundings. Refer to **Exhibit 22**. Articulated trim, fences, railing, fireplaces and architectural detailing will be promoted to further enhance the continuity of human scale elements through out the Presidio in the Pines community.

The quality of design in surrounding neighborhoods will provide an important contextual transition from the village center. This connection to the town square is further reinforced by the many housing types incorporated in the development, lofts and flats above the retail (**Exhibit 9a**), Single family cottages (**Exhibit 17**), single family cluster housing (**Exhibit 18**), garden housing (**Exhibit 19**) and townhouse/duplex units (**Exhibit 20**), and condominiums (**Exhibit 21**), provide for the many dwelling needs for a multi-generational community. Many of the housing types have rear yard garages and any units with garages in the front yard will be set back from the street further than the dwelling to accommodate parking on the driveway. An interesting streetscape will be the result of a mix of one and two story housing choices. Variousy detailed porches, dormers, patios, balconies, deep overhangs and other architectural elements will further reinforce the individuality of the community. This pedestrian-friendly community will become the place that people will love to live and recreate.



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## Section 7. Anticipated Development Phasing

**Phase 1-** \*Grading Main Roads (Presidio Drive North and South)  
\*Town Square Clearing and Grading

\*Construction of offsite improvements  
1. Water line and: gray water line if applicable  
2. Sewer main excavation and line installation  
3. Grading of all other roads on site

\*Construction of onsite improvements:

Cottage lots	211 units
Granny flat lots	45 units
Garden lots	56 units
Townhouse Duplex lots	82 units
Single-family Cluster lots	87 units
Town Square Loft & Flats	23 residential
Condominiums	232 units
Retail condominiums	15 units

\*Completion of all utilities on site to the above named lot types

\*Completion of all paving, curbs, gutters on site

\*Completion of two entrance monuments

**Phase 2-**

1. Completion of amphitheatre and park at Town Square
  - Includes pavers, concrete, benches, recreational courts, seating and landscape
2. Landscaping and improvements for all common areas
3. Landscaping and tree planting along streets
4. Construction of Block Walls as per Final Plat
5. Pour all sidewalks

**Phase 3-**

1. Construction for Loft Condominium Center
  - Loft condominiums 232 residential units
2. Construction of on-site improvements
  - Cluster homes-single family 44 units
3. Completion of all mini-park improvements
  - Includes landscape and amenities
  - Includes seating and recreational facilities

**Phase 4-**

1. Construction of required Woody Mountain Road Improvements
2. Construction of Block Walls as per Final Plat

See phasing map **Exhibit 23.**



## **Section 8. Cost/ Benefit Analysis for Presidio in the Pines**

Presidio in the Pines will be a mixed-use community located in West Flagstaff, off of Woody Mountain Road. It has seven different product types, allowing for diversity of living styles for single-family living and condominium type requirements. Because the projection for the development will include the 2<sup>nd</sup> home market, empty nesters, single people and small families, the impact on the school district will be very minimal as well as local government (School report verification included in Master Plan Submittal).

After consulting with the City of Flagstaff and the Flagstaff Public School District, a cost/benefit analysis has been addressed and can be summarized as follows:

In summary, the data concludes that the 211 Single-Family Cottage Lots will have a positive tax contribution to the City of Flagstaff of \$2,600.00 per year per unit: \$936.00 will go directly to the city and \$1,664.00 will go directly to the Schools and Colleges. The 56 Single-Family Garden Lots will add an average of \$1,800.00 per year, per unit: \$648.00 directly to the city and \$1,152.00 to the Schools/Colleges. The 139 Single-Family Cluster Homes will add an average of \$2,000.00 in revenue: \$720.00 to the city directly and \$1,280.00 to the Schools/Colleges. The 82 duplex town homes will generate \$2,000.00: \$720.00 to the city and \$1,280.00 to the Schools/Colleges. The 23 flats and Loft Units at Town Square will generate close to \$2,400.00 in total revenue: \$800.00 to the city per unit and \$1,600.00 per unit to the Schools/Colleges. The 28 retail condominiums will contribute approximately \$2,200.00 per unit per year: \$792.00 per year to the city directly and \$1,408.00 to the Schools/Colleges. Finally, the 232 Loft Condominiums will on an average generate \$2,000.00 per year in total per unit: \$720.00 to the city, directly and \$1,280.00 per year per unit to the Schools/Colleges.

In short, the cost benefit for the Presidio project is anticipated to contribute over \$1,675,800.00 per year in revenue to the City of Flagstaff with over \$1,000,000.00 applied to the Schools/Colleges. It is quite apparent that with over \$1,675,800.00 in revenue a year contributed to the City of Flagstaff that the Presidio in the Pines Development Project will have beneficial and positive impact on the City finances as well as the local school district finances. In fact, it will have a substantial impact on the economy in general.

The Flagstaff Unified School District has had an opportunity to review the master development plan and have concluded that the Presidio Development will have little impact on the local schools. See letter from school district dated 1-7-2003 **Exhibit 24.**

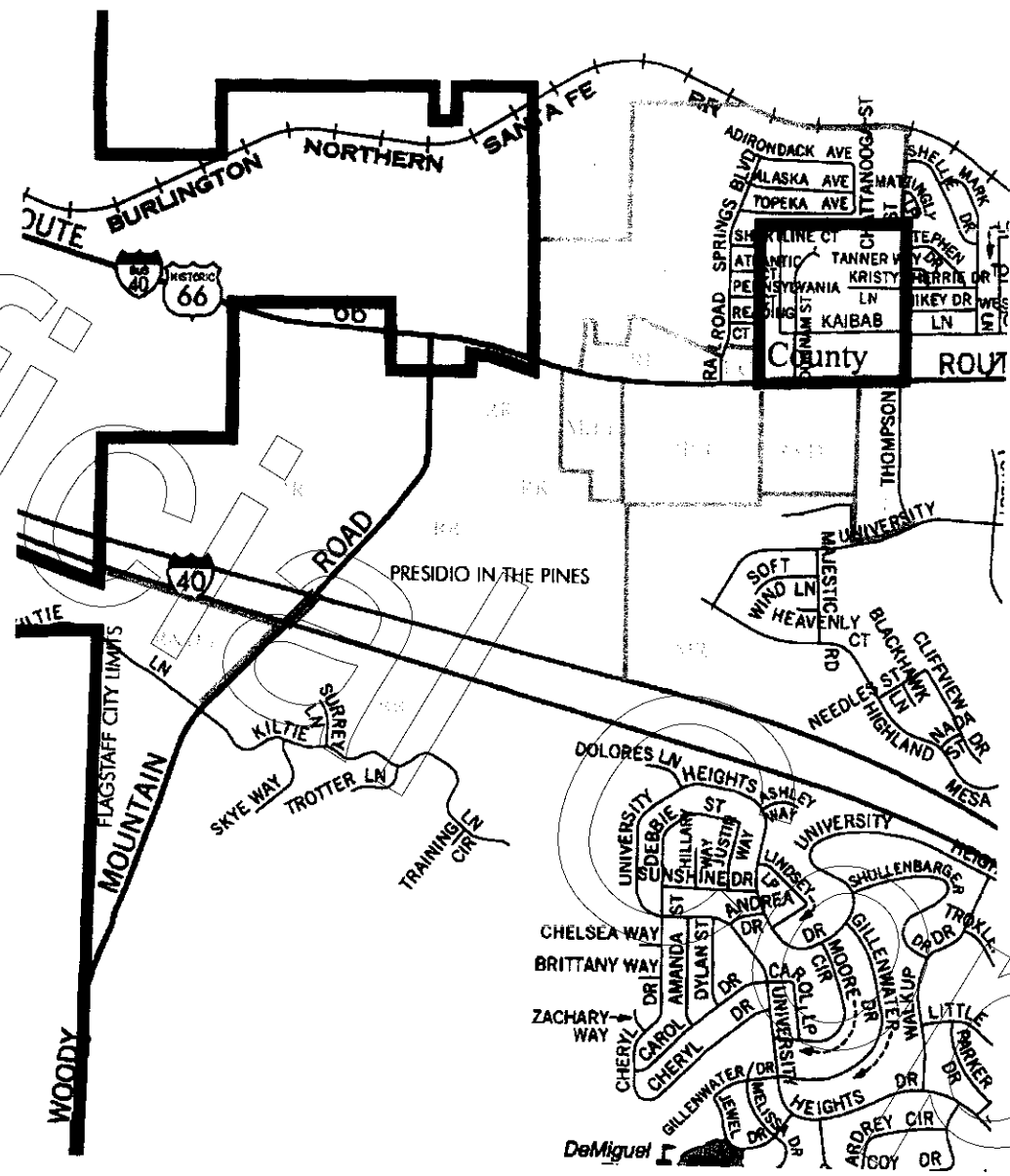


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Plan

Exhibit 1



Existing Zoning Lines  
Site Location

# Presidio In The Pines

## Project Location & Existing Zoning Map

Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

Date: October 10, 2003  
Project Number: 102211



PERELMAN ARCHITECTS, INC.  
6045 N. SCOTTSDALE RD. SUITE 100  
SCOTTSDALE, AZ 85250

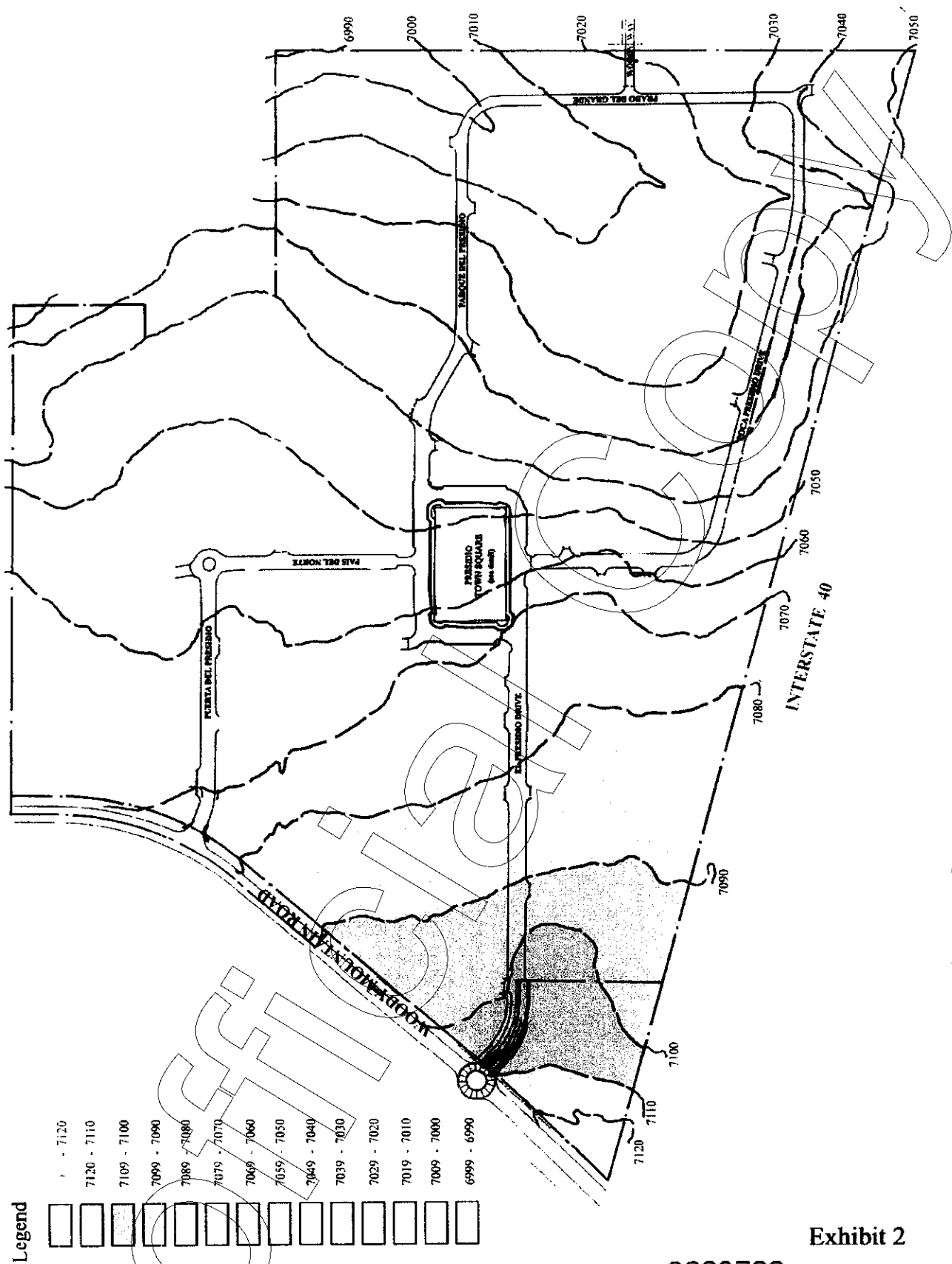
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**Site Elevation Map**

**Presidio In The Pines**

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Flagstaff, Arizona



Legend

- 7120
- 7120 - 7110
- 7109 - 7100
- 7099 - 7090
- 7089 - 7080
- 7079 - 7070
- 7069 - 7060
- 7059 - 7050
- 7049 - 7040
- 7039 - 7030
- 7029 - 7020
- 7019 - 7010
- 7009 - 7000
- 6999 - 6990



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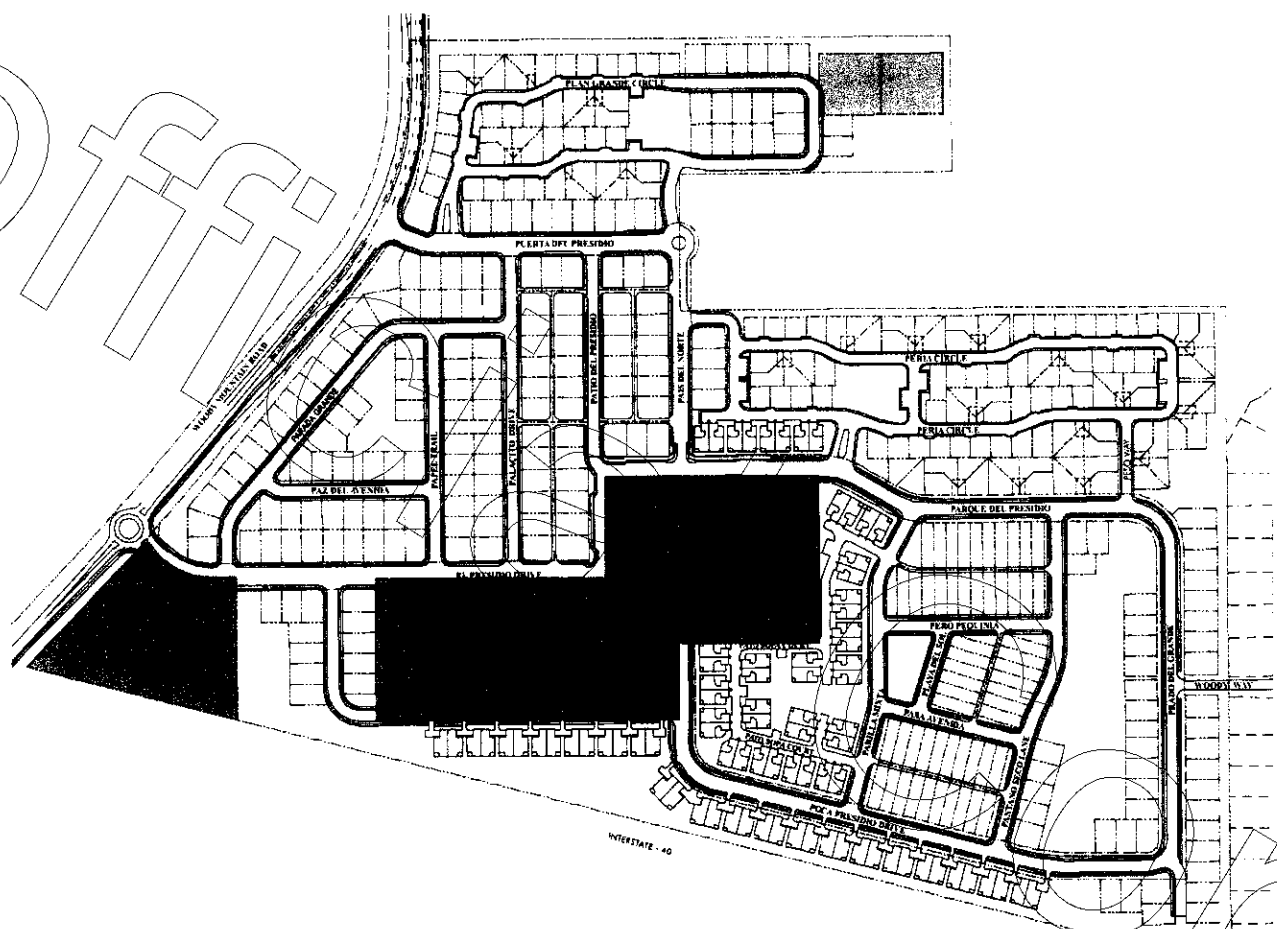
Exhibit 2

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- UR - Urban Residential District
- UC - Urban Commercial District
- HR - High Residential District

# Presidio in the Pines

## Proposed Zoning Map

Premiere Acquisitions LLC  
Flagstaff, Arizona

Woody Mountain Road at Interstate 40, Flagstaff, Arizona

Note:  
This plan has been prepared without notice of a conflict of interest.  
It is not intended to be used for any other purpose.

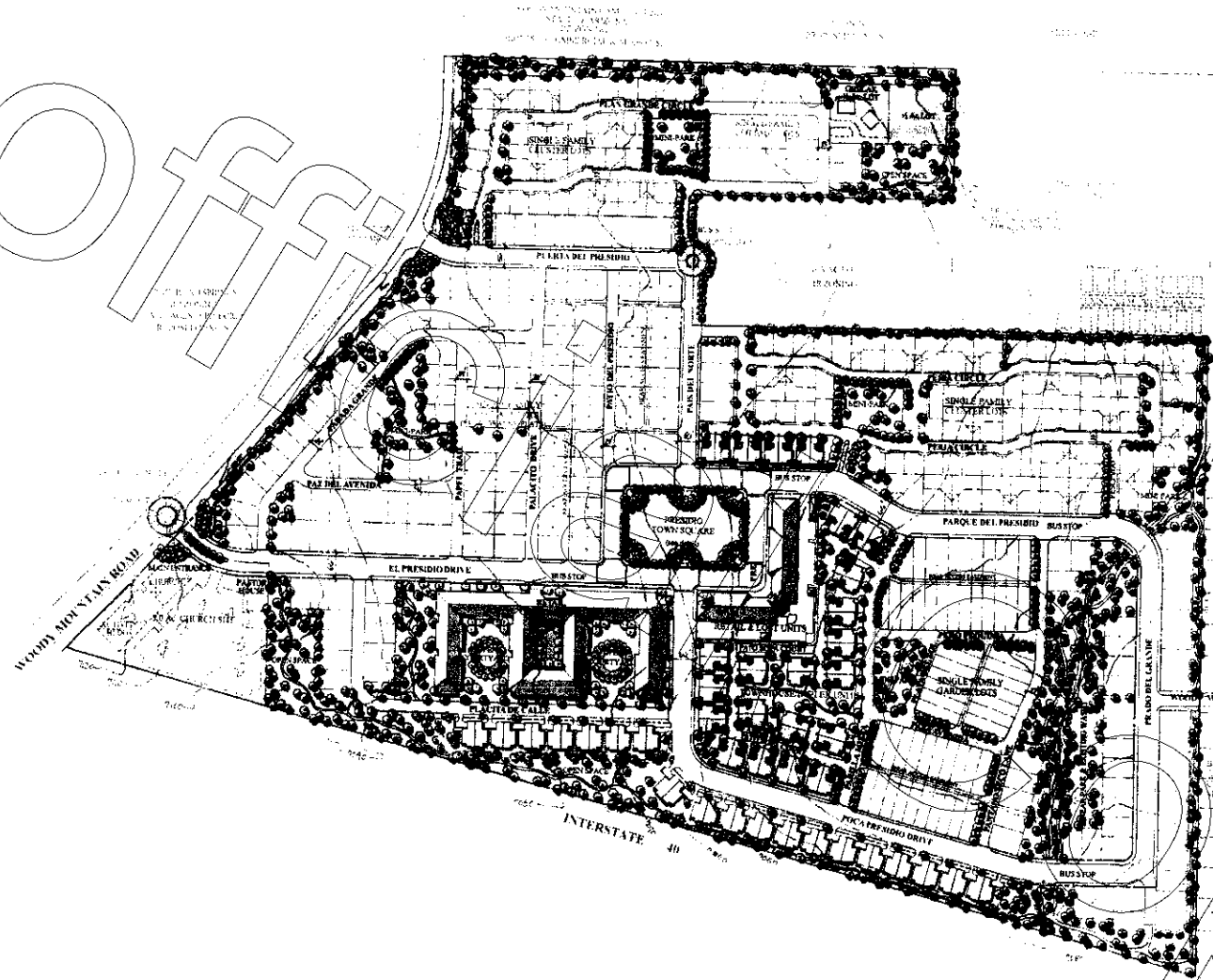
Exhibit 3

Periman  
PERIMAN ARCHITECTS, P.C.  
1001 N. GIBBY ROAD, SUITE 100  
FLAGSTAFF, ARIZONA 86001  
TEL: 908.750.3040 FAX: 908.750.3041

Scale: 1" = 100'

Date: October 10, 2001  
Project Number: 1622-1

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**SITE DATA:**

TOTAL ACRES	150.40
AREA IN WOODY MOUNTAIN RD.	1.05
AREA IN CHURCH SITE	3.20
NET GROSS ACRES	X7.15

TOTAL DWELLING UNITS	788	100.00%
- 12 Ac. S.T. Lots	3	0.38%
- S.T. Cottage Lots (50-80')	206	26.14%
- Granny Flats (7')	45	5.71%
- S.F. Garden 1 1/2 to 2 1/2' (1.5' - 2' - 3')	55	6.99%
- S.F. Cluster 2 1/2 to 3 1/2' (2' - 3' - 4')	12	1.52%
- Townhouse Duplex 1 1/2' - 2'	82	10.41%
- 1 1/2" x 8" Flat Entry (over garage)	21	2.67%
- Condominiums 1 1/2' - 2'	272	34.48%

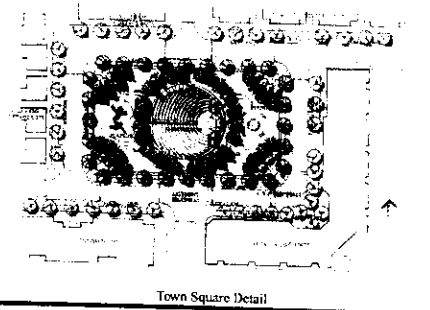
NET GROSS DENSITY	9.0 du/ac
(Based on 87.15 Ac. ±)	
REQUIRED OPEN SPACE	21.78 Ac. ±
PROVIDED OPEN SPACE	25.62 Ac. ±

NET LOT AREA IN RETAIL & LOFTS & CONDO'S	6.45 Ac. ±
TOTAL SQ. FT. OF RETAIL SPACE	37,400 s.f.
REQUIRED RETAIL PARKING (1-250 s.f. ratio)	150
PROVIDED RETAIL PARKING	139
*(Additional parking provided on street)	

TOTAL NO. OF RETAIL/CONDO UNITS	28
*(20 UNITS GRANNY FLATS ON COTTAGE LOTS)	



# Presidio in the Pines

Woody Mountain Road at Interstate 40, Flagstaff, Arizona

Premiere Acquisitions LLC  
Flagstaff, Arizona

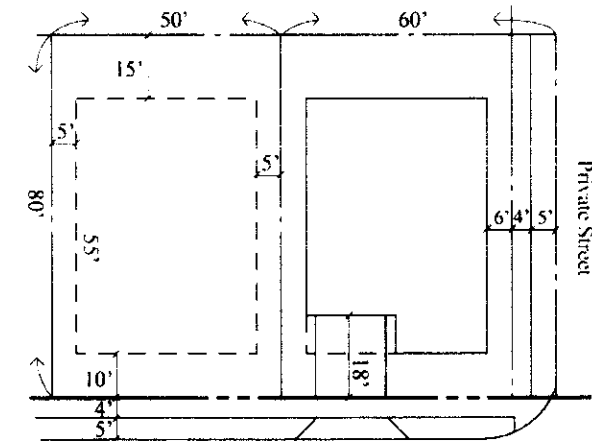
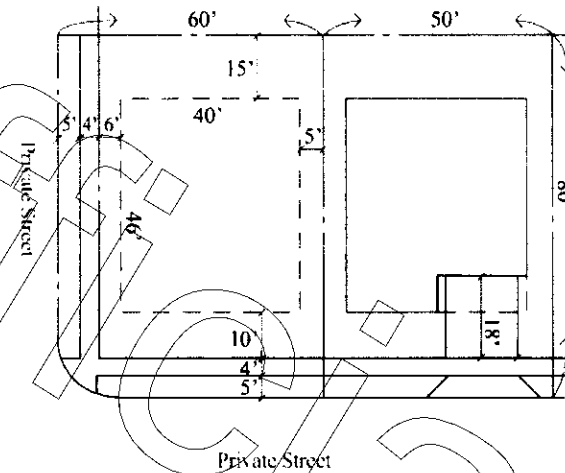
Conceptual Site Plan Date: October 10, 2003  
Project Number: 102211

Exhibit 4

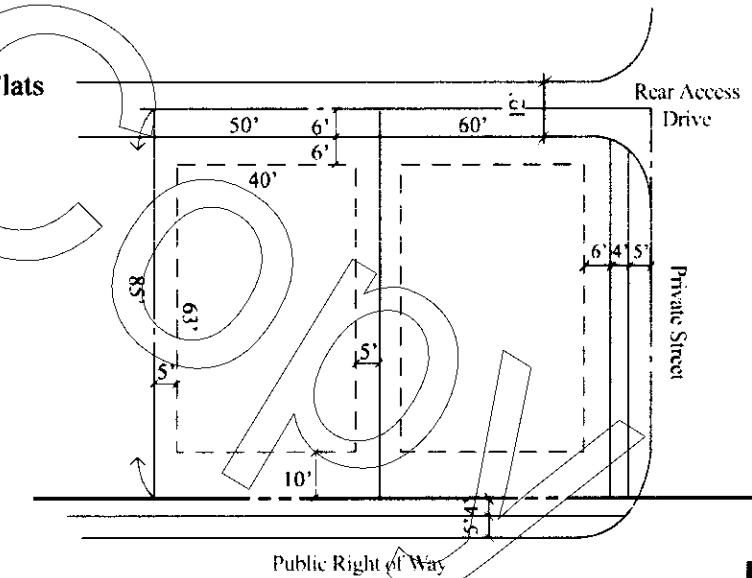
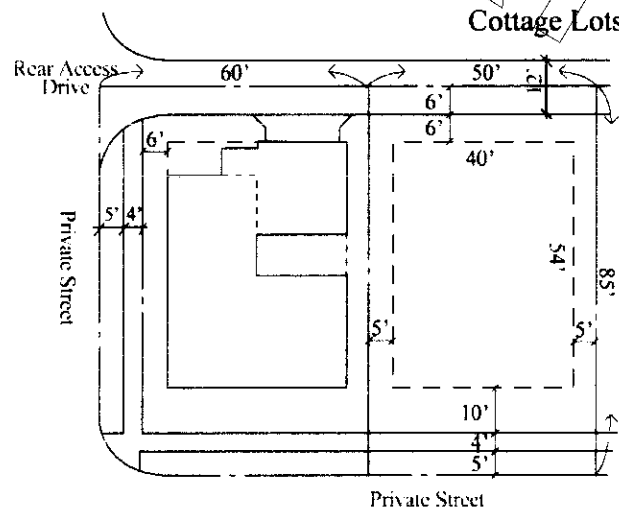
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### Cottage Lots



### Cottage Lots with Granny Flats



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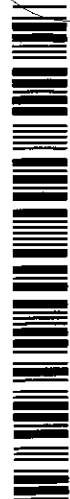
Exhibit Sa

# Presidio In The Pines

## Cottage Lot Bulk Regulations



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PM

Exhibit 5b



# Presidio In The Pines

# Garden Lot Bulk Regulations

Flagstaff, Arizona

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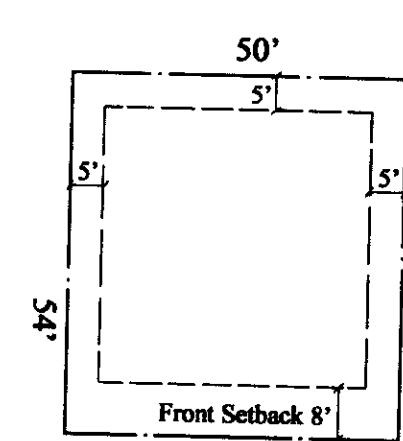
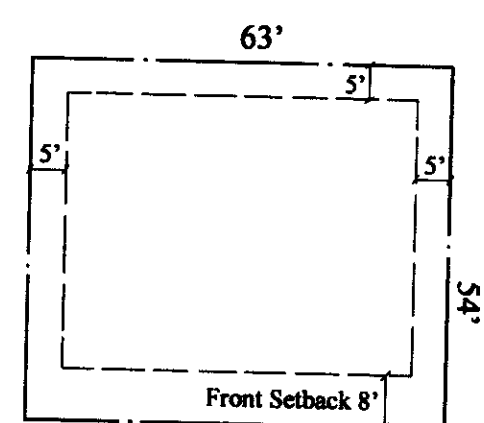
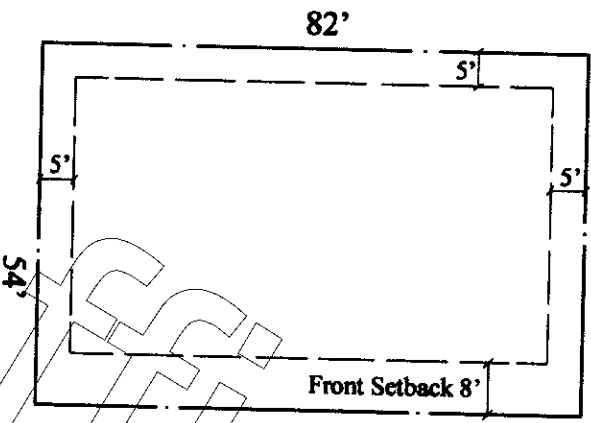
Date: October 10, 2003  
Project Number: 102711



PERLMAN ARCHITECTS, INC.  
6045 N. SCOTTSDALE RD. SUITE 105  
SCOTTSDALE, AZ 85250

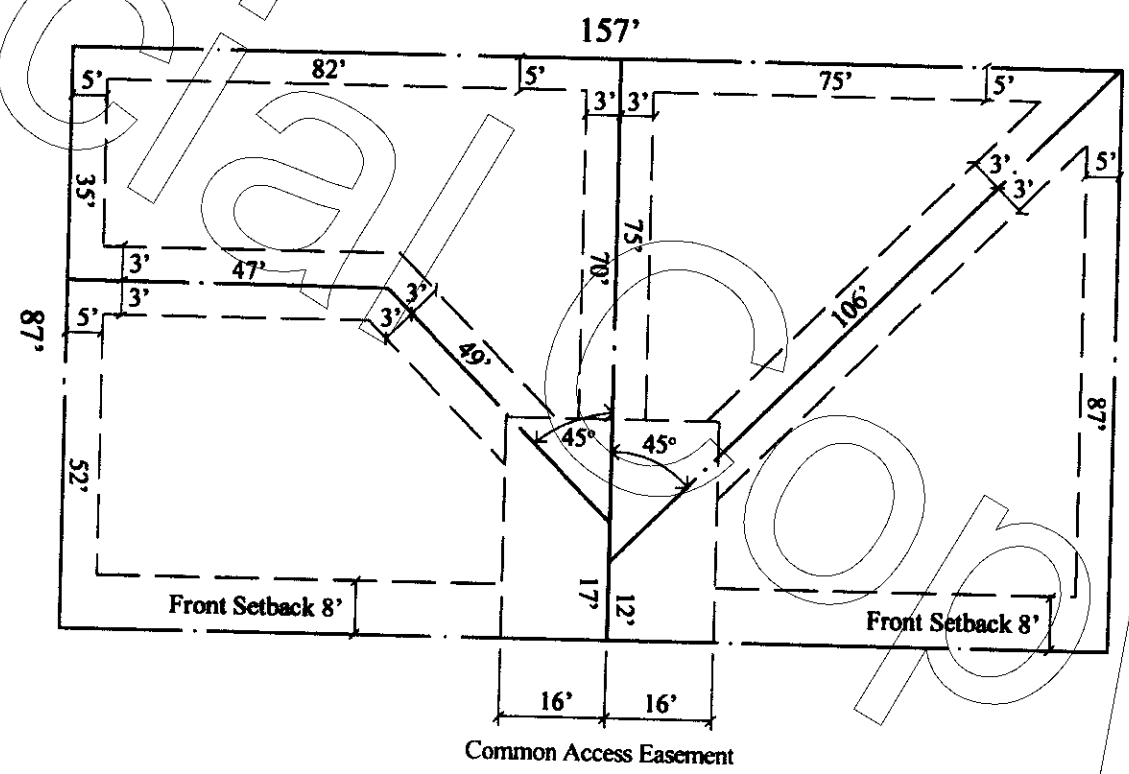
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Exhibit 5c



# Presidio In The Pines

Flagstaff, Arizona

# Cluster Lot Bulk Regulations

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Date: October 10, 2003  
 Project Number: 102211



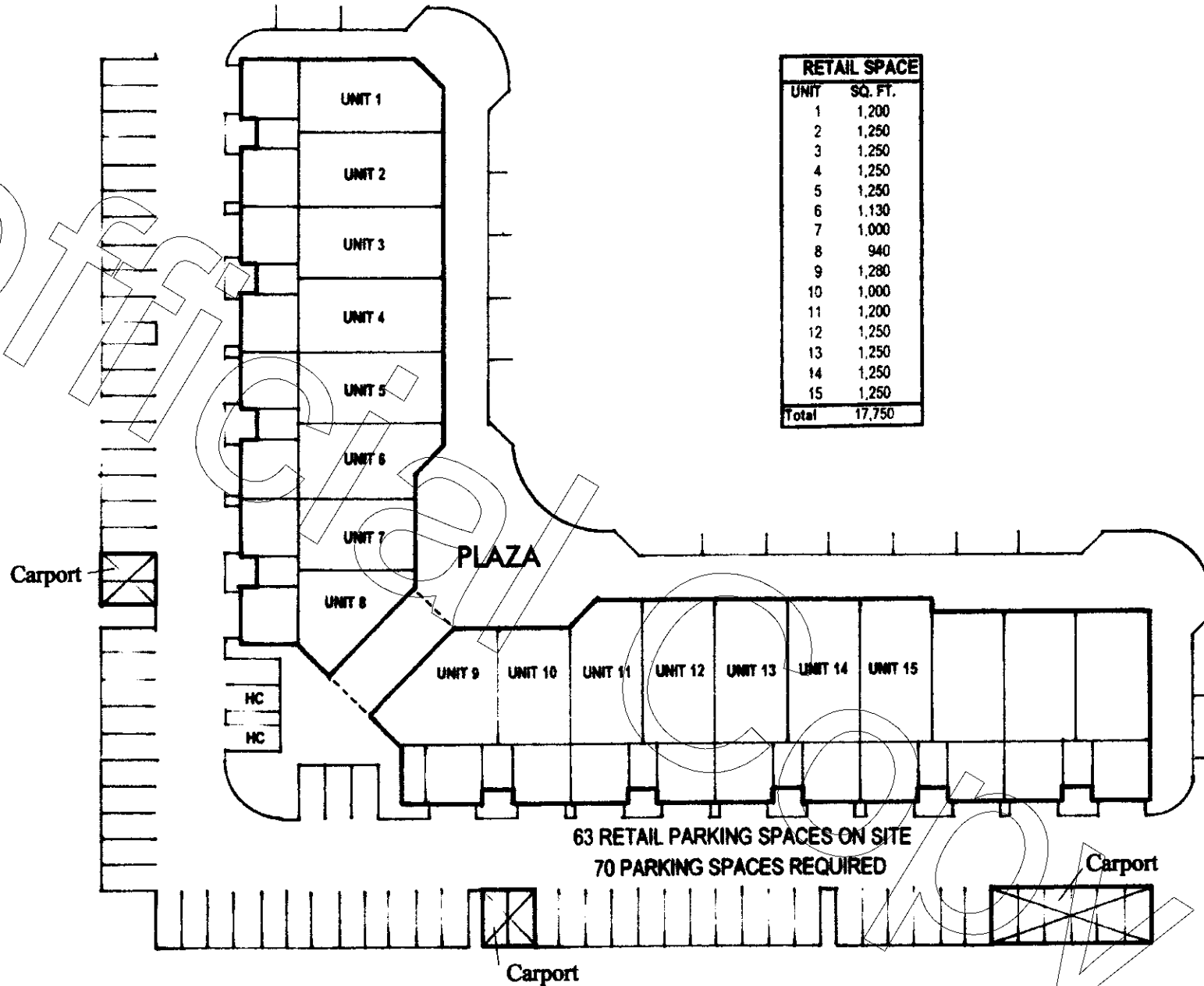
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Exhibit 5d



RETAIL SPACE	
UNIT	SQ. FT.
1	1,200
2	1,250
3	1,250
4	1,250
5	1,250
6	1,130
7	1,000
8	940
9	1,280
10	1,000
11	1,200
12	1,250
13	1,250
14	1,250
15	1,250
Total	17,750

# Presidio In The Pines

## 17,500 Sq. Ft. Retail Schematic Plan

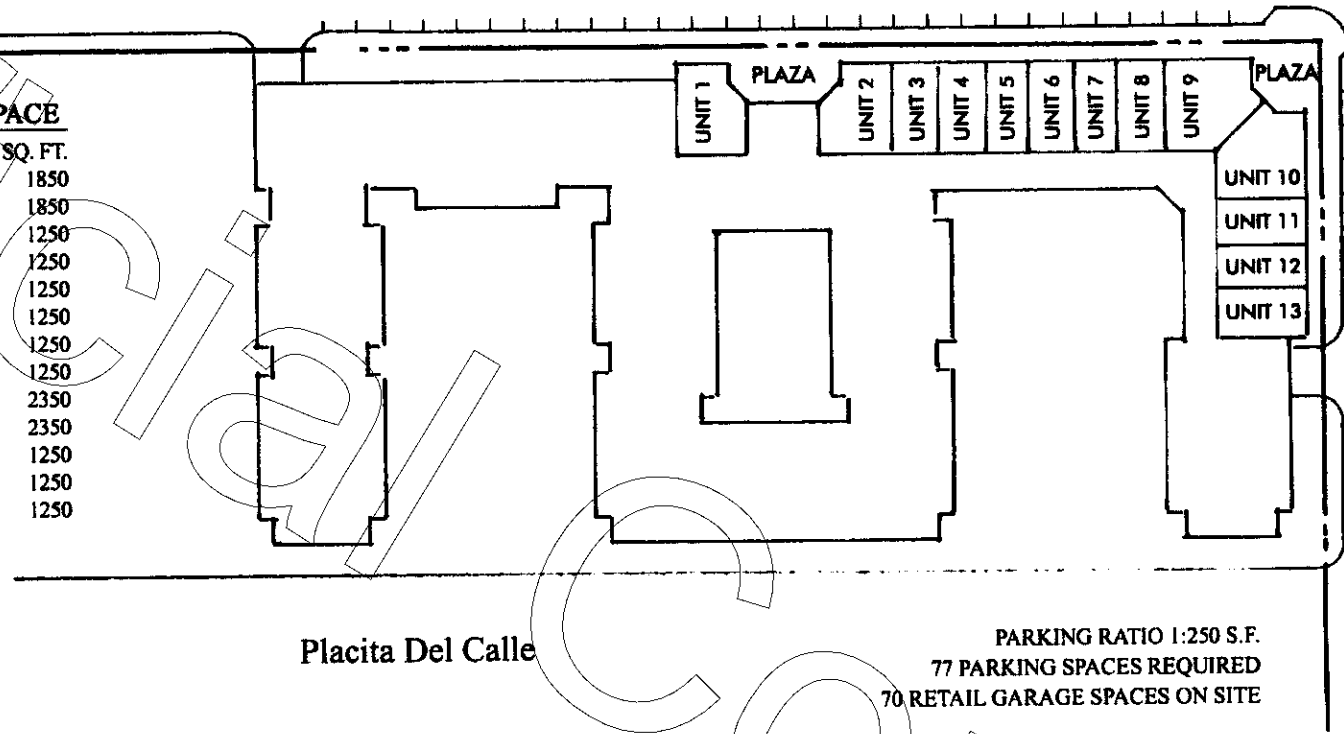
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El Presidio Drive

Poca Presidio Drive

**RETAIL SPACE**

UNIT	SQ. FT.
1	1850
2	1850
3	1250
4	1250
5	1250
6	1250
7	1250
8	1250
9	2350
10	2350
11	1250
12	1250
13	1250



Placita Del Calle

PARKING RATIO 1:250 S.F.  
77 PARKING SPACES REQUIRED  
70 RETAIL GARAGE SPACES ON SITE



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AM

Exhibit 5e

# Presidio In The Pines

## 19,650 Sq. Ft. Retail Schematic Plan

Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

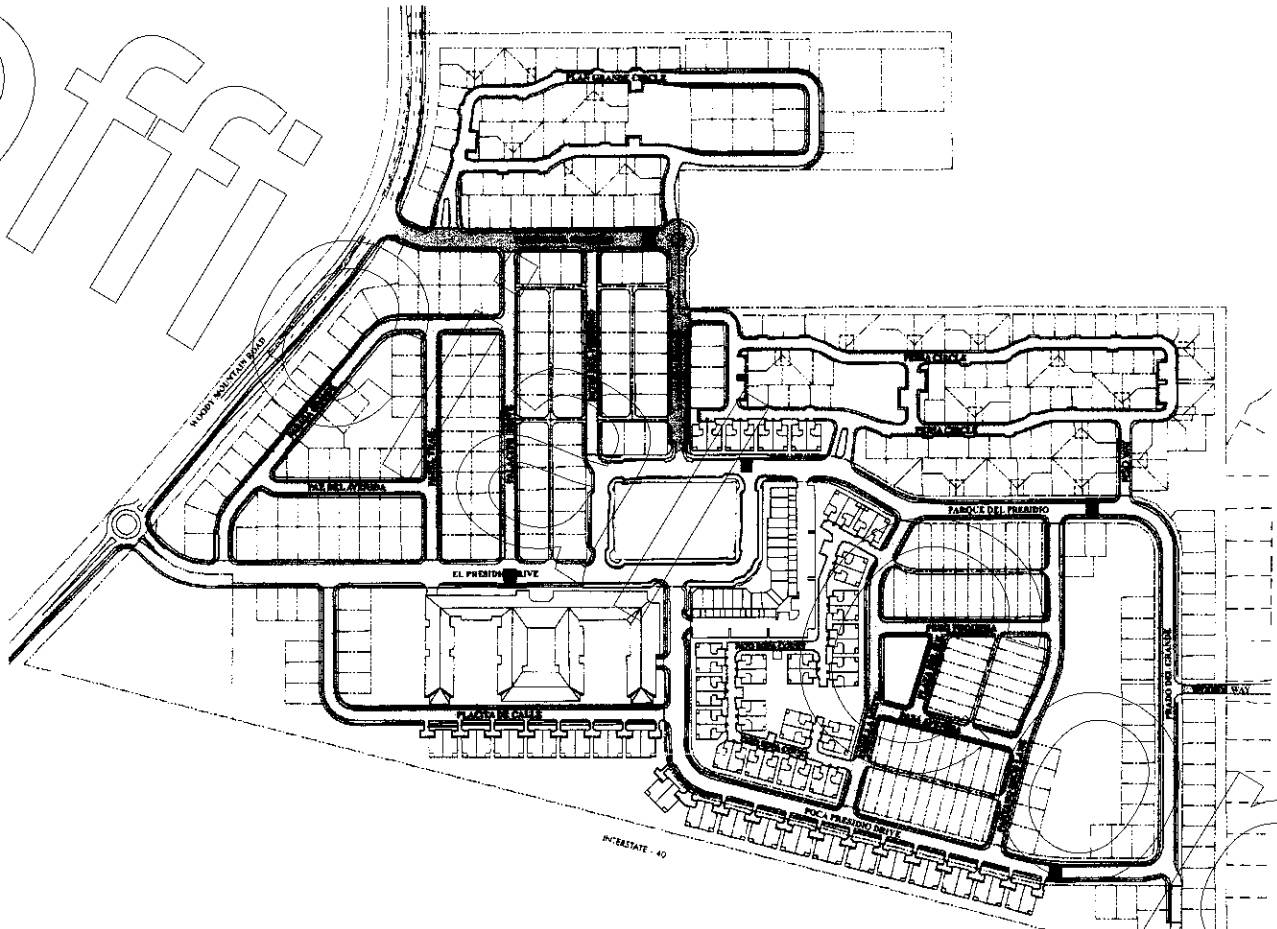
Date: October 10, 2007  
Project Number: 102211



PERLMAN ARCHITECTS, INC.  
4043 N. SCOTTSDALE RD. SUITE 105  
SCOTTSDALE, AZ 85250

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Unofff



Primary Street  
(66' Public R.O.W.)

Secondary Street  
(56' Public R.O.W.)

Private Street

Rear Access  
Easement

■ Suggested Bus Stops



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PM

# Presidio in the Pines

## Street Circulation System

Premiere Acquisitions LLC  
Flagstaff, Arizona

Woody Mountain Road at Interstate 40, Flagstaff, Arizona

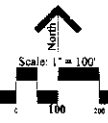


Exhibit 5f



PERIMAN ARCHITECTS, P.C.  
CIVIL, ARCHITECTURAL, ROAD, SITE &  
MULTIMEDIA ARCHITECTURE  
400 S. WILSON AVE. SUITE 100  
FLAGSTAFF, AZ 86001

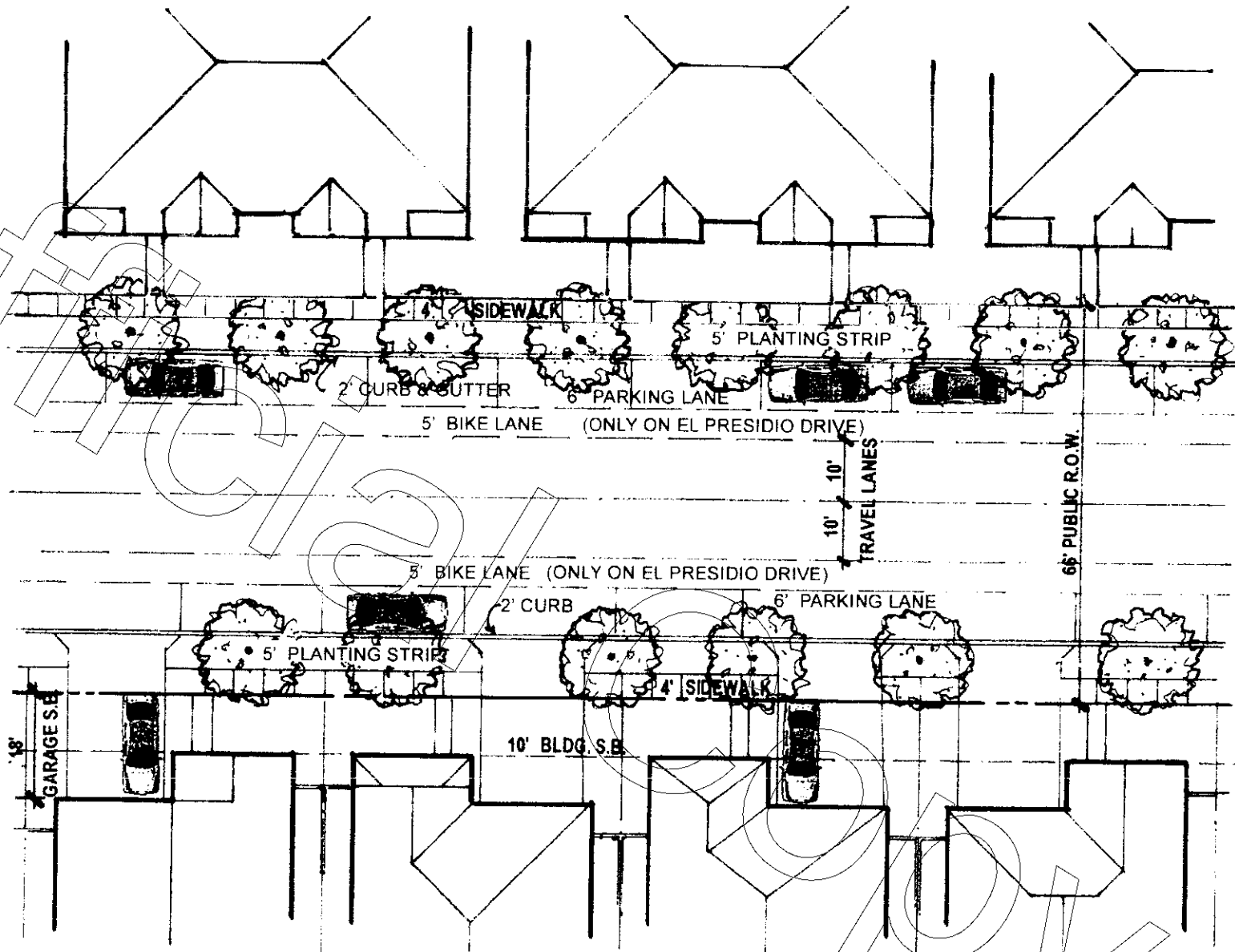
Date: October 10, 2011  
Project Number: 10221

Unofficial



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AM

Exhibit 5g



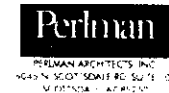
# Presidio In The Pines

## Primary Public R.O.W.

Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

Date: October 10, 2013  
Project Number: 130151

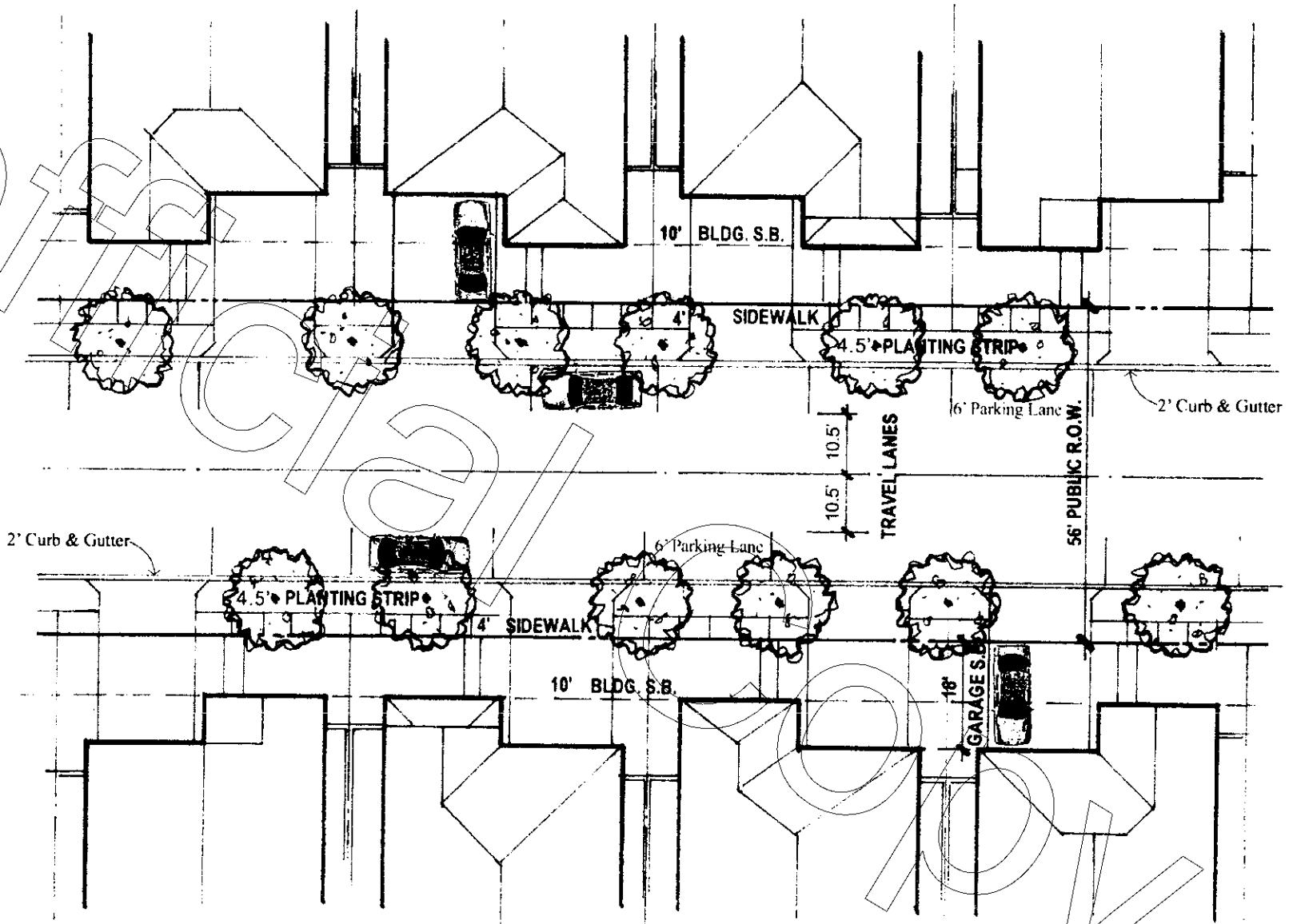


PERLMAN ARCHITECTS, INC.  
1645 N. SCOTT AVENUE, SUITE 100  
FLAGSTAFF, ARIZONA 86001

Unofficial

3283782  
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R11

Exhibit 5h



# Presidio In The Pines

## Secondary Public R.O.W.

Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE.

Date: October 10, 2001  
Project Number: 102511

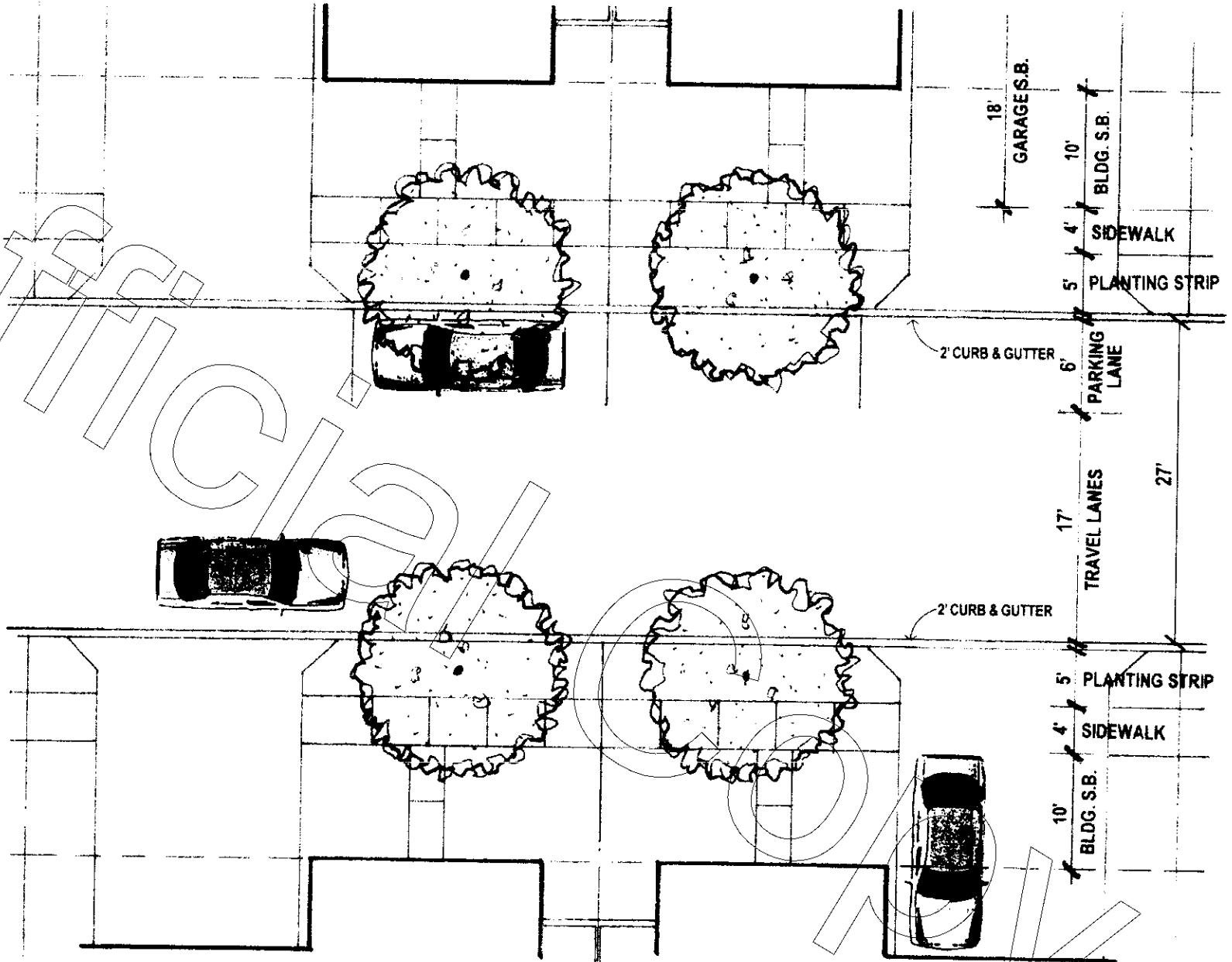


Unofficial



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R/M

Exhibit Si



# Presidio In The Pines

Private Street

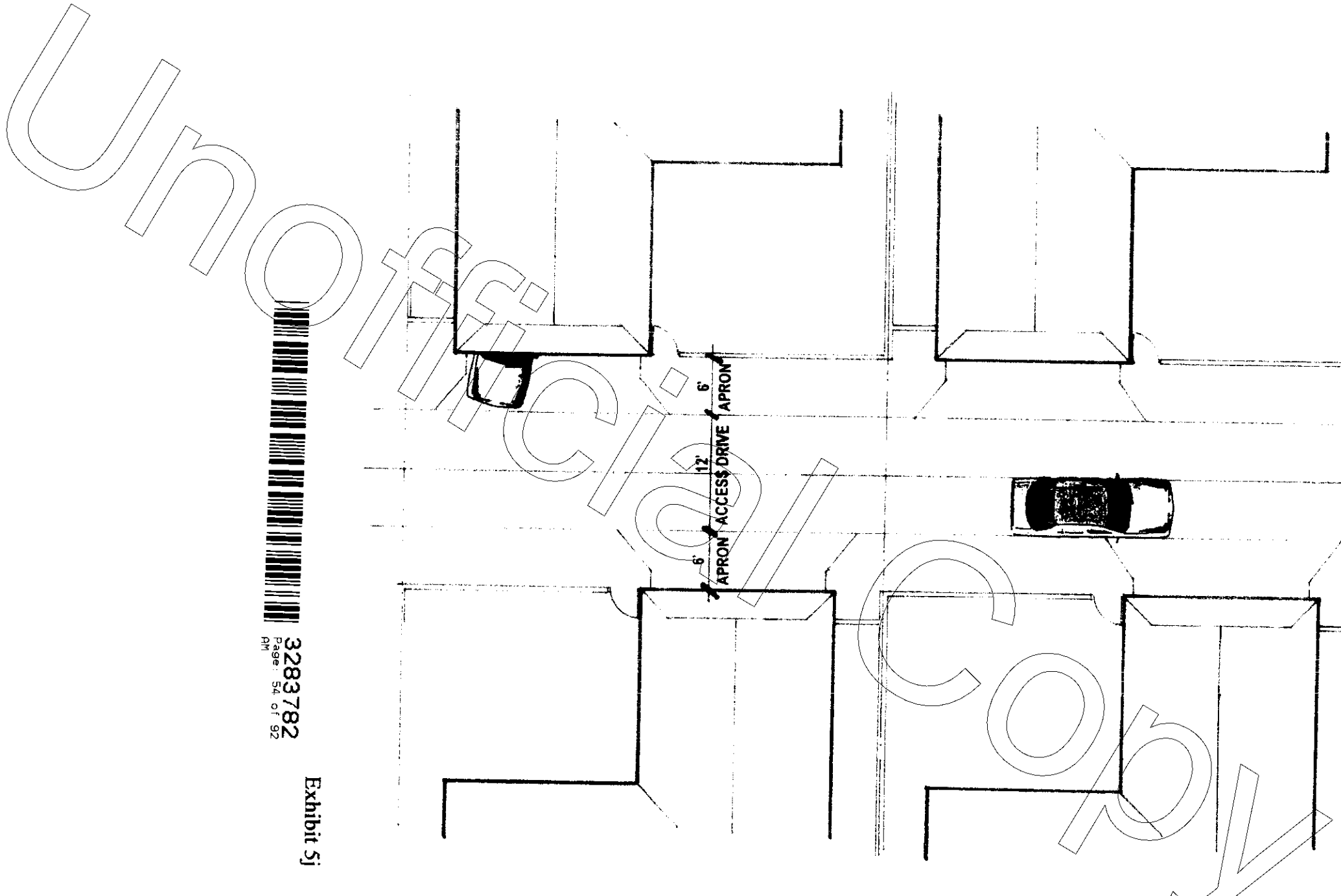
Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

Date: September 24, 2003  
Project Number: 030117

**Perلمان**  
PERLMAN ARCHITECTS, PC  
600 N. SCOTTSDALE RD SUITE 301  
SCOTTSDALE, AZ 85258

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 PM

Exhibit Sj

# Presidio In The Pines

## Rear Access Easement (garden lots & cottage lots with granny flats)

Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE.

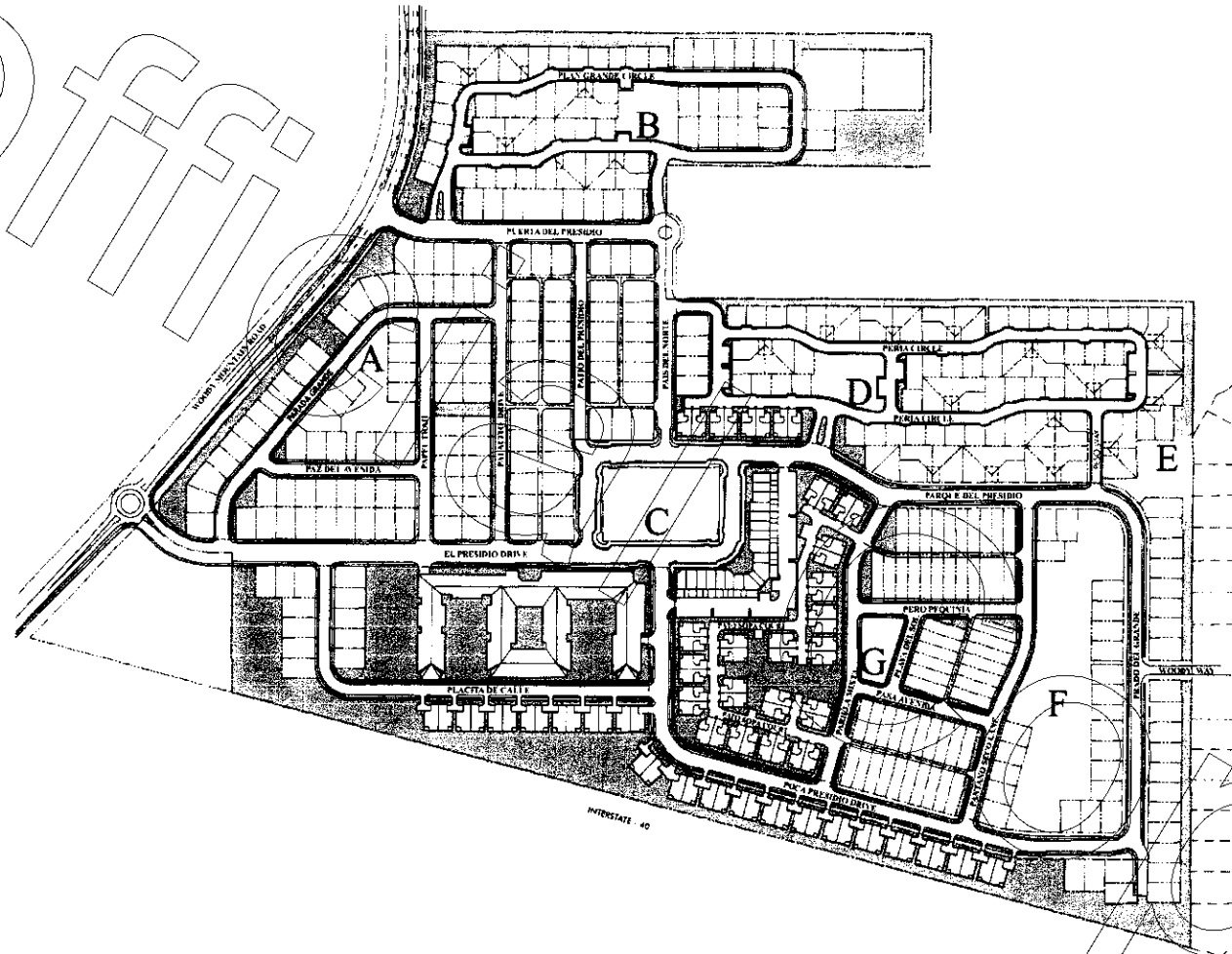
Date: October 10, 2003  
 Project Number: 102711



PERLMAN ARCHITECTS, INC.  
 1424 N. SCOTT SMITH BLVD. SUITE 101  
 FLAGSTAFF, AZ 86001



Unoff



Parks  
Open Spaces & Common Areas

Park A	0.67Ac's
Park B	0.48Ac's
Park C	1.25Ac's
Park D	0.49Ac's
Park E	0.67Ac's
Park F	3.01Ac's
Park G	0.30Ac's
<b>Total</b>	<b>6.87Ac's</b>



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Page: 56 of 92  
RMT

# Presidio in the Pines

## Parks & Open Spaces

Premiere Acquisitions LLC  
Flagstaff, Arizona

Woody Mountain Road at Interstate 40, Flagstaff, Arizona

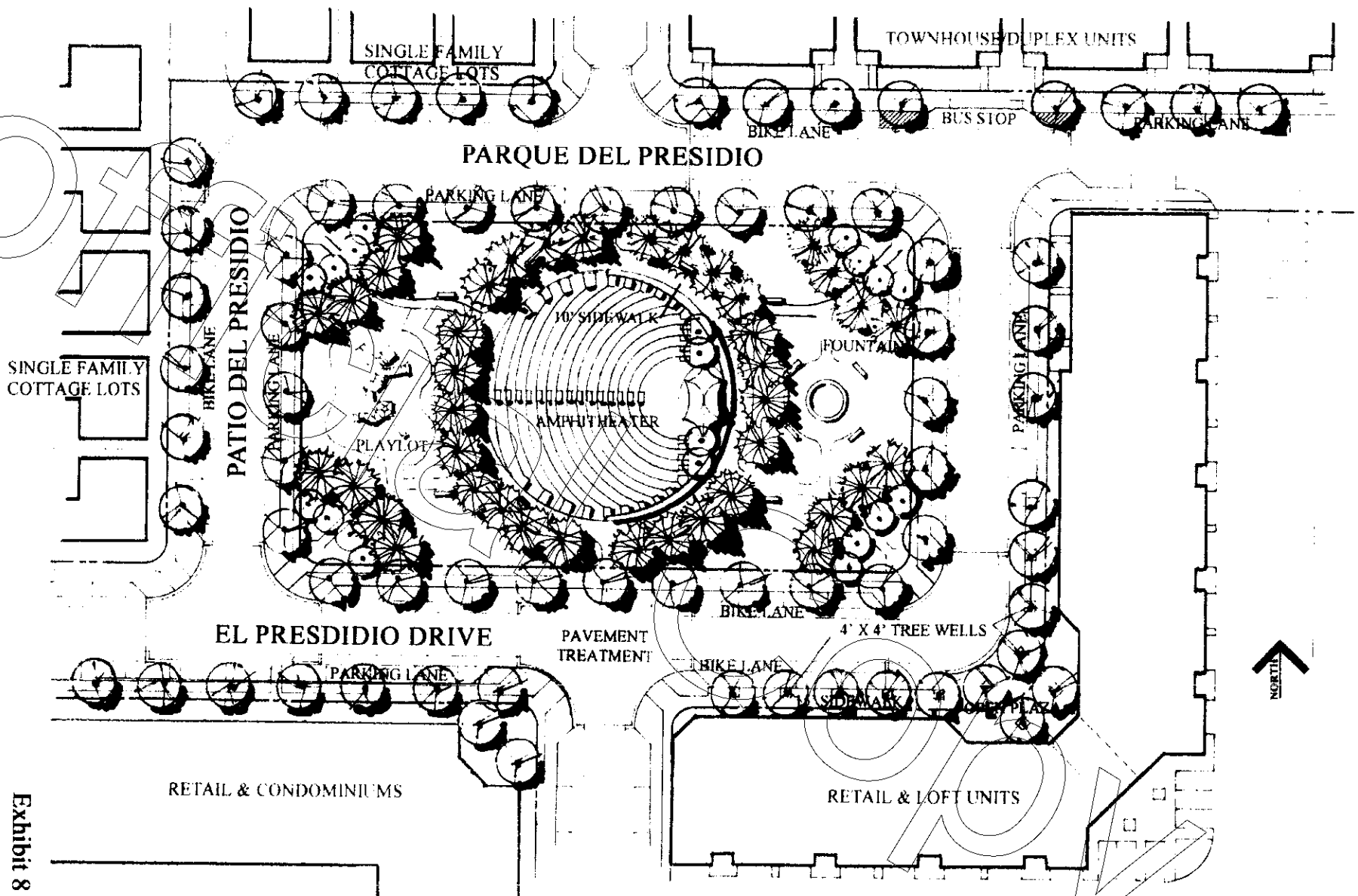
Exhibit 7



Date: October 10, 2013  
Project Number: 102211



Umo



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 RM

Exhibit 8

# Presidio In The Pines

## Town Square Detail



Unofficial



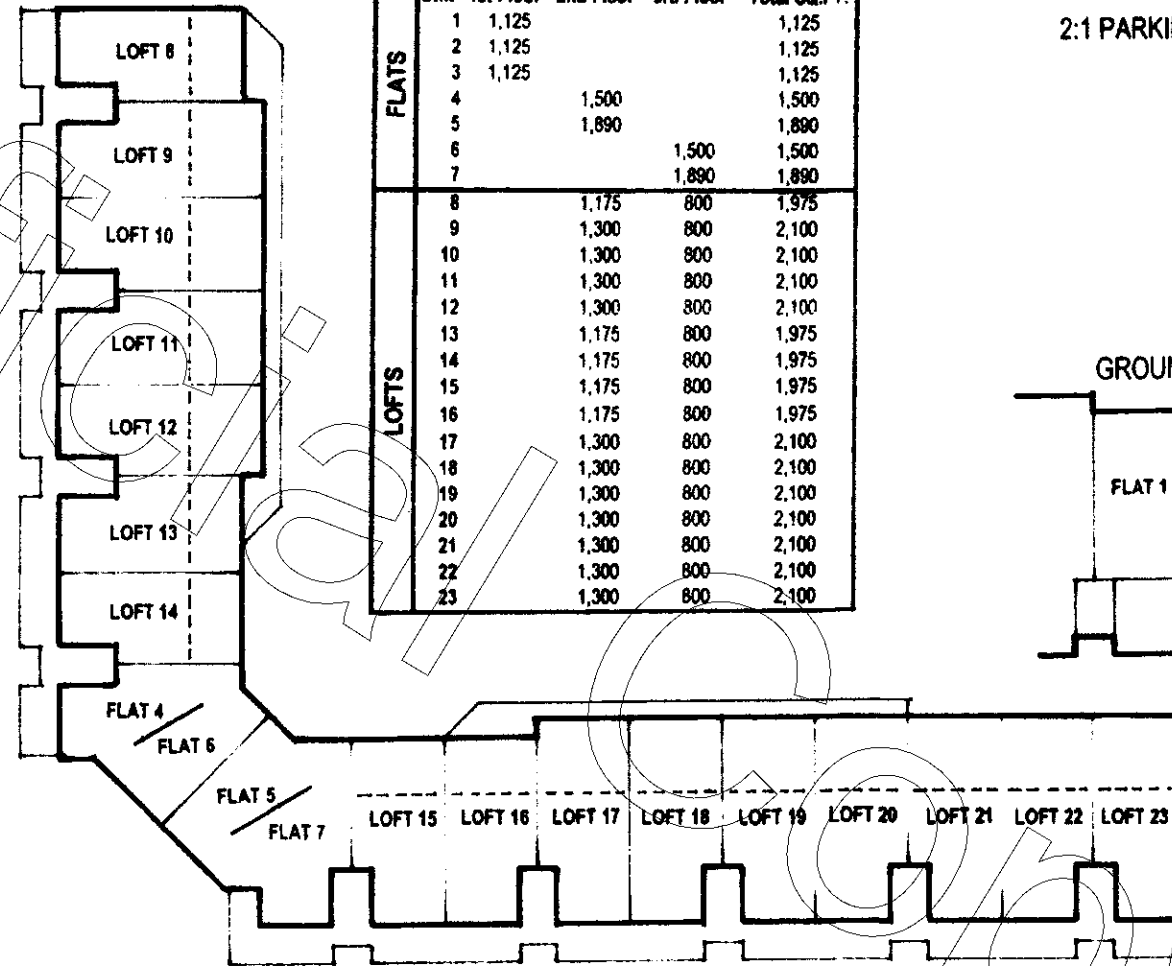
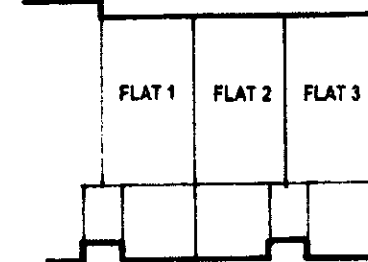
3283782  
Page 59 of 92  
PM

Exhibit 9b

CONDOMINIUM UNITS					
Unit	1st Floor	2nd Floor	3rd Floor	Total SQ.FT.	
FLATS	1	1,125		1,125	
	2	1,125		1,125	
	3	1,125		1,125	
	4		1,500		1,500
	5		1,890		1,890
	6			1,500	1,500
	7			1,890	1,890
LOFTS	8	1,175	800	1,975	
	9	1,300	800	2,100	
	10	1,300	800	2,100	
	11	1,300	800	2,100	
	12	1,300	800	2,100	
	13	1,175	800	1,975	
	14	1,175	800	1,975	
	15	1,175	800	1,975	
	16	1,175	800	1,975	
	17	1,300	800	2,100	
	18	1,300	800	2,100	
	19	1,300	800	2,100	
	20	1,300	800	2,100	
	21	1,300	800	2,100	
	22	1,300	800	2,100	
	23	1,300	800	2,100	

18 2-CAR GARAGES & 10 CARPORT SPACES  
2:1 PARKING RATIO

GROUND FLOOR FLATS



THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

# Presidio In The Pines

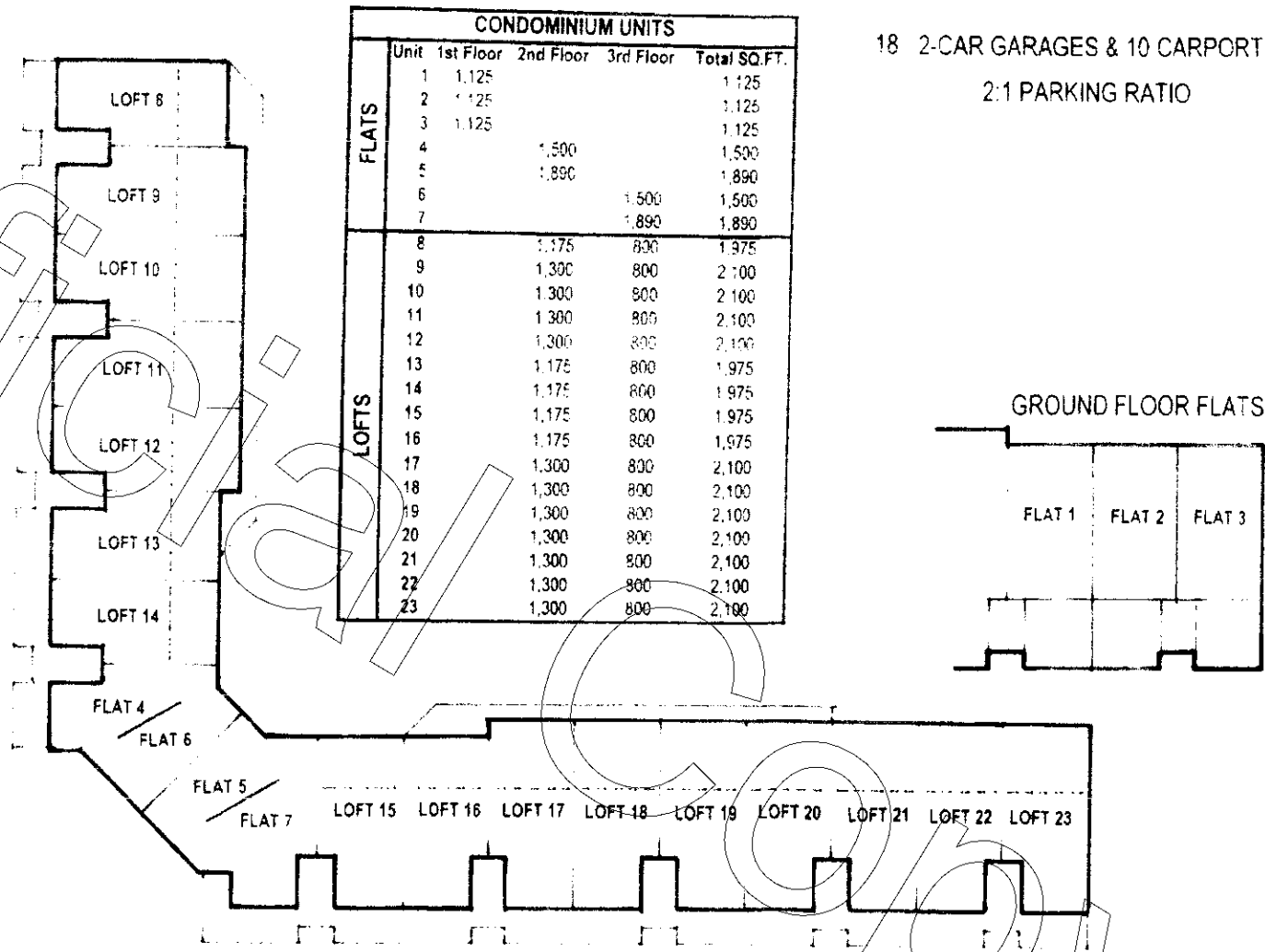
## Condo Lofts & Flats Schematic Plan

Unofficial



3283782  
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AM

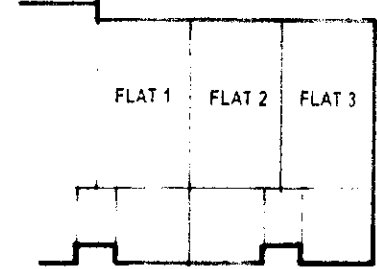
Exhibit 9b



CONDOMINIUM UNITS					
	Unit	1st Floor	2nd Floor	3rd Floor	Total SQ.FT.
FLATS	1	1,125			1,125
	2	1,125			1,125
	3	1,125			1,125
	4		1,500		1,500
	5		1,890		1,890
	6			1,500	1,500
	7			1,890	1,890
LOFTS	8		1,175	800	1,975
	9		1,300	800	2,100
	10		1,300	800	2,100
	11		1,300	800	2,100
	12		1,300	800	2,100
	13		1,175	800	1,975
	14		1,175	800	1,975
	15		1,175	800	1,975
	16		1,175	800	1,975
	17		1,300	800	2,100
	18		1,300	800	2,100
	19		1,300	800	2,100
	20		1,300	800	2,100
	21		1,300	800	2,100
	22		1,300	800	2,100
	23		1,300	800	2,100

18 2-CAR GARAGES & 10 CARPORT SPACES  
2:1 PARKING RATIO

GROUND FLOOR FLATS



THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

# Presidio In The Pines

## Condo Lofts & Flats Schematic Plan

Flagstaff, Arizona

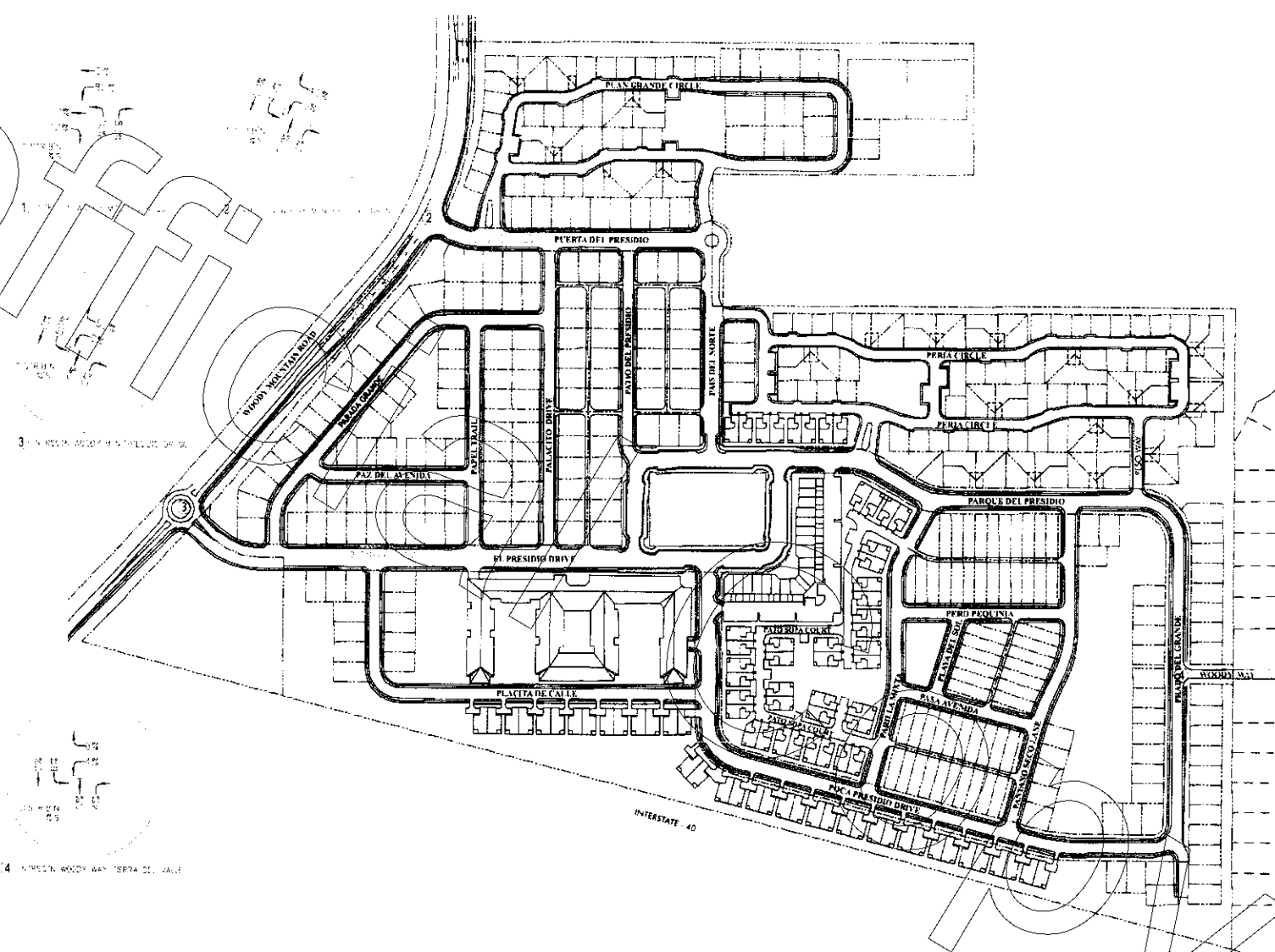
THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

Date: October 10, 2001  
Project Number: 10-011



Unoff

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AM



# Presidio in the Pines

## Traffic Distribution Analysis

Premiere Acquisitions LLC  
Flagstaff, Arizona



Woody Mountain Road at Interstate 40, Flagstaff, Arizona

Date: October 10, 2011  
Project Number: 162211

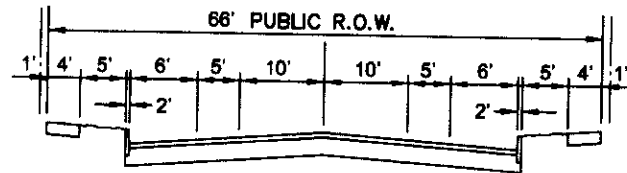
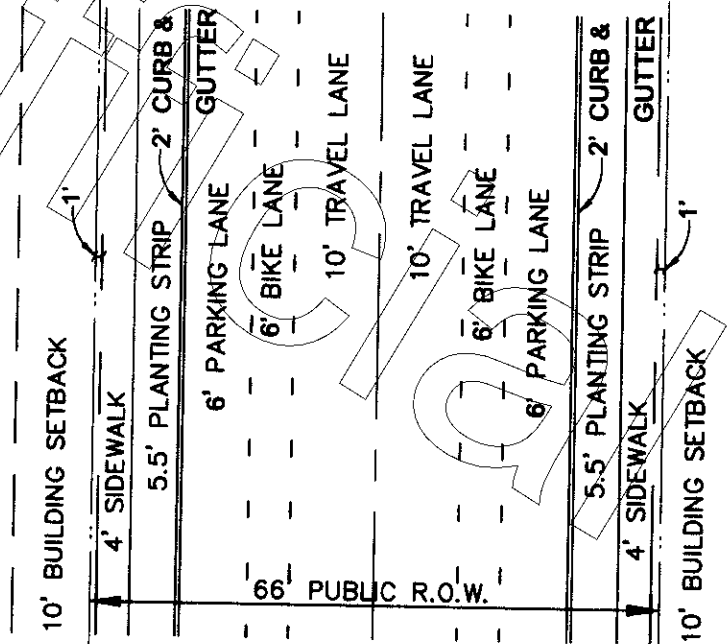
Exhibit 10

Umo

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RM

### Primary Streetscape

El Presidio Drive, Poca Presidio Drive,  
Prado Del Grande, Parque Del Presidio  
Patio Del Presidio



### Secondary Streetscape

Puerta Del Presidio, Pais Del Norte

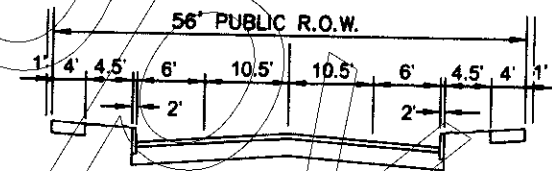
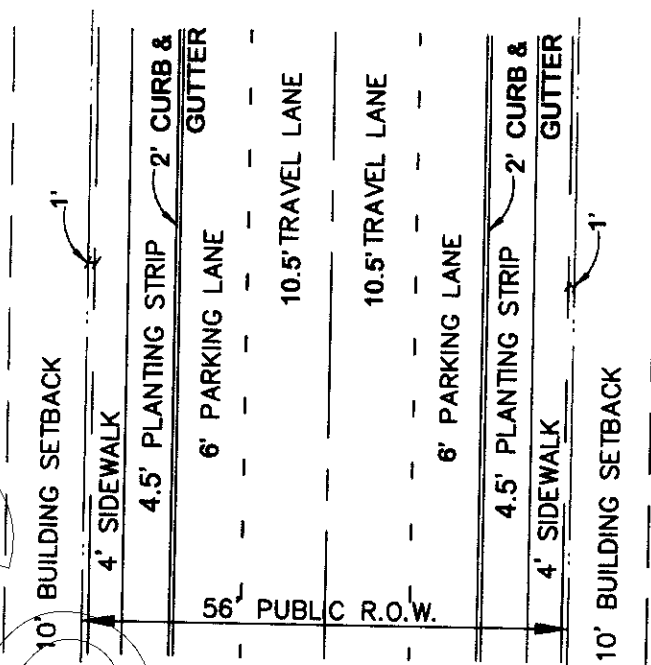


Exhibit 11a

There are some variations to street pavement widths on Poca Presidio, Prado Del Grande and Parque Del Presidio as illustrated here. Refer to tentative plat.

# Presidio In The Pines

## Primary/Secondary St. Cross Sections

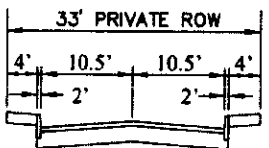
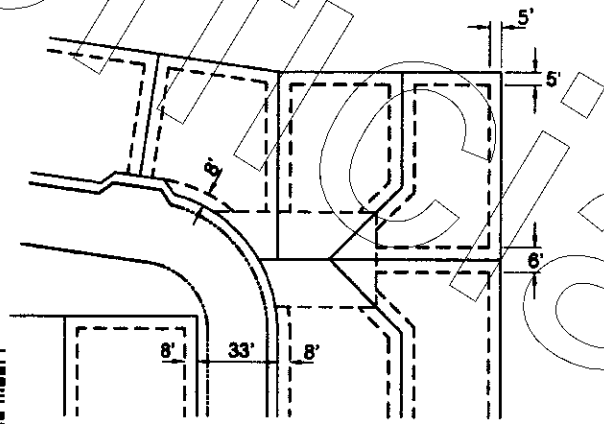


Flagstaff, Arizona

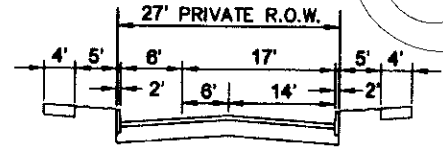
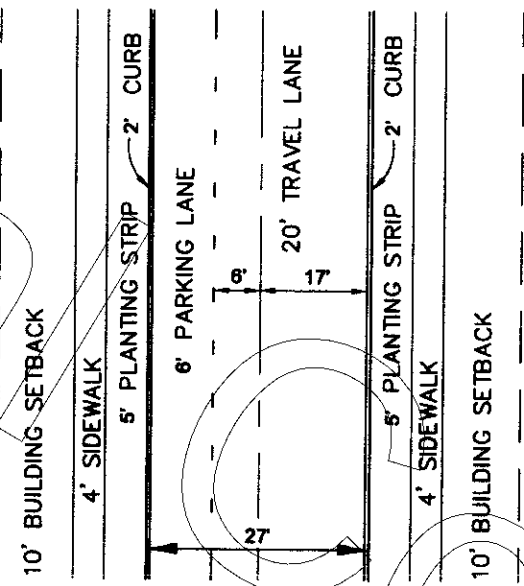
THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

Date: October 10, 2003  
Project Number: 102211

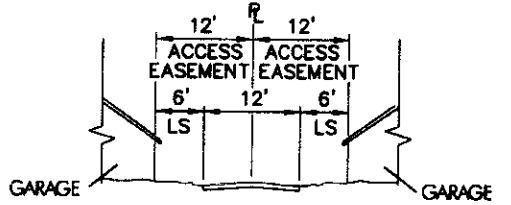
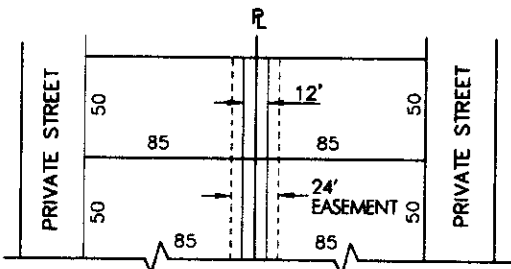
Typical Single Family Cluster  
Plan Grande Circle,  
Peria Circle, Peso Way



Private Streetscape



Rear Access Drive



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RM

Exhibit 11b

Presidio In The Pines

Street Cross Sections



Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

Date: October 10, 2003  
Project Number: 102211

Unofficial Copy

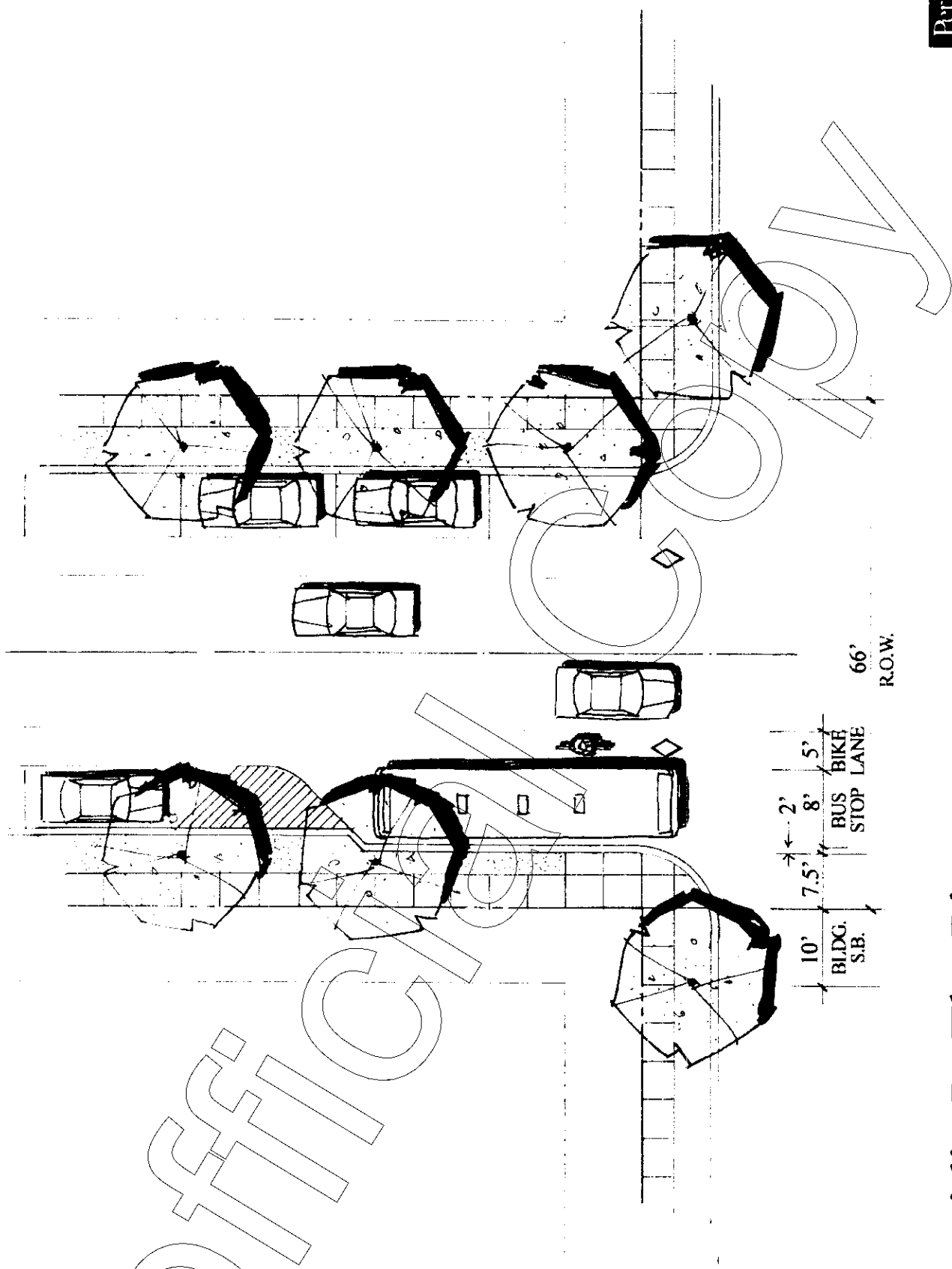


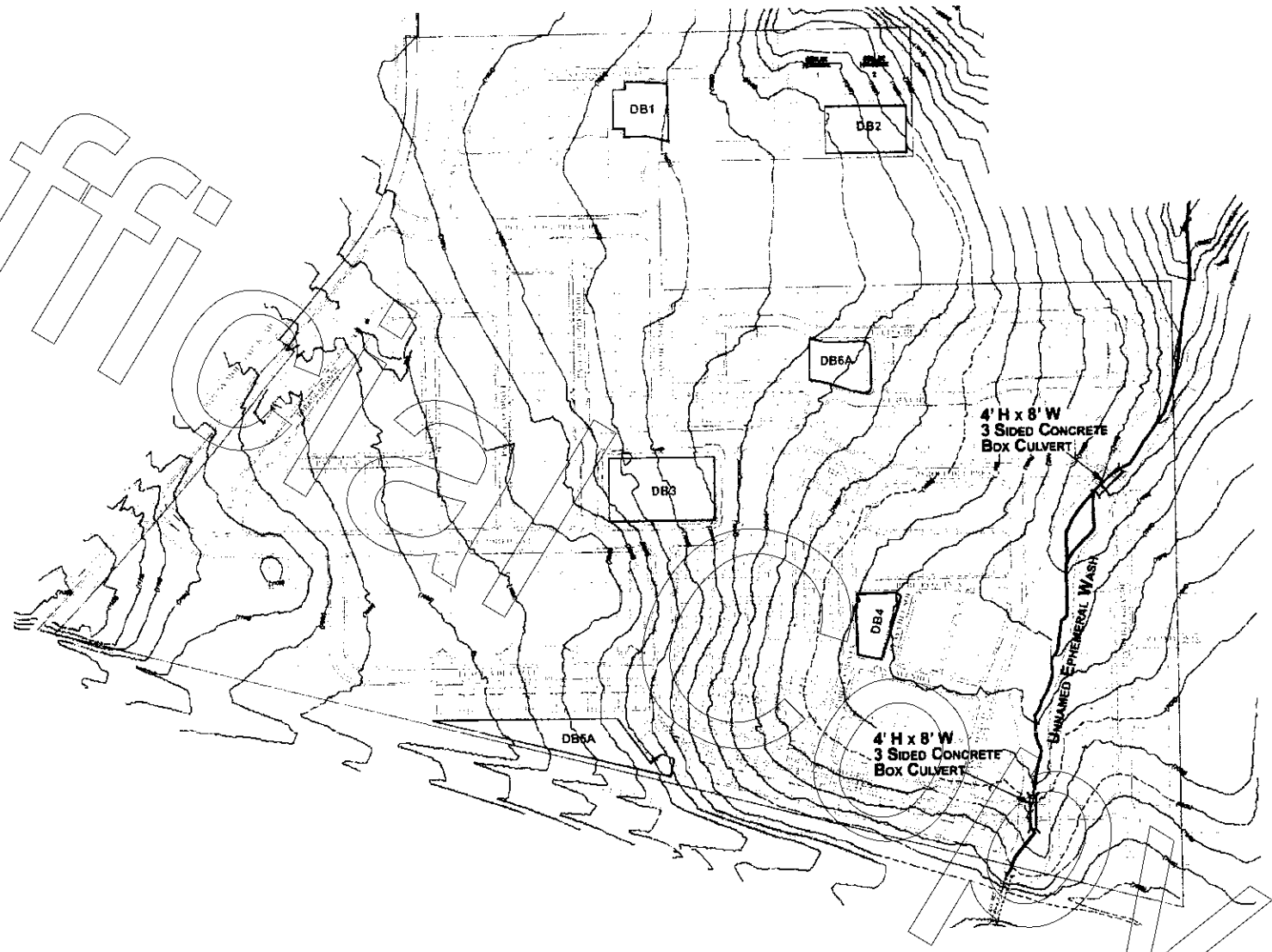
Exhibit 12

# Presidio In The Pines

## Conceptual Bus Stop



Unofficial



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 PM

Exhibit 13

**Presidio in the Pines**

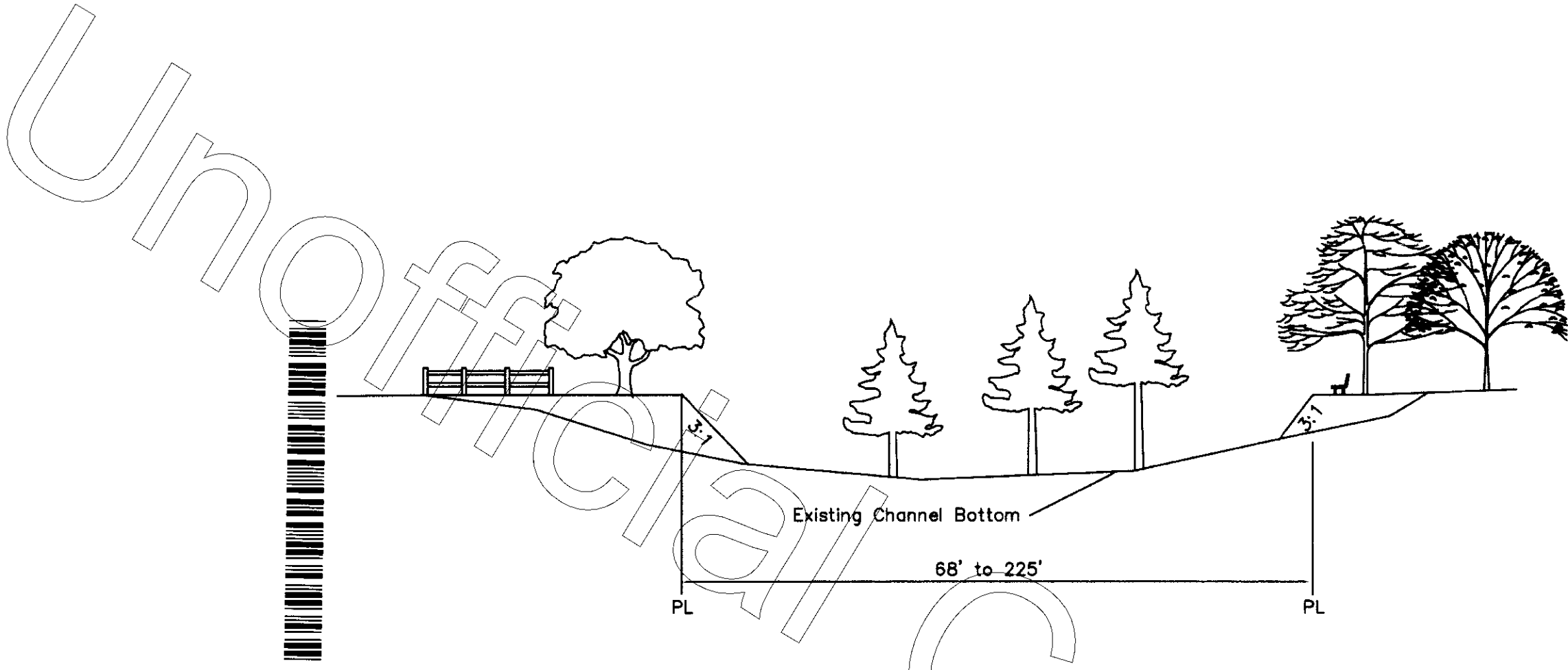
**Proposed Drainage Improvements**

Premiere Acquisitions LLC  
 Flagstaff, Arizona



Woody Mountain Road at Interstate 40, Flagstaff, Arizona

Date: December 18, 2011  
 Project Number: 102211



TYPICAL CHANNEL SECTION  
 Unnamed Ephemeral Wash



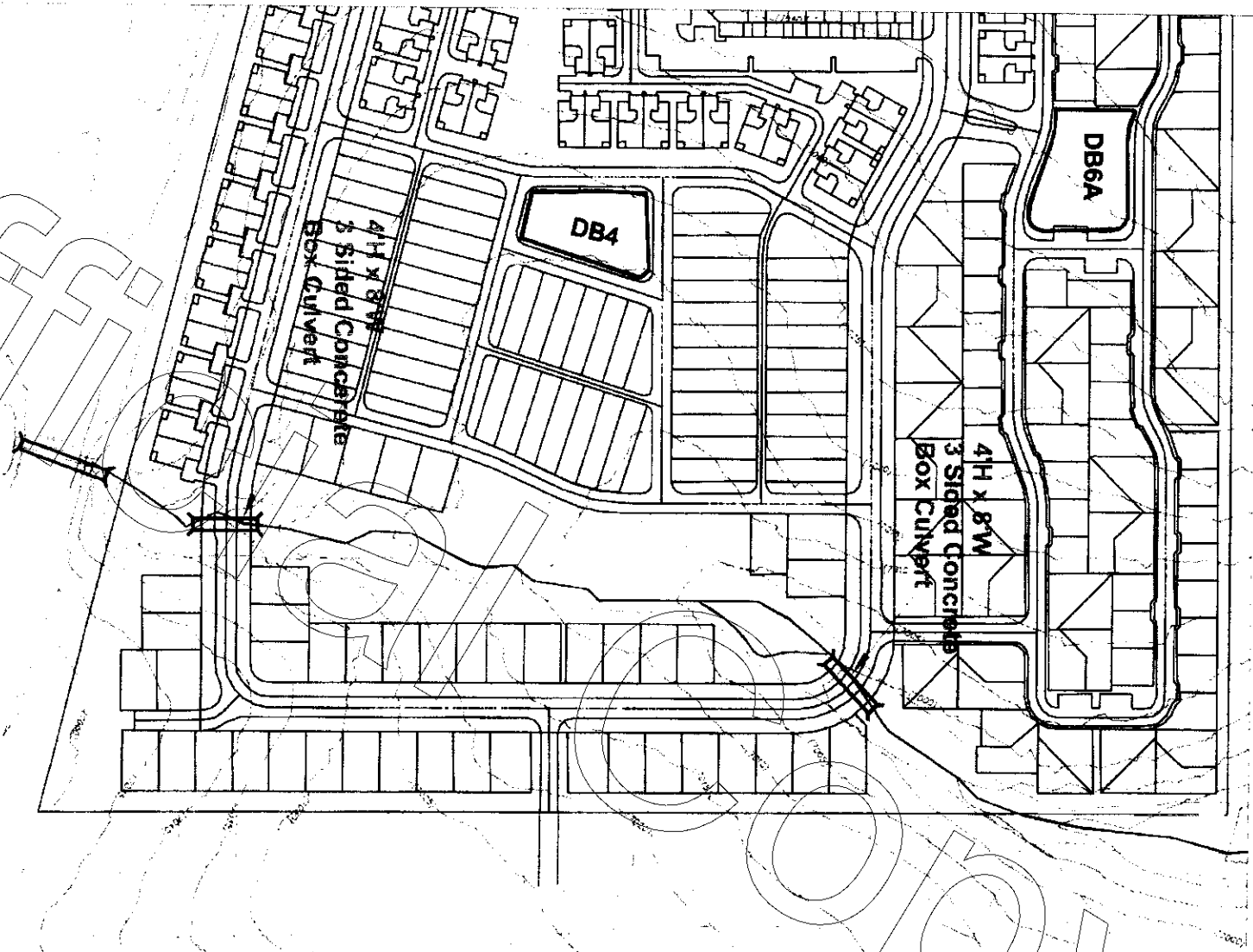
3283782  
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 AM

Exhibit 14

# Presidio In The Pines

## Proposed Channel Cross Section





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 RM

Exhibit 15

# Presidio In The Pines

Waters of the U.S. Channel Location

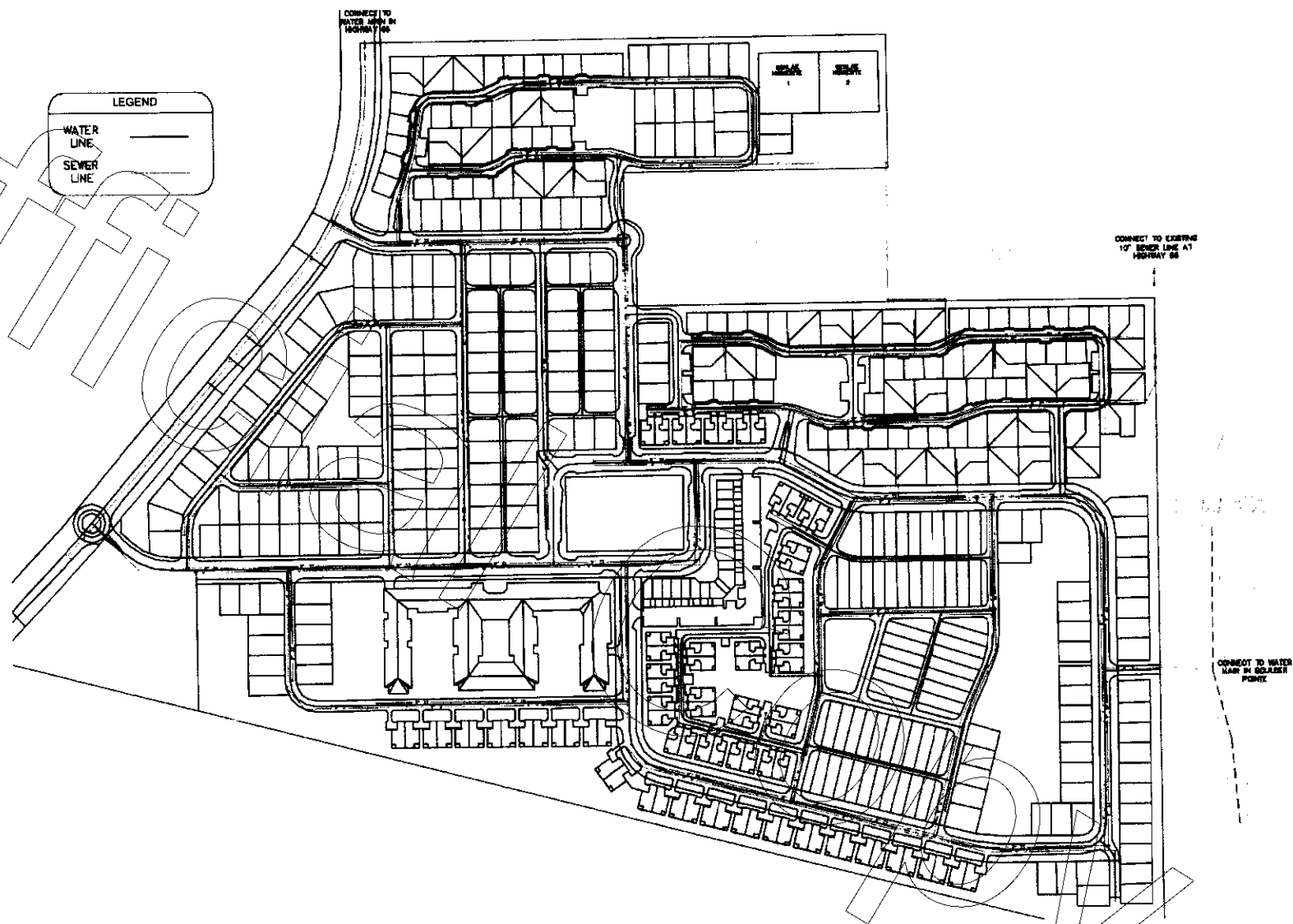


Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

Date: October 18, 2003  
 Project Number: 182211

Unofficial



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DW

Exhibit 16

# Presidio in the Pines

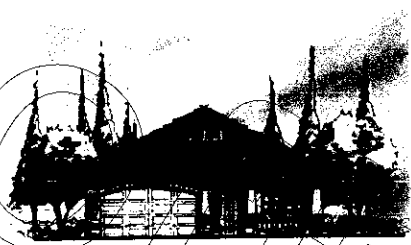
## Proposed Water & Sewer Improvements

Premiere Acquisitions LLC  
Flagstaff, Arizona



Woody Mountain Road at Interstate 40, Flagstaff, Arizona

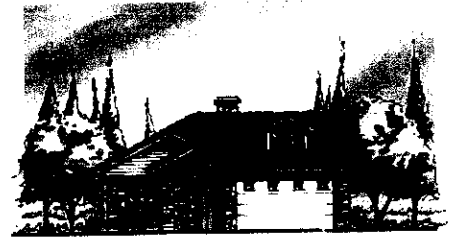
Date: October 18, 2011  
Project Number: 100711



UNIT 1 - FRONT ELEVATION



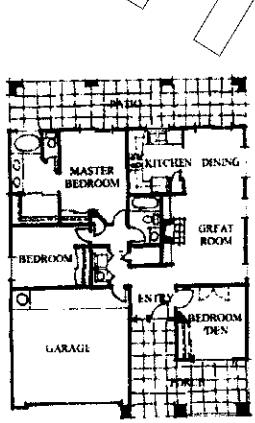
UNIT 2 - FRONT ELEVATION



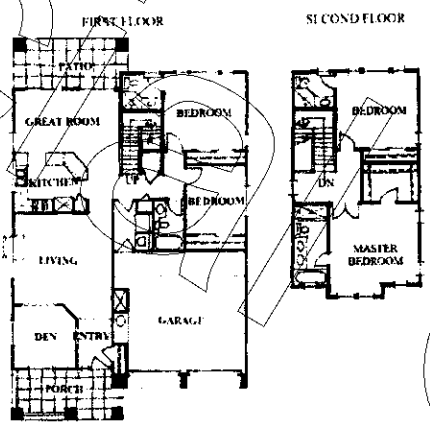
UNIT 3 - FRONT ELEVATION



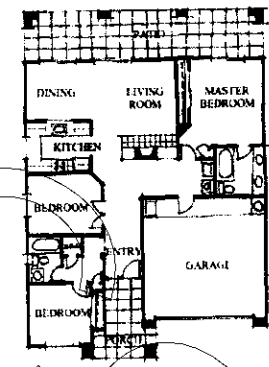
UNIT 4 - FRONT ELEVATION  
REAR LOAD UNIT



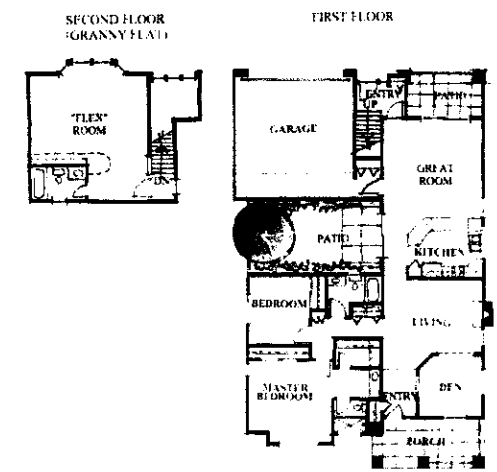
COTTAGE TYPE - UNIT 1



COTTAGE TYPE - UNIT 2



COTTAGE TYPE - UNIT 3



COTTAGE TYPE - UNIT 4  
REAR LOAD UNIT



Exhibit 17  
3283782  
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RM

# Presidio In The Pines

## Conceptual Cottage Type Units





UNIT 3 FRONT ELEVATION

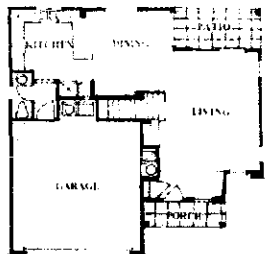
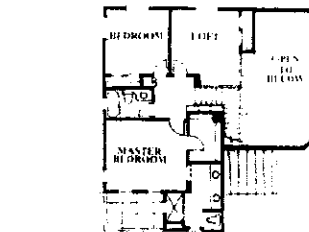
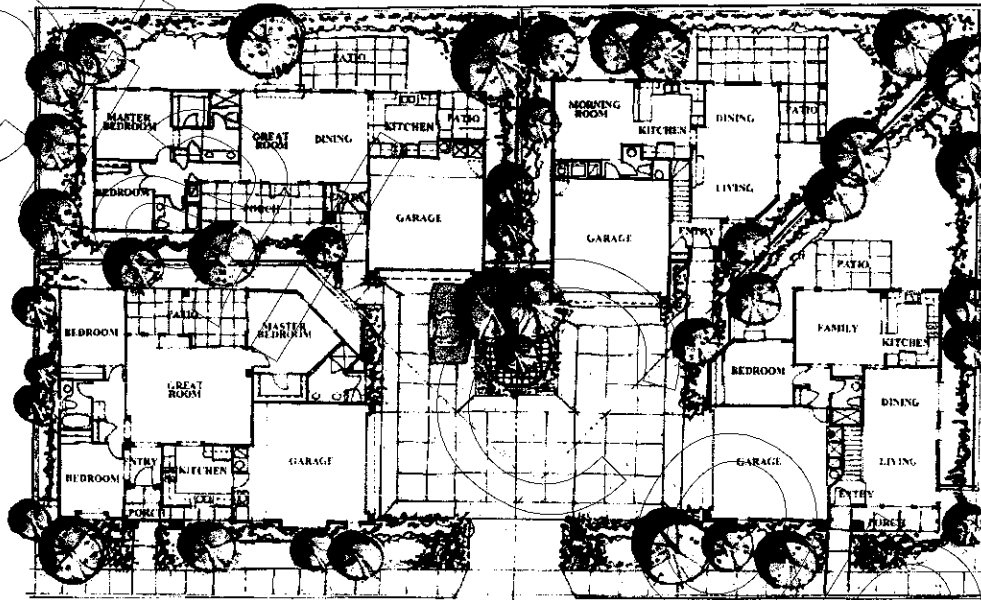
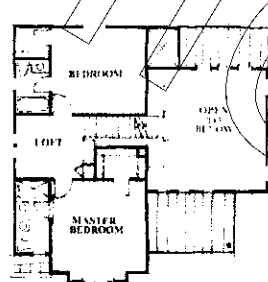
TYPICAL STREET ELEVATION

CLUSTER UNIT-3  
SECOND FLOOR

CLUSTER UNIT-2

CLUSTER UNIT-4  
FIRST FLOOR

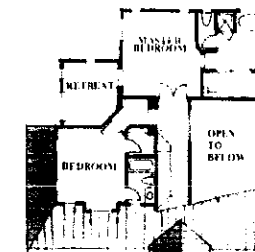
CLUSTER UNIT-4  
SECOND FLOOR



CLUSTER UNIT-3  
FIRST FLOOR

CLUSTER UNIT-1

CLUSTER UNIT-5  
FIRST FLOOR



CLUSTER UNIT-5  
SECOND FLOOR

CLUSTER TYPE UNIT - SITE PLAN



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AM

Exhibit 18

# Presidio In The Pines

## Conceptual Cluster Type Units

Flagstaff, Arizona

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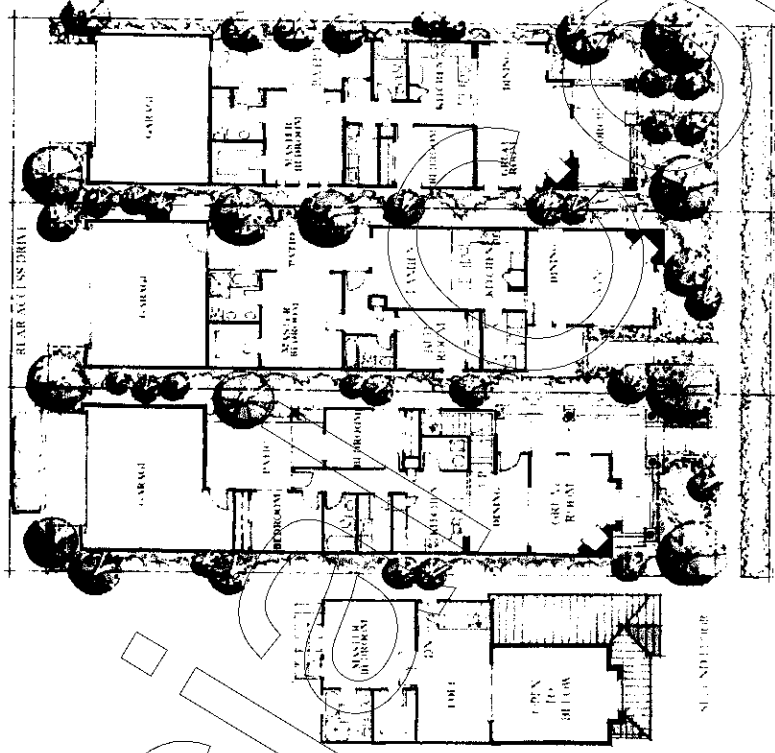
Date: October 10, 2003  
Project Number: 10221

**Perlman**  
PERLMAN ARCHITECTS, INC.  
6045 N. SCOTTSDALE RD. SUITE 105  
SCOTTSDALE, AZ 85250

Unofficial Copy



GARDEN UNITS TYPICAL STREET ELEVATION



GARDEN TYPE UNITS - SITE PLAN



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AM

Exhibit 19

# Presidio In The Pines

## Conceptual Garden Type Units

Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

Date: October 10, 2003  
Project Number: 102211

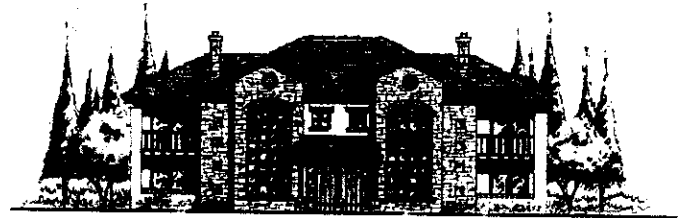


PERLIMAN ARCHITECTS, INC.  
600 N. SCOTTSDALE RD. SUITE 105  
SCOTTSDALE, AZ 85250

© PERLIMAN ARCHITECTS, INC. 10/2003



"FRONT ACCESS" TOWNHOUSE UNITS TYPICAL STREET ELEVATION  
FRONT SIDE LOAD GARAGE

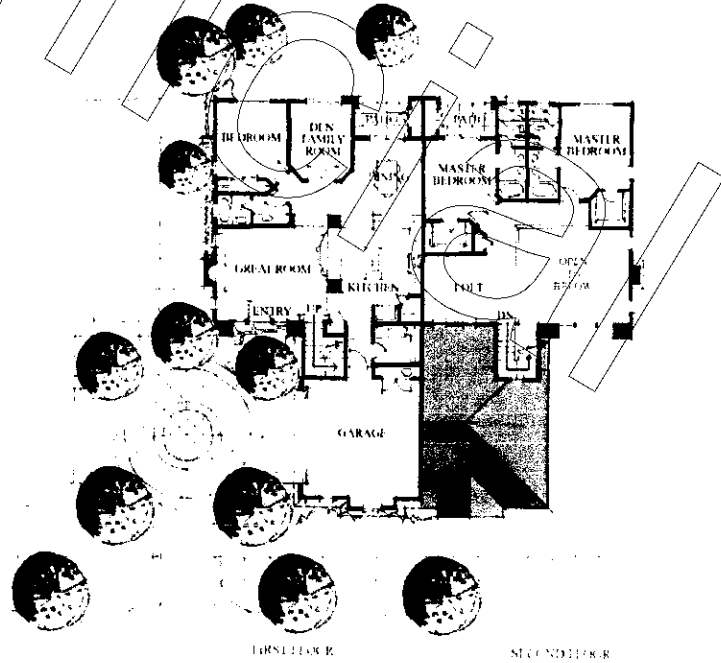


TOWNHOUSE UNITS TYPICAL STREET ELEVATION  
REAR LOAD GARAGE



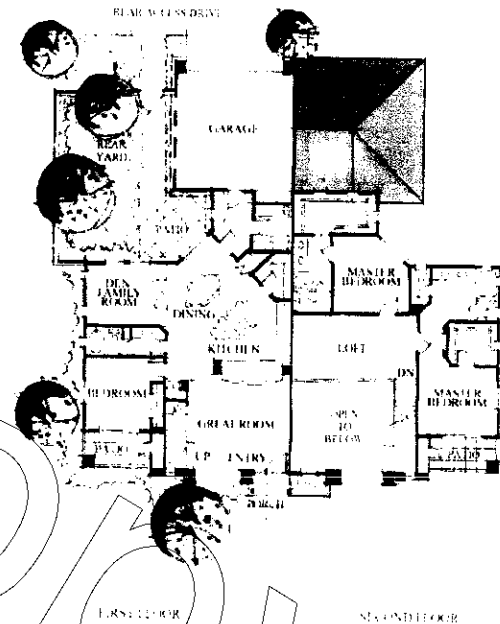
3283782  
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PM

Exhibit 20



FRONT SIDE LOAD GARAGE

TOWNHOUSE TYPE UNITS - SITE PLAN



REAR LOAD GARAGE

# Presidio In The Pines

## Conceptual Townhouse/Duplex

Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE!

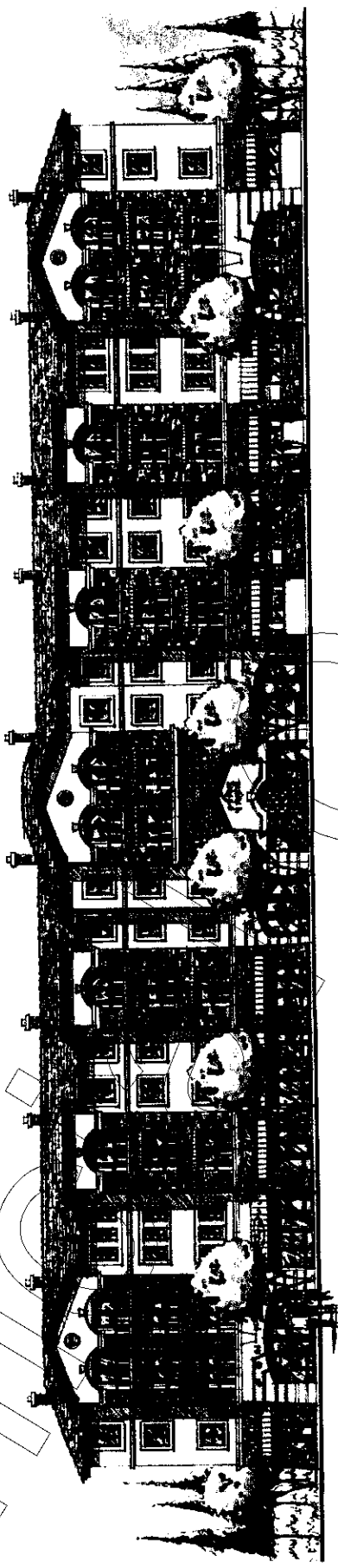
Date: October 10, 2003  
Project Number: 102211



PERLMAN ARCHITECTS, INC.  
4045 N. SCOTTSDALE RD. SUITE 105  
SCOTTSDALE, AZ 85250

© PERLMAN ARCHITECTS, INC. 2003

Unoff



CONDOMINIUM UNITS - FRONT ELEVATION

Copy

Exhibit 21

# Presidio In The Pines

## Conceptual Condominium Type Units

Flagstaff, Arizona

THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE

Date: October 10, 2003  
Project Number: 102711

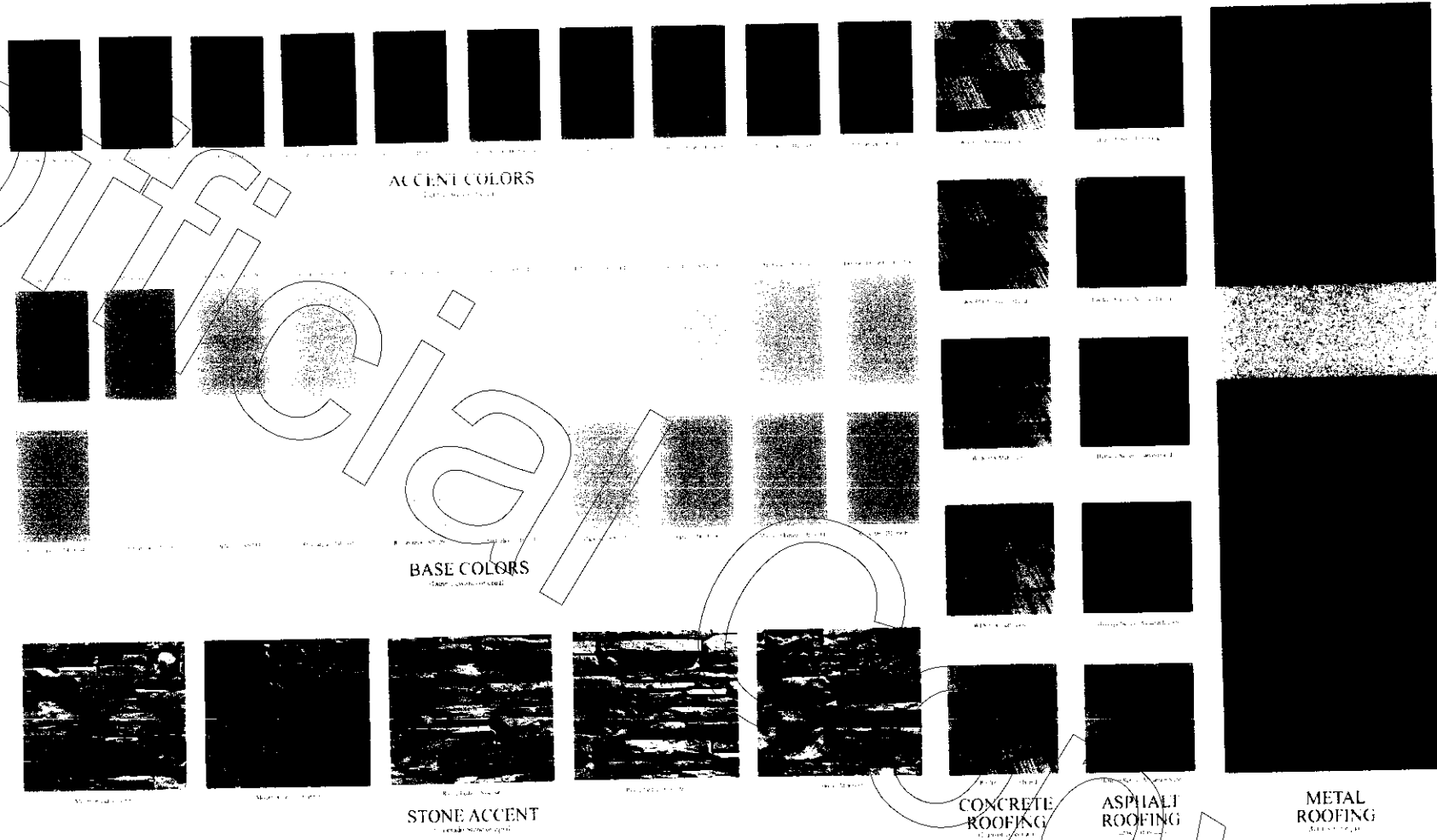


PERTHMAN ARCHITECTS, INC.  
4045 N. SCOTTSDALE RD. SUITE 105  
SCOTTSDALE, AZ 85250



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JM

Unofficial



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 AM

# Presidio in the Pines

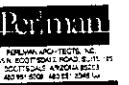
Woody Mountain Road at Interstate 40, Flagstaff, Arizona

## Color & Material Options

Premiere Acquisitions LLC  
 Flagstaff, Arizona

Date: October 10, 2011  
 Project Number: 1022.1

Exhibit 22





January 7, 2003

Mr. Tom Krause  
Tierra Ridge Real Estate, Inc.  
4650 N. Highway 89  
Flagstaff Mall  
Flagstaff, AZ 86004

RE: Presidio in the Pines Development

Dear Mr. Krause:

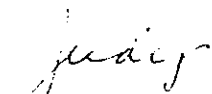
Fred Fennell, Transportation Director and I have reviewed the plans for the development located at Woody Mountain Road and I40. While it appears the district can expect a number of students from the development, the local schools in the area have adequate capacity. The concerns of Flagstaff Unified School District are related to busing. These concerns have been addressed with bus stop pull out areas and your assurance that these can be located to minimize risks to students. You have indicated a willingness to work with the District if these areas need to be modified.

Current attendance assignments are Flagstaff Middle and Flagstaff High Schools for grades 7 through 12. Grades K through 6 need to be clearly assigned to either DeMiguel or Kinsey Elementary Schools, the development lies right on the current boundary between these two schools.

Flagstaff Unified School District has no objection to the development of this project.

If you have any further questions, please contact me.

Sincerely,

  
Judith G. Lee  
Executive Director  
Business & Support Services

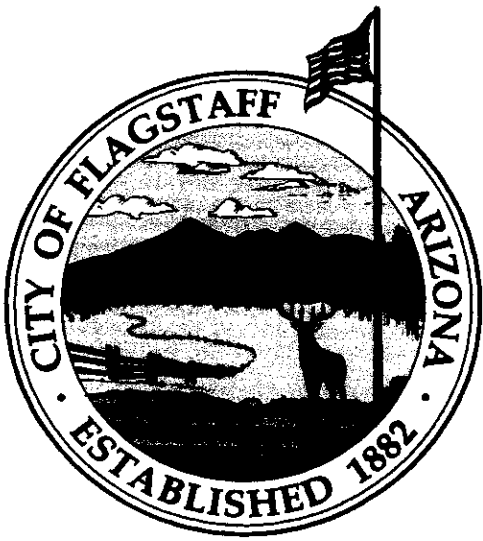
C: Fred Fennell, Director of Transportation

**Governing Board:** President — Julianne Hartzell • Vice-President — Judith Wilson • Members — Florence Karlstrom, Mary Lord, Gary Pearlmuter  
**Administration:** Superintendent — Larry R. Bramblett • Associate Superintendent — Kevin J. Brown, Ed.D. • Assistant Superintendent for Curriculum and Instruction — Judith M. Coates, Ph.D. • Executive Director for Business and Support Services — Judith G. Lee  
Director of Marketing and Public Information - Mitchell A. Strohmman

Exhibit 24



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AM



**PRESIDIO IN  
THE PINES**  
91 Acre Development Project  
Analysis Completed Oct 2003

***Public Water & Sewer Impact Analysis***

Prepared by the City of Flagstaff Utilities Department

**Mayor**

Joseph C. Donaldson

**Council**

Art Babbott

Karen K. Cooper

Joe Haughey

Kara Kelty

Libby Silva

Al White

**City Manager**

Dave Wilcox

**Utilities Director**

Ron Doba

**City Engineer**

Ronald D. Spinar, P.E.

**Public Works Director**

William Menard

Wayne R. Troxler, P.E.  
Arizona Registrant #30414

**Exhibit C**

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PM



## I. INTRODUCTION

Presidio in the Pines is a mixed use Master Planned Subdivision located in the western portion of west Flagstaff, off of Woody Mountain Road and just north of Interstate 40. More specifically, the subdivision is bordered on the East by Boulder Point at Woodlands Village, on the West by Woody Mountain Road, on the South by Interstate 40, and on the North by Wildwood Hills & Woody Mountain Campground. This project consists of developing 91 acres with 788 total units. The proposed development is within the urban service boundary, and has the ability to be serviced with City utilities, per City of Flagstaff Engineering Standards.

The "Presidio in the Pines" Tentative Plat, as submitted by AZTEC (Sealed 7/22/03) for approval at the Development Review Board meeting of July 31, 2003, was used as the basis for this analysis.

The City of Flagstaff Engineering Standards were utilized to determine the flow characteristics for this project.

This water impact study is considered valid for a period of one year from the completion date in October 2003.

## II. ANALYSIS SUMMARY

Onsite modifications indicated by the analysis are:

**Sewer:** the 8" sewer line serving the subdivision that leaves the property between lots 105 and 107 off of Verde Mesa Circle should be increased to 10".

**Water:** none

Offsite modifications indicated by the analysis are:

**Sewer:** the 8" sewer line serving the subdivision that runs through the proposed easement to Rt 66 should be increased to 10". Approximately 4,211 feet of existing 10" & 8" sewer starting at manhole 2A-324 through manhole 2A-147 must be upsized to 24" and approximately 1,896 feet of 15" & 12" sewer starting at manhole 2A-059 through manhole 2A-949 must be upsized to 27".

**Water:** the 12" water line on Rt 66 must be extended approximately 4,100 feet as a 12" line West on Rt 66 and South on Woody Mountain Road. An additional 1 M gallon storage tank must be constructed at the RR Springs tank site.

## III. WATER SYSTEM ANALYSIS

### A. EXISTING WATER SYSTEM



This subdivision will be in the new water pressure zone "D", fed from the RailRoad Springs tank that can provide water up to an elevation of about 7100'. There are currently two locations available to tie into this zone: an 8" line coming from Boulder Pointe and a 12" line at the SE corner of the site coming from Boulder Point. There is another 12" line on Rt 66, but it is not adjacent to the property. There is adequate pressure but not adequate capacity in the RR Springs tank to support this subdivision. The tank is a 1 M gallon tank but all of the capacity is already allocated. Your anticipated demand will require construction of an additional tank.

Although the Flagstaff long term plan calls for an extension of the Rt 66 waterline past Woody Mountain Road, it has not been programmed so is at least 10 years out.

City Engineering Standards require that this impact study shall include not only this proposed development but also the anticipated growth into adjacent tracts. Any on- or offsite improvements or resizing addressed include this additional required capacity.

### B. PROPOSED WATER SYSTEM EXTENSIONS

The developer is proposing and will be required to provide a looped water system by extending the Rt 66 waterline from the current dead-end line on Rt 66 to a portion of Woody Mountain Road to have a second & third supply point on the West end of the subdivision. This extension will be approximately 4100' of 12" line.

The analyzed piping network is consistent with the level of detail shown on the Tentative Plat Submittal. Any deviations from the current layout will need the approval of the City of Flagstaff's Community Development Department (Private Development Division) and the Utilities Department and perhaps the Development Review Board. The internal network of water lines shall be constructed as 8" (minimum) pipes.

### C. WATER SYSTEM DEMANDS

The following criterion was utilized in determining the node demands.

Persons per Dwelling Unit = 2.5 for multi family  
3.5 for single family  
Dwelling Units = 788: 337 multi family  
451 single family

Fire Flow = 1000 gpm residential (1 & 2 family residences)  
1500 gpm multi family residential



Water Demand = 100 gal/cap/day (gcd) average  
250 gcp peak

Plan for average demand of about 242,100 gpd, with an estimated peak demand of about **605,250 gpd**.

Analysis was conducted using a fire flow of 1000 gpm and a peak hour domestic demand of 420 gpm. Required fire flow, per the City of Flagstaff Engineering Standards, in a 1 & 2 family residential subdivision is 1000 gpm. Please refer to a copy of the Tentative Plat (not included), dated (7/22/03), for the specific layout of this system.

#### D. WATER SYSTEM ANALYSIS RESULTS

There is not adequate capacity in the existing RR Springs tank to support this development therefore an additional tank must be constructed on the RR Springs tank site. Tanks are sized by average daily use plus fire flows. Your average daily demand is 242,100 gallons, and the fire requirement of 1500 gpm (multifamily locations) for 2 hours is 180,000 gallons, so you will need to construct at least 422,100 gallons of tankage. Because the City plans require a duplicate 1,000,000 gallon tank, they will participate for the difference between your 242,100 gal and 1,000,000 gal.

Results of the analysis showed that the worst-case minimum residual pressure onsite with peak demand plus fire flow was 24 psi at the elevation of approximately 7100'. This elevation occurs at the church property on the SW corner of the subdivision, which is located on the west end of Presidio Drive South. This minimum residual pressure within the development is above the City Engineering Standards minimum residual pressure of 20 psi.

The static pressure onsite ranges between 97 psi and 145 psi. The 97 psi reading occurs at an elevation of approximately 7100' at the church site. The lowest static pressure reading of 97 psi is above the City Engineering Standards minimum static pressure requirement of 40 psi.

The results of this analysis conclude that the analyzed system satisfies the City of Flagstaff Engineering Standards for fire flow and domestic demands. It should also be noted that Pressure Reducing Valves shall be installed on all water services located within this project because of the high range (97 to 145 psi) of static water pressures.

### IV. SEWER SYSTEM ANALYSIS

#### A. EXISTING SEWER SYSTEM



The nearest sewer that allows for gravity flow from this site is located alongside Rt 66 to the North East of the site as shown on the tentative drawing. This existing 10" VCP trunk line does not have sufficient capacity to convey all anticipated sewage flows generated by this site. The sewage carried in this line, even when your flows are included, does have the capability of being treated at the Rio de Flag Reclaim Water Treatment Plant, or flows can bypass this plant and be conveyed down stream to the Wildcat Hill Wastewater Treatment Plant for treatment. The Rio de Flag Reclaim Water Treatment Plant is currently operating at less than half of its capacity.

City Engineering Standards require that this impact study shall include not only this proposed development but also the anticipated growth into adjacent tracts. Any on- or offsite improvements or resizing addressed include this additional required capacity.

### B. PROPOSED SEWER SYSTEM EXTENSIONS

This entire subdivision can gravity flow waste through permanently dedicated public sewer mains (8" minimum). The project is required to extend public sewer lines adequate to carry all anticipated contributory flows generated by the future residents of this subdivision, as well as, any potential flows from upstream sources. The developer has proposed an easement line to join the subdivision to the existing line on Rt 66 that will pass through the adjacent property as shown on the plat. Likewise the infrastructure design process shall take into consideration exactly how much sewage will enter the public system at peak discharge to insure adequate piping capacity of the existing gravity sewer system in which the flows will be conveyed to the trunk line.

The onsite sewer system was not analyzed as a part of this report and shall be addressed in the Engineer's Design Report. This work shall be consistent with the requirements called out in the City of Flagstaff Engineering Standards.

It is a requirement that, first, every effort be made to locate all public sewer mains within the right-of-way/roadway (public or private) and secondly within a dedicated public utility easement as necessary to serve this community. Accessibility for maintenance purposes is a high priority of this department.

### C. SEWER SYSTEM DEMANDS

The following criteria were used to determine the anticipated wastewater generation for the project.

#### Presidio:

Persons per Dwelling Unit = 2.5 for multi family  
3.5 for single family

Presidio in the Pines

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AM

Dwelling Units = 788: 337 multi family  
451 single family  
Loading Criteria = 75 gcd  
Peaking Factor = 2.15

Rio Homes will likely contribute an average of about 181,575 gpd, with an estimated peak flow of 390,386 gpd.

**Expansion Area West of Woody Mt Rd:**

Approximate drainage area: 45 ac  
Loading Criteria = 27 people per acre  
@ 75 gcd  
Peaking Factor = 2.35

Plan for possible contribution of about 90,787 gpd, with an estimated peak flow of about 213,350 gpd.

**Flow to be added to metered flows** due to incomplete build out of both Railroad Springs and Boulder Point as of September 2003

Estimated build out of RR Springs: 75% @ 75% occupancy  
Estimated peak flow = 660,000 gpd  
Increase to metered flow = 288,750 gpd

Estimated build out of Boulder Point: 75% @ 50% occupancy  
Estimated peak flow = 114,000  
Increase to metered flow = 71,250 gpd

**D. SEWER SYSTEM ANALYSIS RESULTS**

There is not adequate capacity in the existing wastewater collection system for the proposed development. Knowing this, the City of Flagstaff had 5 meters set to record flows in the section of the line that we anticipated capacity problems. Flows were calculated and added to the metered results based on the incomplete build out of two major developments that also feed into this line. These flows were calculated by taking a percentage of the anticipated flows recorded in their respective sewer impact studies based on current occupancy. Also added were the anticipated flows from the area West of Woody Mountain Road that will also drain through this basin when developed. All proposed extensions within the project limits must be constructed to accommodate full build-out of the entire drainage basin.

The approximately 2,183 feet of easement line connecting the subdivision with the existing line in Rt 66 should be upsized to 10" to accommodate the future development West of the property. This is a recommendation, not a requirement.



The proposed easement line will connect to the existing 10" line in Rt 66 at or in the vicinity of manhole 2A-327. From this point on, for approximately 4,211 feet, the existing 10" line, and 1 reach of 8" line, is undersized with inadequate capacity to handle the additional flow and must be upsized to 24". This is in accordance with the City's future plan, and this project is in fact already in the City's Capital Improvement Program. It is tentatively scheduled for budget year 2010.

Also, from manhole 2A-059 through manhole 2A-949 for approximately 1,896 feet, the existing 15" line, with a short segment of 12" line, is undersized and must be upsized to 27". This is in accordance with the City's future plan, and this project is also already in the City's Capital Improvement Program. It is tentatively scheduled for budget year 2013.

## V. CONCLUSIONS

Significant offsite infrastructure improvements to water lines, storage tanks, and sewer lines as detailed above are required of this development. The City of Flagstaff will provide water and sewer service to this site upon acceptance and dedication of all required public improvements. The findings of this analysis indicate that the completion of the Presidio in the Pines project can comply with the public water and sewer infrastructure requirements as outlined in the current City of Flagstaff Engineering Standards. Deviations from the intent shown on the Tentative Plat will require additional review and must gain full Development Review Board approval.

Encl: Gross Calculations  
Water Flow  
Water Map  
Sewer Flow  
Sewer Maps

Presidio in the Pines

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### Water and Sewer Gross Flow Calculations

water						
Units	Occupancy	# people				
337	2.5	842.5				
451	3.5	1578.5	ave flow/day	peak flow/day		
		2421	242100	605250	peak gph	
					25218.75	peak gpm
						420.3

sewer						
Units	Occupancy	# people				
337	2.5	842.5				
451	3.5	1578.5	ave flow/day			
		2421	181575	peak gpd		
						390386.3

2421 people						
/						
91 acres						
=						
27	people per acre					
	ave flow/day					
1210.5	90787.5	peak gpd				
		213350.6	flow from undeveloped land			

<b>Boulder Pointe:</b>	71,250	peak gpd	
	49	gpm	

<b>RR Springs</b>	288750	peak gpd	
	201	gpm	

Sewer Flow through subdivision lateral			
from Presidio	390,386	271.1014	0.604058
N of Woody Mt Road:	213,350		
	603,736	gpd	
	419	gpm	



### Water Flow Calculations

@1950

Seg Number	Seg length	#8" pipes	# π	eq pipe size	length	loss factor /1000'	loss, FT	Press @ top of seg
1	300	1	16	8	0.3	90	41.4	124.1
2	700	4	256	16	0.7	3.3	2.31	82.7
3	750	6	576	20	0.75	1.2	0.9	80.4
4	900	3	144	14	0.9	6	5.4	79.5
5	1120	5	400	16	1.12	3.3	3.696	74.1
6	600	4	256	16	0.6	3.3	1.98	70.4
7	700	2	64	12	0.7	14	9.8	68.4
entry pressure (7324-7038)/2.304 =								124.1
entry elevation=								7038
RR Tank elevation=								7324
High Point elevation=								7100
High point pressure @ seg 7 (58.6-(7100-7020)/2.304)=								145.0
Low point pressure @ seg 7 (58.6-(7100-7020)/2.304)=								23.9

Supply from 12" on Rt 66 @ 1950

2800	8	2.8	90	266.4	131.9
2800	12	2.8	14	39.2	-134.5
					92.7

Static Pressures

entry elevation=	7020	high point pressure	97.2
RR Tank elevation=	7324		
High Point elevation=	7100	low point pressure	145.0
low point elevation=	6990		



EXISTING WATER

QS 1913

QS 1914

QS 1915

EXTEND 12"  
LINE W ON  
RT 66 & S ON  
WOODY MT RD

QS 2013

QS 2014

QS 2015

8"

12"

QS 2113

QS 2114

QS 2115



### Sewer Flow Calculations

Node	u/s M/H #	invert elev	reach length	slope	pipe size		peak flow, metered depth*		meter'd peak, GPM	est'd flow GPM	est. peak, gpm	est. peak, cfs	Q	q/Q	d/D	d	% full	flow cap	
					inches	feet	inch	feet											
			1300	0.005	8	0.67		0.00		419	419	0.9	0.85	1.10	1.00	0.67	100		flow incl exp area
				0.005	8	0.67				271	0.6	1.2	0.50	0.50	0.33	49		flow w/o exp area	
			4308	0.005	10	0.83				419	0.9	1.6	0.58	0.55	0.46	55		if change to 10" pipe	
	329	6990	396	0.01068	10	0.83			50	469	1.0	2.3	0.45	0.47	0.39	47			
	328	off topo	418	0.011	10	0.83				469	1.0	2.3	0.45	0.47	0.39	47			
	327	off topo	446	0.0086	10	0.83			50	519	1.2	2	0.58	0.55	0.46	55			
	326	off topo	460	0.004	10	0.83			14	533	1.2	1.4	0.85	0.70	0.58	70			
	325	off topo	272	0.0257	10	0.83			14	547	1.2	3.5	0.35	0.43	0.36	43			
	324	off topo	345	0.0024	10	0.83			14	561	1.3	1.1	1.14		0.00			over full	
	323	off topo	215	0.0024	10	0.83			14	575	1.3	1.1	1.16		0.00			over full	
	322	off topo	91	0.0024	10	0.83			14	589	1.3	1.1	1.19		0.00			over full	
	335	off topo	56	0.0024	10	0.83			14	603	1.3	1.1	1.22		0.00			over full	
	321	off topo	450	0.0024	10	0.83			14	617	1.4	1.1	1.25		0.00			over full	
	320	off topo	296	0.0024	10	0.83			14	631	1.4	1.1	1.28		0.00			over full	
	345	off topo	54	0.0024	10	0.83			14	645	1.4	1.1	1.31		0.00			over full	
	319	off topo	85	0.0024	10	0.83			14	659	1.5	1.1	1.33		0.00			over full	
	add in BP flow								49										over full
	318	off topo	262	0.0024	10	0.83				708	1.6	1.1	1.43		0.00				over full
	317	off topo	118	0.0024	10	0.83			5	713	1.6	1.1	1.44		0.00				over full
	12A-316	off topo	340	0.0024	10	0.83	4.18	0.35	245	713	1.6	1.1	1.44		0.00				over full
	add in RR flow								201										over full
	360	6944	94	0.0028	10	0.83				914	2.0	1.1	1.85		0.00				over full, under capacity
				0.0028	24	2.00				914	2.0	1.2	0.17	0.29	0.58	29	14/15		verify size
	359		92	0.003	10	0.83				914	2.0	1.2	1.70		0.00				over full, under capacity
	358		377	0.003	10	0.83				914	2.0	1.2	1.70		0.00				over full, under capacity
	357		430	0.003	10	0.83				914	2.0	1.2	1.70		0.00				over full, under capacity
	356		248	0.0083	10	0.83				914	2.0	2	1.02		0.00	100			over full, under capacity
	355		95	0.0034	10	0.83				914	2.0	1.3	1.57		0.00				over full, under capacity
	354		99	0.0034	10	0.83				914	2.0	1.3	1.57		0.00				over full, under capacity


  
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Umo

Node	u/s M/H #	invert elev	reach length	slope	pipe size		peak flow, metered depth"		meter'd peak, GPM	est'd flow GPM	est. peak, gpm	est. peak, cfs	Q	q/Q	d/D	d	% full	flow cap	
	384		291	0.0035	10	0.83					914	2.0	1.3	1.57		0.00			
2	2A-203		159	0.0053	8	0.67	3.1	0.26	197		914	2.0	0.9	2.26	0.73				over full, under capacity
	147				24	2.00													over full, under capacity
3	2A-079			0.001	24	2.00	5.02	0.42	423		1140	2.5	22	0.12	0.24	0.48	24		
	059	6889	31	0.003	15	1.25				74.9	1215	2.7	3.5	0.77		0.00			
	080		330	0.003	15	1.25				74.9	1290	3.0	3.5	0.86	0.67	0.84	67		
	085		330	0.003	15	1.25				74.9	1365	3.0	3.5	0.87	0.73	0.91	73		
4	2A-089		25	0.003	15	1.25	8.68	0.72	648		1365	3.0	3.5	0.87	0.73	0.91	73		under capacity
	090		164	0.003	15	1.25					1365	3.0	3.5	0.87	0.73	0.91	73		under capacity
	091		300	0.003	15	1.25					1365	3.0	3.5	0.87	0.73	0.91	73		under capacity
5	2A-093		343	0.005	15	1.25	11.7	0.98	1074		1791	4.0	3.5	1.14					under capacity
			325	0.003	15	1.25					1791	4.0	4.6	0.87	0.73	0.91	73		under capacity
	097		38	0.003	15	1.25					4.0	3.5	1.14						under capacity
	097*			0.003	12	1.00					4.0	3.5	1.14						under capacity
	949	6887									4.0	2	2.00						under capacity
					20	1.67		0.00			2500	5.6	13.5	0.41	0.45	0.75	45		

\* note: a portion of this reach is 12"



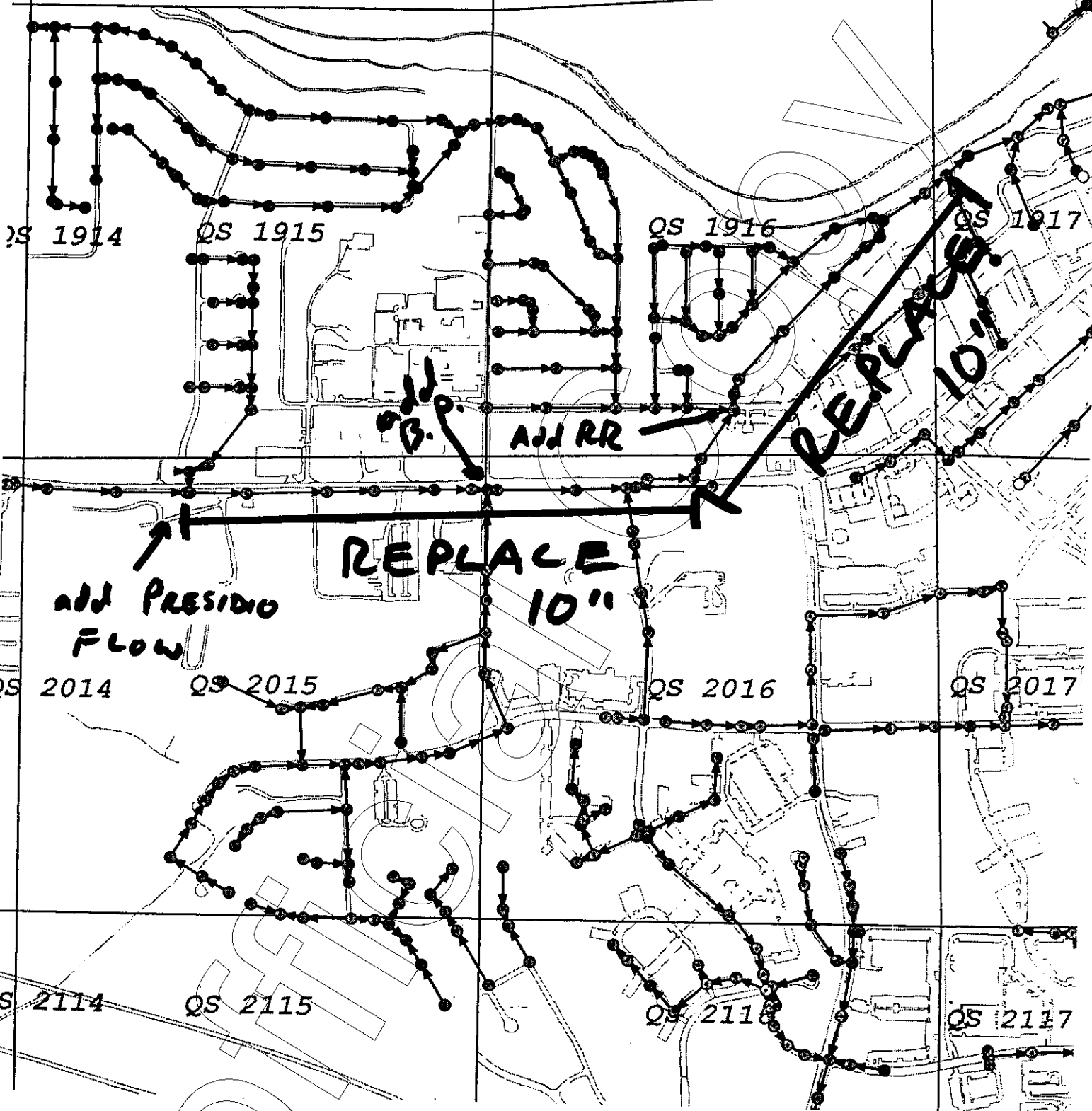
QS 1814

QS 1815

QS 1816

QS 1817

EXIST. SEWER



add PRESIDIO  
FLOW

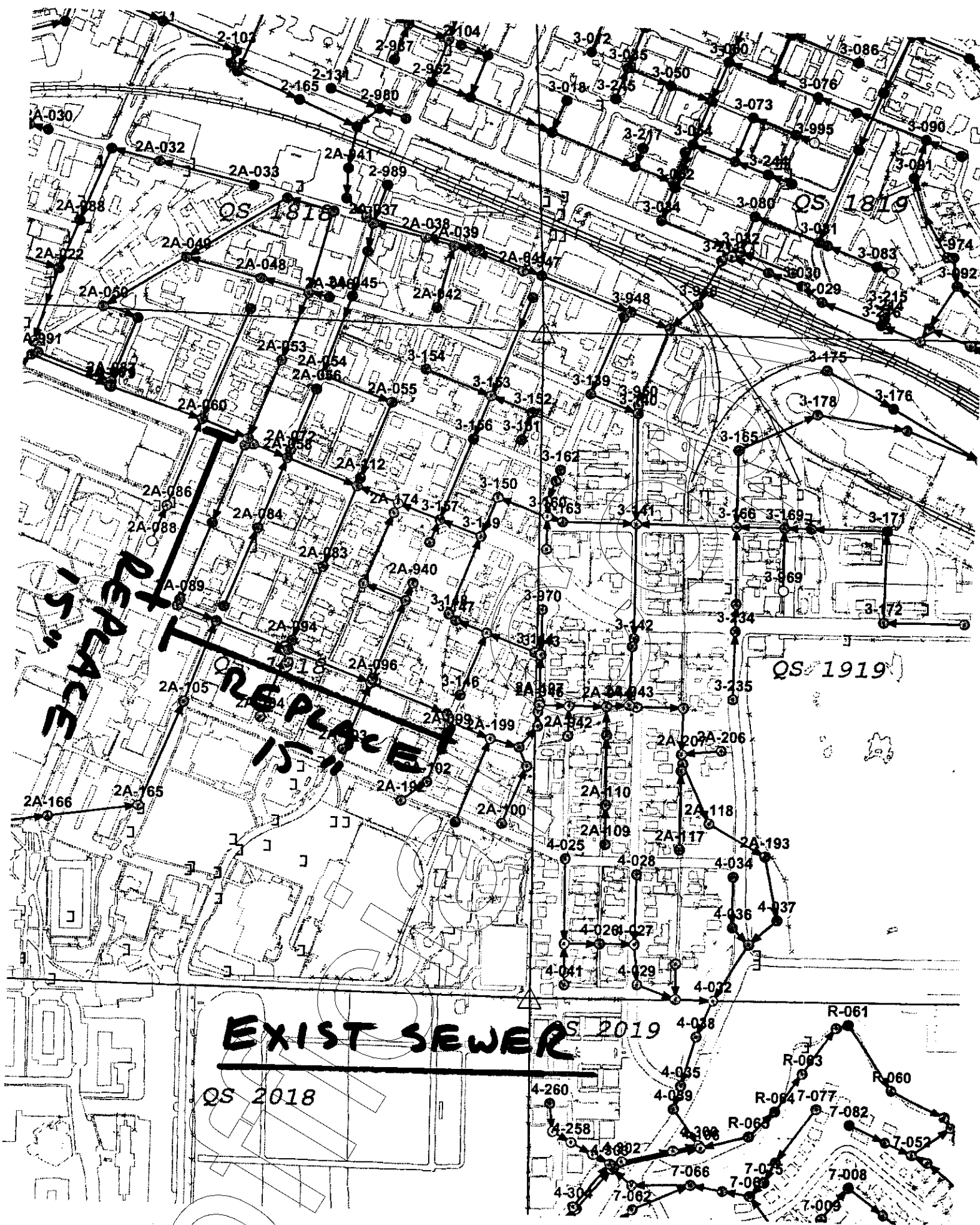
REPLACE  
10"

REPLACE  
10"

add RR



UNO



UNO

Amendment to Presidio in the Pines,  
Public Water and Sewer Impact Study, dated 10-14-03

Issued by: Wayne R. Troxler, Utility Engineer *WRT*

Amendment #1, dated 10-21-03

Discussion: This study was initially completed based on the existing 12" water line that is in place in Rt 66. There is a proposed 18" line leaving the RR Springs subdivision to terminate on RT 66. The installation of this line is more timely than initially anticipated. This line may in fact be a better alternative for the developer to use than the existing 12" line covered in the study.

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**III. WATER SYSTEM ANALYSIS**

**B. PROPOSED WATER SYSTEM EXTENSIONS**

First paragraph:

*The developer is proposing and will be required to provide a looped water system by extending the Rt 66 waterline from the current dead-end line on Rt 66 to a portion of Woody Mountain Road to have a second & third supply point on the West end of the subdivision. This extension will be approximately 4100' of 12" line.*

Replace the first paragraph with the following two paragraphs:

The developer is proposing and will be required to provide a looped water system by providing a 12" line in Woody Mountain Road to have a second and third supply point on the West end of the development. This line may connect to either the 12" line that currently terminates on Rt 66 or the new 18" line that will terminate on Rt 66 when the RR Springs subdivision is complete.

The developer has two options. The first option is to extend the existing 12" line on the south side of Rt 66 west up to Woody Mountain Road as a 12" line that turns south onto Woody Mountain Road. The second option is to extend the (to be completed) 18" RR Springs line as an 18" line from where it will terminate on Rt 66 west to Woody Mountain Road. At that point it can be reduced to 12" for the turn south onto Woody Mountain Road.

-----end amendment-----



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AM

**Amendment to Presidio in the Pines,  
Public Water and Sewer Impact Study, dated 10-14-03**

Issued by: Wayne R. Troxler, Utility Engineer

Amendment #2, dated 12-23-03

Discussion: This study was initially completed manually, using peak flows and pipe flow nomographs. Now that our computer modeling software is in place, the sewer impact study was repeated, not only for peak flows but also for partial flows prior to build-out related to phasing. Still using peak flows in a steady state pattern, the computer generated flows were less than initially calculated, and the off-site impacts were reduced, especially regarding the requirement to replace the entire 15" main.

The developer proposes 3 phases: Phase One is for 500 single family units, Phase Two is for 38 commercial units, and Phase Three is for 232 Condo units. Based on the above on-site construction plan, the off-site impacts may be phased as detailed below.

1. Before the first permanent structure building permit is issued, the developer must replace the following sewer pipes:

Current Pipe Size (in)	Replace with (in)	U/S Manhole	D/S Manhole	Approximate Length (ft)	GIS Object ID
15 w/12 segm't	15	2A-097	2A-949	12' +/-	2656
8	24	2A-203	2A-147	157	4519

2. After the above pipes are replaced, the city may issue the first 177 single-family unit building permits. Before any more building permits are issued, the developer must replace the following sewer pipes:

10	24	2A-063	2A-061	331	5280
10	24	2A-355	2A-354	100	4458
10	24	2A-356	2A-355	245	4459

3. After the above pipes are replaced, the city may issue the next 152 single-family unit building permits (a total of 329 permits). Before any more building permits are issued, the developer must replace the following sewer pipes:

10	24	2A-359	2A-358	92	1546
10	24	2A-360	2A-359	95	1545
10	24	2A-316	2A-360	342	2514

4. After the above pipes are replaced, the city may issue the next 133 single-family unit building permits (a total of 462 permits). Before any more building permits are issued, the developer must replace the following sewer pipes:

Current Pipe Size (in)	Replace with (in)	U/S Manhole	D/S Manhole	Approximate Length (ft)	GIS Object ID
10	24	2A-318	2A-317	265	1842
10	24	2A-319	2A-318	83	1843
10	24	2A-345	2A-319	53	1844
10	24	2A-320	2A-345	292	1845
10	24	2A-321	2A-320	455	1846

5. After the above pipes are replaced, the city may issue the next 38 single family unit building permits (a total of 500 single family permits) and the 38 commercial permits. This will allow completion of the developer's construction phases 1 & 2. Before any more building permits are issued, the developer must replace the following sewer pipes:

10	24	2A-384	2A-203	292	1543
10	24	2A-354	2A-384	100	4457
10	24	2A-357	2A-356	430	4460
10	24	2A-358	2A-357	378	4461
10	24	2A-317	2A-316	120	1841

6. After the above pipes are replaced, the remainder of the building permits for the Presideo project may be issued, allowing the developer to construct phase 3.

-----end amendment-----

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