

Aura Flagstaff

Resolution for a Development Agreement

Alexandra Pucciarelli
Current Planning Manager





Development Agreement

Purpose of the agreement:

- Require the property to be maintained as a single parcel
- Construction and maintenance of the FUTS
- Administration of the Affordable Housing units
- Resource Protection easement for the portion of the parcel north of High Country Trail
- Sustainability density bonus requirements
- Inclusion of four Pickleball Courts on-site for public use
- Installation of one dual port electric vehicle charging station



Development Agreement



Purpose continued:

- Commitment to provide recycling collection services
- Bicycle Storage and Amenities
- Limit Lease terms: No less than thirty (30) days



Development Agreement

Affordable Housing:

- 32 units (20% of the overall density after bonus incentives are applied) are designated as affordable, 22 one-bedroom units and 10 two-bedroom units
- 20 of the affordable units, applicants who qualify for an affordable unit shall earn an income no greater than 80% of the Area Median Income (AMI)
- 12 of the affordable units, applicants who qualify for an affordable unit shall earn an income no greater than 70% of the Area Median Income (AMI)



Council Options

1. Approve the Aura Flagstaff Development Agreement as presented.
2. Approve the Aura Flagstaff Development Agreement with additional, modified, or deleted terms.
3. Remand the Aura Flagstaff Development Agreement back to staff for additional negotiations with Auza Flagstaff, LLC and Trinsic Acquisition Company, LLC.
4. Deny the Aura Flagstaff Development Agreement.