



communities

at

TIMBER SKY

Southwest Corner of
US Route 66 & Woody Mountain Road

Direct Ordinance Zoning Map Amendment
PZ-21-00271-05

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1. INTRODUCTION

To facilitate the larger community plan of, “all types of housing for all economic levels,” Vintage Partners (“Vintage”), in partnership with Liv Communities (“Liv”) (collectively, the “Applicant”), is proposing to rezone and develop the approximate 13.01 Development Site Area acres located at the southwest corner of US Route 66 and Woody Mountain Road (“Property”).

The approximate 1.815 acres (“1.8 Acres”) of the Property, located at the immediate corner of US Route 66 and Woody Mountain Road, are currently located in unincorporated Coconino County and zoned Coconino County G-General Zone. Annexation application PZ-21-00271-04 has been submitted to annex the 1.8 Acres.

The Applicant is proposing to rezone the Property, including the 1.8 Acres, from RR—RPO (Rural Residential—Resource Protection Overlay) to HR—RPO (High-Density Residential—Resource Protection Overlay) (“Application”). See Legal Description.

This Application, which is planned as the final extension of the Timber Sky master-planned community, facilitates the development of Liv Timber Sky, an accessible, outdoor-centric multi-family community consisting of 214 rental dwelling units at +/- 16.44 dwelling units per acre oriented around a centrally located resident amenity, open space area, and clubhouse and fitness area. Liv Timber Sky adds a much needed, additional rental housing option to the Timber Sky master plan. True community



must include all economic levels to be diverse, and Liv Timber Sky will allow individuals to enjoy the lifestyle of Timber Sky before they are able to purchase a home in Timber Sky.

Vintage is a real estate development and investment firm that has extensive experience developing forward-thinking and award-winning projects throughout Arizona for more than 30 years. Projects in Flagstaff include the highly successful Timber Sky master-planned community—the finest Dark Skies compliant community in the State; their innovative public-private partnership with the Arizona Department of Transportation (ADOT) and the City to relocate the former Harkins Theater on Woodlands Village Boulevard and adaptively reuse the building for ADOT and Motor Vehicle Division offices, which also includes the realignment of a major regional roadway in the City; and most recently, Sky Cottages at Timber Sky—a much anticipated single-family rental community, which includes some of the most—if not the most—extensive resident amenities in the City. Other Vintage projects in Arizona include the redevelopment and restoration of Uptown Plaza in midtown Phoenix and the adaptive re-use of two historically significant mid-Century office buildings into the popular Rise Uptown hotel.

Liv, the proposed developer, is an experienced multi-family and senior housing residential development and management company that designs and operates communities that promote eco-friendly, social, and healthy lifestyles for their residents. Liv has developed and operated eight multi-family communities and



four senior housing communities in the greater-Phoenix metropolitan area with two new communities opening soon.

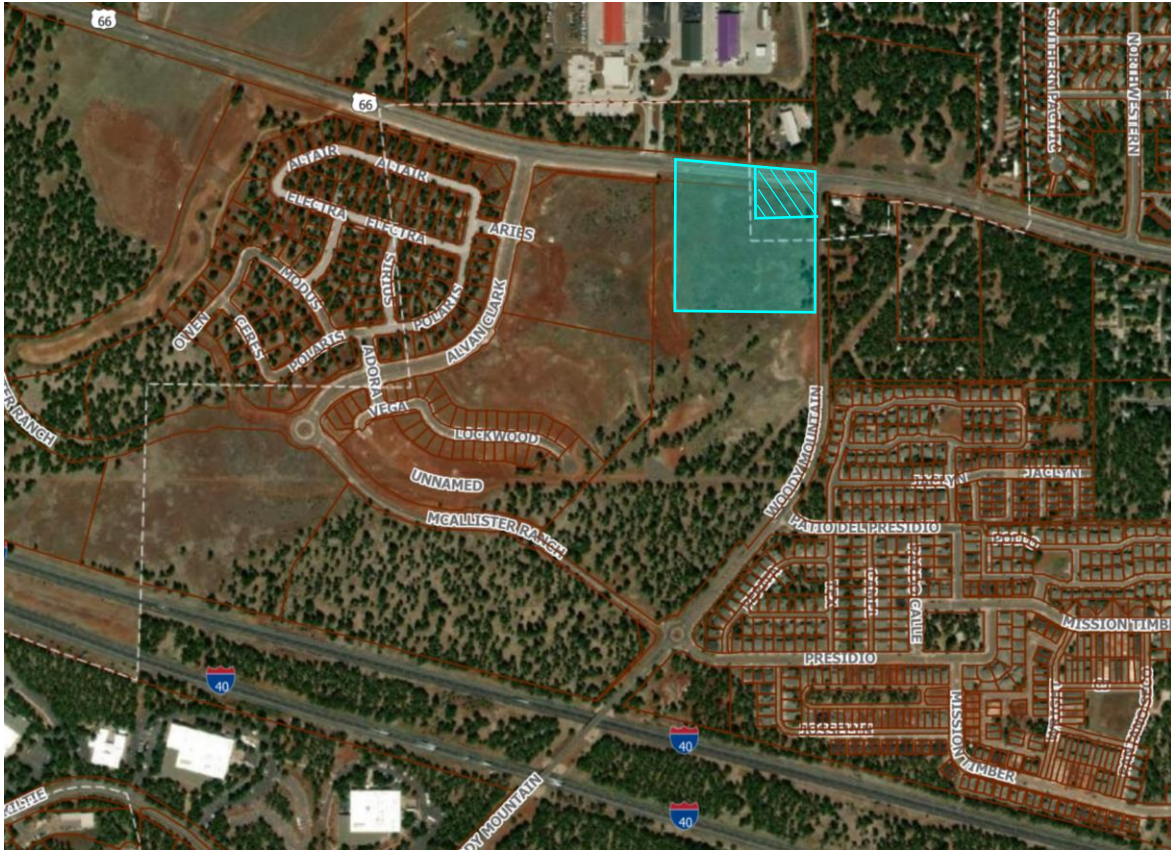
Liv Timber Sky represents an opportunity for complete diversification of housing choices within the Timber Sky master-planned community and the greater City. Liv Timber Sky complements the various other developments within the Timber Sky master-plan, including the already diverse housing offerings that Vintage has strategically contributed to, including: Roers, a 221 affordable unit project; Sky Cottages, a 20 affordable unit and 182 market-rate unit project; Habitat for Humanity, a minimum of 40 affordable starter home project; and variety of single-family for-sale and for-rent homes—there is no other community within the City that has a greater diversity of housing options. The development of this unique parcel of land finalizes Vintage’s tireless work efforts on Timber Sky—which is to make places people love, make them widely available, and create diverse economic communities. Liv Timber Sky will expand the attainability of living within the City for all residents, while offering further housing choices for those desirous of calling Timber Sky home.

2. LOCATION AND CONTEXT

The Property is comprised of the approximate 13.01 acres of vacant, unimproved land located at the southwest corner of US Route 66 and Woody Mountain Road, as shown on the below Aerial Map. The Property gently slopes from west to east and contains very few natural resources (trees). There are no known heritage resources on the Property. Of the overall 13.01 acres, the



1.8 Acres, located at the immediate corner of US Route 66 and Woody Mountain Road, are currently located in unincorporated Coconino County (cross-hatched below). The 1.8 Acres will be annexed into the City and are included as part of this Application.



Aerial Map

Moving further outward, surrounding uses include: To the west, Timber Sky, an approved master-planned community containing high-density, medium-density, and single-family residential uses that are planned or under construction zoned HR, MR—Medium Density Residential, R1—Single Family Residential, CS—Commercial Service, and PS—Public Open Space, with the RPO over the entire project; to the south, Sky Cottages at Timber Sky, a single-family for-rent development currently under construction zoned MR—RPO; the City’s Public Works Yard to the north across



US Route 66; and the Woody Mountain Campground and the Presidio in the Pines residential community zoned HR—RPO to the east across Woody Mountain Road.

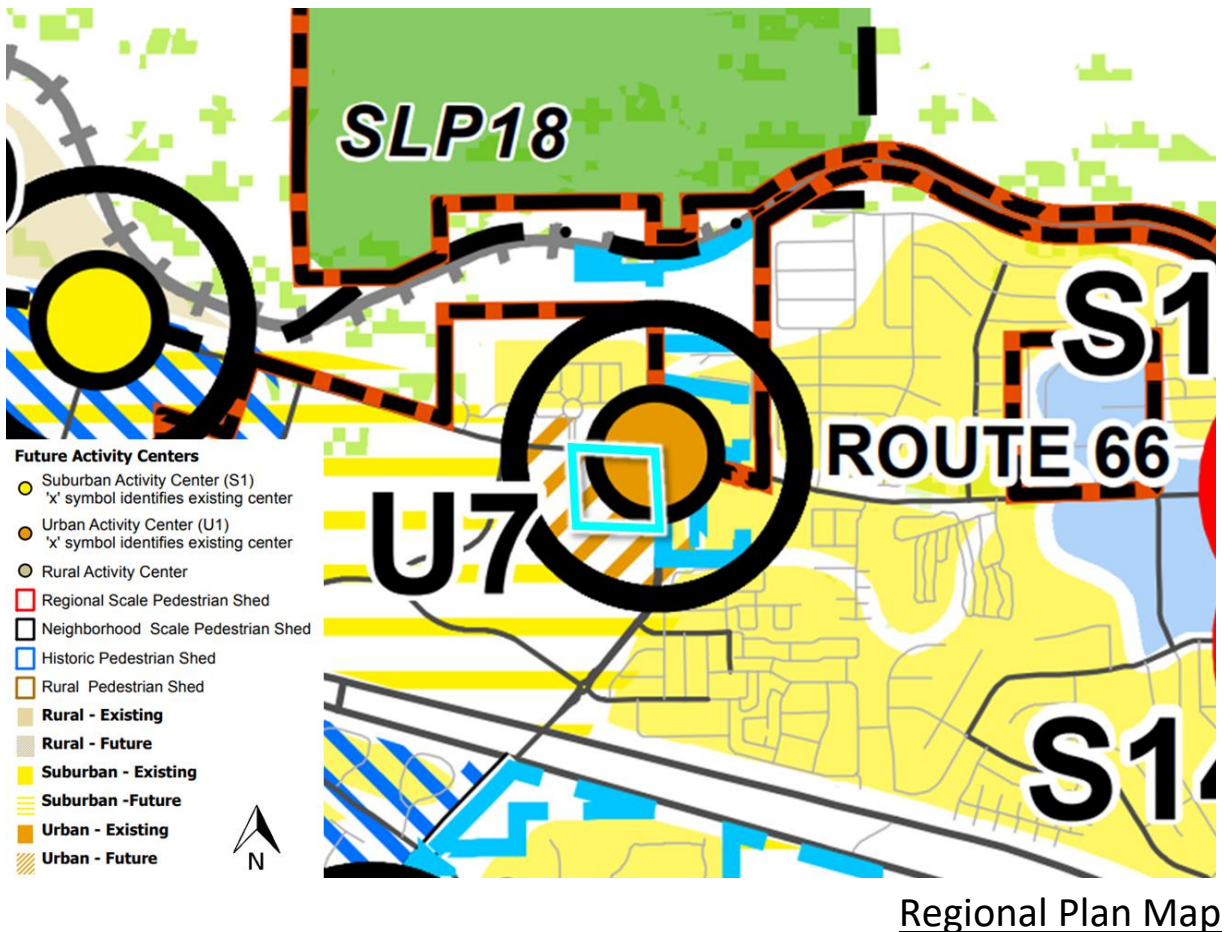
View corridors noticeable from the Property include Humphreys and San Francisco Peaks to the north and Mount Elden to the northeast. The Property is accessible and visible from US Route 66 and Woody Mountain Road. The prevailing winds are generally from the southwest and at 7,000 feet. Flagstaff experiences snow and seasonal temperature swings, including periodic freezes and thaw cycles. The relatively limited height of the proposed development will help to maximize sun exposure during these cycles, as to avoid ice build-up on pedestrian walks, including those along the north sides of dwelling units. Precipitation naturally runs to the southeast and northeast of the Property. Subsurface conditions generally consist of rock and/or clay material.

3. REGIONAL PLAN OVERVIEW

The City's 2030 Regional Plan ("Regional Plan") establishes the community's intention for what the region could and should be for future generations and presents a regional context for the preservation and enhancement of the community's character and natural environment while providing for appropriate growth and development. Liv Timber Sky has been thoughtfully and strategically planned to align with the vision and goals set forth in the Regional Plan related to new residential communities within the City's planning boundaries.



The Property is located within the City’s Urban Growth Boundary. The Growth Illustration Map within the Regional Plan designates the Property as Urban-Future land use and Neighborhood Scale Urban Activity Center U7, as shown on the below Regional Plan—Growth Illustration Map. Collectively, these designations are intended to promote increased density adjacent to main thoroughfares, such as US Route 66, and, importantly, within pedestrian sheds. The Regional Plan land use designation calls for a minimum of 13 du/ac, which Liv Timber Sky complies with, as described below.



A chapter-by-chapter analysis of the Regional Plan against this application has been conducted that supports Liv Timber Sky's conformance with the Regional Plan. An analysis is as part of this Application demonstrating that the development proposal supports and furthers the goals and policies of the Regional Plan—see [Appendix A](#).

4. DEVELOPMENT PROPOSAL

SITE PLAN. Liv Timber Sky is planned as the final extension of the Timber Sky master-planned community, with a target of 214 multi-family residential dwelling units at an overall density of approximately 16.44 du/ac. Dwellings are planned to consist of a mixture of one-, two-, and three-bedroom units. Specifically, Liv Timber Sky is anticipated to consist of 48 one-bedroom units, 118 two-bedroom units, and 48 three-bedroom units, within two-story carriage units adjacent to the west property line and a series of three-story units evenly distributed through the remainder of the Property. The planned gross residential building square-footage is approximately 281,870, with the total gross square-footage being 298,306. Additionally, the planned lot coverage is 23% (where 50% is the maximum permitted).

Liv Timber Sky is envisioned as a well-connected, village-style urban community anchored around a centrally-located resident amenity and open space areas—all connected by an extensive on-site pedestrian network. Public civic space is also planned at the intersection of US Route 66 and Woody Mountain Road.



The Site Plan includes dwelling units that are strategically located up against the street frontages to help define and reinforce the pedestrian streetscape, along with creating a more urban form and pattern as called for in the Regional Plan. Ground-floor dwelling unit patios are oriented outwards toward US Route 66 and Woody Mountain Road, creating additional interest and interaction with the pedestrian realm.

Numerous pedestrian pathways extend from on-site to the US Route 66 and Woody Mountain Road street frontages giving residents convenient and safe access to the larger Timber Sky pedestrian circulation network and Flagstaff Urban Trail System (FUTS). In addition, Liv Timber Sky is planned to include a comfortable, appealing, and safe pedestrian portal seamlessly connecting residents of both Liv Timber Sky and Sky Cottages. Liv Timber Sky was very intentionally designed not to provide a vehicular connection between the proposed project and Sky Cottages—the planned design promotes clean, multi-modal connectivity, eliminates reliance on automobiles, combustion fuels, and imported energy, and furthers the Carbon Neutrality Plan, all while still providing connectivity between the two projects. This connection is planned as part of a passive open space gathering area, which will include a seating area flanking the walkway and a trellis structure to maximize pedestrian comfort, encourage gathering and social opportunities, and foster community spirit. Liv Timber Sky is designed is purposely designed to welcome people and community, while minimizing vehicular traffic and conflict, which importantly creates a safer, more livable



community for future residents, families, and guests of Liv Timber Sky.

Liv Timber Sky has been designed to integrate into the larger fabric of the area, rather than create an isolated development. This Application recognizes this and that the “edge” of the community is a critical point of interaction between the built and natural environments and requires sensitive consideration. Liv Timber Sky is planned to define this “edge setting” using landscaping, architecture, open spaces, and strategically located pedestrian connections that are specifically intended to integrate Liv Timber Sky into the area as a thoughtful extension of Timber Sky and Sky Cottages. Importantly, Liv Timber Sky uses a minimal amount of perimeter walls, limited to parking screening and decorative theme walls which define the public civic space, thus creating an open and inviting edge to the community. Collectively, these improvements create an “edge setting” that promotes visual and physical connectivity to/from the Property.

AMENITIES. Liv Timber Sky is planned to include a centrally located resident amenity area, open space area, and clubhouse to provide recreational and social opportunities for residents. Liv Timber Sky is anticipated to include various amenities and open space areas for its residences, which are currently planned to include a clubhouse and fitness center, spa, barbeque area and ramadas, fire pit and seating area, pickleball/sports court, game lawn, tot lot/play area, dog park, and other active and passible open space areas. These amenities have been designed to create an inviting resident experience and to encourage social opportunities. In



addition, pedestrian pathways are planned from all dwelling units to these central amenities to ensure safe and convenient access.

RESPONSE TO CARBON NEUTRALITY PLAN. The City has made progress reducing emissions, developing innovative sustainability initiatives, and building community support for climate action policies. The Carbon Neutrality Plan was developed by the City and community to build on key climate action successes and provide a pathway to help with decarbonization. As partners to the City and community, Vintage and Liv are planning to incorporate the following climate-related amenities as part of development of the Property with the goal of helping to reduce greenhouse gas emissions in the City:

Electric Only. Much of the City’s greenhouse gas emissions mitigation can be achieved by utilizing electricity (as compared to other forms of power). There are numerous good reasons for units to be all-electric, including the health of the unit’s residents and the health of the planet and community. Many homes and businesses in the City burn natural gas and oil for heating, cooking, drying, etc., which results in tons of carbon dioxide emissions annually—overall the use of these fuels is responsible for a considerable amount of the City’s emissions. Vintage and Liv intend on providing all units within the development to be constructed and equipped for electricity. No natural gas lines will be installed within the development and no natural gas appliances will be incorporated into the units.



Electric Car Sharing Service. Vintage and Liv intend on contracting with an electric car sharing service and platform, providing electric vehicles to residents. It is planned that these electric vehicles will be conveniently located on the Property with dedicated parking and EV charging stations. Providing an electric car sharing service and platform, while a unique business model, contributes to attracting and retaining residents, while importantly, providing an essential service—affordability, convenience, safe, zero-emission transportation, all of which support the Carbon Neutrality Plan.

Vehicle Charging Stations. Liv and Vintage plan to provide 9-dual-port surface parking lot vehicle charge stations (for a total of 18) and 108 garages with 220v outlets for EV charging for its residents, or until such time is no longer relevant or alternative technology is preferred. EV charging is an important community benefit in that they reduce carbon dioxide emissions and aid the environment—again, supporting the Carbon Neutrality Plan.

CIVIC SPACE. Civic space is planned at the immediate southwest corner of US Route 66 and Woody Mountain Road—the most visually prominent and punctuated location on the Property. This civic space is strategically oriented outward and positioned so that it will be visually and physically connected with the public realm, including the FUTS, as well as be inviting to the public and residents. A hardscape landing is planned to create opportunities for social interaction that fosters a spirit of community, while



allowing pedestrians to be comfortably set back from the adjoining streets. A pathway extending from the landing will connect residents with Liv Timber Sky. By consciously integrating this public space into the development, Liv Timber Sky will feel like an extension of the public realm that creates a sense of place and brings shared value to the community.

ACCESS AND CIRCULATION. Access to Liv Timber Sky is planned via a boulevard-type entry from Woody Mountain Road. The proposed entry will feature landscaping, shade trees, sidewalks, monument signage, and dark skies compliant lighting—creating a distinctive gateway into the Liv Timber Sky community. Vehicular circulation within the community will be provided in a looped configuration around the central amenity area, with a secondary emergency-only access point at the northwest corner of the Property.

Vehicular access at Liv Timber Sky is planned to be gated, which is intended to control and minimize unwanted cut-through or otherwise unsolicited vehicular traffic. The Applicant sees this as an opportunity to minimize vehicular traffic and potential vehicular/pedestrian conflicts, while still welcoming people (through the numerous pedestrian connections discussed above), fostering community spirit, and promoting social opportunities within Liv Timber Sky. Much thought and care has gone in to creating a community for its future residents, families, and guests that is safer and more livable.



In addition, Liv Timber Sky is intentionally designed to include a pedestrian connection between the project and Sky Cottages, which importantly promotes clean, multi-modal connectivity, eliminates reliance on automobiles, combustion fuels, and imported energy, and furthers the Carbon Neutrality Plan, all while still providing connectivity between the two projects.

Off-site roadway improvements will include the south-half street of US Route 66 along the Property's northern frontage and the west-half street of Woody Mountain Road along the Property's eastern frontage. The half-street improvements are also planned to include an extension of the sidewalk from Timber Sky along US Route 66 and an extension of the FUTS from Sky Cottages along Woody Mountain Road, along with landscaping enhancement to create consistent, inviting, and comfortable streetscape and pedestrian corridors.

PEDESTRIAN CONNECTIVITY. The Liv Timber Sky pedestrian circulation network will ensure that residents are afforded readily accessible and proximate access to amenities, adjoining developments, and the greater regional pedestrian network. The internal pedestrian circulation network has been thoughtfully designed to promote and facilitate non-vehicular circulation by Liv Timber Sky residents. Internal roadways will include sidewalks to connect units, civic space, amenities, and parking areas. Off-site pedestrian improvements will include an extension of the sidewalk from Timber Sky along US Route 66 and the FUTS from Sky Cottages along Woody Mountain Road, along with the pedestrian



portal seamlessly connecting residents of both Liv Timber Sky and Sky Cottages.

5. RESOURCE PROTECTION OVERLAY

The Property is bounded by sparse Ponderosa Pine trees on the southern and eastern edges. The tree resources on the Property have been surveyed and accounted for in accordance with the Zoning Code. The tree survey has been used to determine the preserved tree canopy based on the development proposal. Liv Timber Sky has been planned to preserve approximately 52% of the tree resources. Liv Timber Sky intends on utilizing these mature Ponderosa Pine trees as part of the tree resource calculation for the proposed community.

A Natural Resource Survey and Protection Plan accounting for the trees on the Property was included with this Application. In addition, there no steep slope resources on the Property— the Property slopes from 0% to 16.99%.

7. INFRASTRUCTURE & PUBLIC SERVICES

WATER / SEWER. A Water and Sewer Impact Analysis (WSIA) was previously completed by the City for a similar land use on the Property, dated December 20, 2013. On September 20, 2022, the City issued a letter waiving the requirement for a WSIA as part of this Application.



Water to the site will be provided by an 8-inch water main loop within the project site connecting to a new 8-inch PVC water main in the northeast corner of Sky Cottages and to an existing 12-inch DIP water main in Woody Mountain Road. Water meters and domestic service lines will be provided for each building. Water meters and service sizing will be determined during final design. Sewer will be provided by two 8-inch sewer main branches throughout the project site connecting to a new sewer manhole near the northeast corner of Sky Cottages. Sewer service will be provided to each building and sizing will be determined during final design.

Off-site sewer improvements will be required for this development as identified in the Aspen Heights WSIA and as shown in the City of Flagstaff Sewer Project WW3457 Kit Carson to Kaibab Lane Sewer Main. The offsite sewer improvements consist of upsizing approximately 5,500 feet of 10-inch VCP with 1,700 feet of 18-inch PVC, 1,300 feet of 21inch PVC, and 2,500 feet of 24-inch DIP. The offsite sewer improvements will be completed with the construction of the Sky Cottages.

STORMWATER / PRELIMINARY DRAINAGE. The site will be designed to provide positive drainage away from the proposed buildings and will not adversely affect the drainage characteristics of the adjacent properties. The Property drains southeast and northeast toward the South Fork Clay Wash. The proposed drainage path will mimic the existing conditions. Off-site drainage from the west will be routed through the Property via surface flow and storm drain.



The City requires detention/LID for all commercial developments or any developments greater than 1/4 acre in size. The existing Property is undeveloped. With the proposed improvements, approximately 439,589 SF of impervious area will be added. The project will retain the in the 100-year, 24-hour runoff volume and mitigate the post-development peak runoff rates. The Property will require 36,632 CF of LID runoff capture volume. An underground chamber system is planned in both the northeast and southeast corners of the Property. Additionally, native and drought tolerant landscaping will be used throughout the proposed development to minimize watering needs.

MATERIAL MANAGEMENT STRATEGIES. Trash and recycling services will be provided on-site. Liv Timber Sky will also provide a waste compactor that will help to reduce the volume of waste going into landfills, resulting in more efficient waste collection and fewer garbage truck trips.

PUBLIC SERVICES.

ELECTRIC. The Property is located within Arizona Public Services (APS) Electrical Service area. There are existing APS facilities in place to serve the Property.

COMMUNICATION. The Property is located within service area of SuddenLink and CenturyLink for all telecommunication services, including phone, cable, and internet.



FIRE. The City's Fire Department provides fire coverage for the Property. The closest fire station is Station #1, located at 1972 South Thompson Street.

POLICE. The City's Police Department will be the police protection agency for the Property.

SCHOOLS. The project lies within the Flagstaff Unified School District. It is anticipated that elementary age children (K-5) will attend Sechrist Elementary School or De Miguel Elementary School. Middle school age children (6-8) will attend Mt. Elden Middle School. Flagstaff High School will serve grades 9-12.

Approval of this Application will not endanger, jeopardize, or otherwise constitute a hazard to the Property or the surrounding area.

7. CONSTRUCTION LOGISTICS PLAN

The Property is currently undeveloped. It is anticipated that the construction entrance/exit will be provided near the southeast corner of the Property along Woody Mountain Road. The construction driveway will be used and protected, as per SWPPP requirements. A construction trailer is planned near the Woody Mountain Road driveway. The southwest portion of the Property is planned for construction and material storage, layout, and staging. Temporary power will be connected, and construction water will be provided as needed. The Property will be fenced



during construction for security and safety purposes. Refer to the Construction Logistics Map.

8. PHASING

Liv Timber Sky will be developed in one phase, as market conditions warrant. Development plans will be submitted to the City for review to ensure proper and orderly development.

9. PROJECT BENEFIT TO PUBLIC & COMMUNITY

Vintage and Liv recognize that quality community and high-quality development shapes the community character, opens-up economic opportunities, and improves livability for all residents.

Approval of this project will provide numerous community benefits. The project develops a vacant, underutilized Activity Center with a contextually appropriate development that provides additional housing opportunities within the City. The proposed use is compatible with the surrounding area, including access, traffic and parking, and a network of FUTS, pedestrian, bicycle, and vehicular circulation; adequacy of site, civic, and open space; tree resources; landscaping and screening; and efficient use of infrastructure. The architecture, including style, colors, and materials and siting of the buildings, is compatible with and complementary of that built and planned within the Timber Sky master plan. In addition, Vintage and Liv have made meaningful commitment to the Carbon Neutrality Plan, in effort to reduce



emissions, including electric-only units, car sharing, and vehicular car charging stations.

Approval of the project will serve the public interest, health, safety, convenience, and welfare, and will add to the public good. Development of the Property will not only enhance the Timber Sky master plan but will also positively contribute to the City and community.

10. CONCLUSION

The vision for Liv Timber Sky is to create a cohesive, inclusive community that promotes meaningful interaction through shared spaces and amenities, quality living environments, and friendly and responsive community management. Vintage and Liv look forward to partnering together to bring this exciting new housing opportunity to Timber Sky, which will further the City’s goal to transition this area into an active, urban environment, as envisioned by the Regional Plan. Approval of Liv Timber Sky will round out the diversity of housing options with the Timber Sky master-plan. With these market-rate rentals, along with the affordable housing, single-family for-rent, single-family affordable starter homes, and single-family homes—there is no other community in the City that has a greater diversity of housing options.



LIV TIMBER SKY

Appendix A—Regional Plan Conformance

The Regional Plan provides the City with guiding policies and goals to assist in its decision-making process. This project involves the rezoning of approximately 13.01 acres of property located at the southwest corner of US Route 66 and Woody Mountain Road. Development proposals should be assessed for consistency with the goals and policies of the Regional Plan. The Property is located within the City’s Urban Growth Boundary. The Regional Plan Growth Illustration Map designates the Property as Urban-Future land use and Neighborhood Scale Urban Activity Center U7, as shown on the below Regional Plan—Growth Illustration Map. The proposed development is guided by these land uses. A chapter-by-chapter review of the Regional Plan against this Application has been conducted and the following analysis demonstrates that approval of Liv Timber Sky is consistent with and furthers the goals and policies of the Regional Plan that are intended to apply to development of new communities designated Urban—Future land use.



NATURAL ENVIRONMENT

CHAPTER IV—ENVIRONMENTAL PLANNING & CONSERVATION

Air Quality

Goal E&C.1. Proactively improve and maintain the region’s air quality.

RESPONSE: Liv Timber Sky is located in an area of the City that includes large employers, including W.L. Gore, Swire Coca-Cola, Banker Insulation, and the City Public Works Yard. This adjacency will give employees an opportunity to live near their work, thereby reducing their carbon footprint. Additionally, Liv Timber Sky provides connection to a greater pedestrian network, including the FUTs along Woody Mountain Road, which promotes alternative modes of transportation, such as walking, bicycling, etc.

Climate Change & Adaptation

Goal E&C.2. Reduce greenhouse gas emissions.

Policy E&C.2.1. Encourage the reduction of all energy consumption, especially fossil-fuel generated energy, in public, commercial, industrial, and residential sectors.



Goal E&C.3. Strengthen community and natural environment resiliency through climate adaptation efforts.

Policy E&C.3.2. Review and revise existing regulations, standards, and plans (codes, ordinances, etc.) to reduce the community's vulnerability to climate change impacts).

RESPONSE: The Carbon Neutrality Plan was developed by the City and community to build on key climate action successes and provide a pathway to help with decarbonization. As partners to the City and community, Vintage and Liv are planning to incorporate the following climate-related amenities as part of development of the Property, which further the Regional Plan goal of achieving carbon neutrality by 2030:

Electric Only. Much of the City's greenhouse gas emissions mitigation can be achieved by utilizing electricity (as compared to other forms of power). There are numerous good reasons for units to be all-electric, including the health of the unit's residents and the health of the planet and community. Many homes and businesses in the City burn natural gas and oil for heating, cooking, drying, etc., which results in tons of carbon dioxide emissions annually—overall the use of these fuels is responsible for a considerable amount of the City's emissions. Vintage and Liv intend on providing all units within the development to be constructed and equipped for electricity. No natural gas lines will be installed within the development and no natural gas appliances will be incorporated into the units.



Electric Car Sharing Service. Vintage and Liv intend on contracting with an electric car sharing service and platform, providing electric vehicles to residents. It is planned that these electric vehicles will be conveniently located on the Property with dedicated parking and EV charging stations. Providing an electric car sharing service and platform, while a unique business model, contributes to attracting and retaining residents, while importantly, providing an essential service—affordability, convenience, safe, zero-emission transportation, all of which support the Climate & Adaptation Plan.

Vehicle Charging Stations. Liv and Vintage plan to provide electrical vehicle charge stations for residents, or until such time is no longer relevant or alternative technology is preferred. EV charging stations are an important community benefit in that they reduce carbon dioxide emissions and aid the environment—again, supporting the Climate & Adaptation Plan.

Multi-Modal Connectivity. The inclusion of designated pedestrian and bike corridors in new residential developments allows residents access to alternative modes of transportation during much of the year. Liv Timber Sky promotes alternatives to traditional motorized forms of transportation by including an on-site pedestrian circulation system that favors pedestrian and bike access, as well as connects to the off-site FUTS trail. This system ensures that residents are afforded readily accessible and proximate access to the growing pedestrian network in the area, thus encouraging various forms of non-vehicular transportation and ultimately helping to reduce greenhouse emissions and minimize climate change.



Additionally, Vintage and Liv understand the important role sustainable development plays in reducing the strain on our natural resources. Accordingly, Liv Timber Sky is planned to be environmentally responsible and resource efficient in order to optimize energy use and reduce waste. Beginning with building construction, Liv Timber Sky will incorporate locally-sourced materials to the greatest extent possible to reduce transportation distances, which in turn lowers greenhouse gas emissions. The community's landscape design also incorporates native, drought-tolerant vegetation and xeriscaping to reduce water consumption and preserves existing natural features including Flagstaff's cherished Ponderosa Pines.

Liv Timber Sky promotes development that helps the City achieve carbon neutrality through strategies that reduce emissions from transportation, energy, and consumption.

Dark Skies

Goal E&C.5. Preserve dark skies as an unspoiled natural resource, basis for an important economic sector, and core element of community character.

Policy E&C.5.1. Evaluate the impacts of the retention of dark skies regarding lighting infrastructure and regulatory changes, land use decisions or changes, and proposed transportation developments within the region.



Policy E&C.5.4. Encourage uses within Lighting Zone 1 of the lighting codes of the City and County that do not require outdoor lighting, and discourage those which require all-night lighting.

RESPONSE: As an extension of Timber Sky, Liv Timber Sky will utilize stringent lighting standards. Liv Timber Sky incorporates the same lighting standards approved for Timber Sky, which is considered the finest Dark Sky Master Planned Community in the United States by dark sky experts. Additionally, given the Property's proximity to the Lowell and Naval Observatories, these standards Will ensure that Liv Timber Sky will not only meet the City's lighting code, but exceed it.

Vintage recognizes the importance of Flagstaff's dark skies as a significant natural, economic, and cultural resource, and further understands that reducing light pollution comes with the added benefit of decreased energy consumption. In an effort to reduce any negative human or environmental impacts from light pollution, Liv Timber Sky will utilize intelligent, low-spectrum lighting that minimizes glare and ecological disturbance.

Ecosystem Health

Goal E&C.6. Protect, restore and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.

Policy E&C.6.7. Use best practices to control the spread of exotic and invasive plants, weeds, and animals, and eradicate where possible.



Policy E&C.6.8. Disturbed areas for improvements and landscaping for new developments shall emphasize the use of native, drought-tolerant or edible species appropriate to the area.

RESPONSE: The Property contains mature Ponderosa Pine trees, which will be preserved through the application of the Resource Protection Overlay requirements to the greatest extent possible. Flagstaff's Ponderosa Pine forests are a valuable natural resource that contribute to the City's healthy plant and animal communities, reduce the risk of wildfire, and maintain the unique woodland feel of the area. Accordingly, Liv Timber Sky has been planned to preserve as many healthy Ponderosa Pine trees as possible, which will in turn protect and enhance the proposed development. Disturbed areas of the development are planned to be planted with native, drought-tolerant, or edible species in accordance with the City's approved planting palette and will adhere to xeriscape principles so that new landscaping will seamlessly blend with the existing natural environment.

CHAPTER VI—WATER RESOURCES

Planning to Meet Future Demands

Goal WR.4. Logically enhance and extend the City's public water, wastewater, and reclaimed water services including their treatment, distribution, and collection systems in both urbanized and newly developed areas of the City to provide an efficient delivery of services.



Policy WR.4.1. Use the Regional Plan as a guide for the Utilities Integrated Master Plan to better plan for the necessary infrastructure sizing and location to accommodate planned growth and resource management.

Policy WR.4.3. Development requiring public utility services will be located within the Urban Growth Boundary.

RESPONSE: Vintage and Liv are committed to managing water and wastewater efficiently and prudently. Liv Timber Sky aligns with the Regional Plan's goals and policies of coordinating new growth with existing and planned infrastructure in a sensible manner. The existing and planned infrastructure in the immediate and surrounding areas is intended to support existing development, as well as additional growth in this part of the City.

Goal WR.5. Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.

Policy WR.5.3. Identify downstream impacts as the result of development, and provide for mitigation measures to address impacts. When possible, mitigations should be non-structural in nature.

Policy WR.5.4. Develop any necessary stormwater infrastructure improvements consistent with City of Flagstaff stormwater master plans or studies as adopted by the City.



Policy WR.5.5. Give preference to regional detention facilities that are designed in conjunction with smaller low-impact development features, rather than numerous smaller dispersed basins. Encourage regional detention basins to incorporate.

RESPONSE: Liv Timber Sky will be improved with an on-site storm drain system that will drain to the northeast and southeast to two underground chamber systems. The northeast basin will convey flows to an existing storm drain system at the US Route 66 & Woody Mountain Road intersection and the southeast basin will convey flows to the existing box culvert in Woody Mountain Road. Ultimately, the Property discharges to the South Fork Clay Wash. The proposed retention basins will be designed to retain the difference between the 100-year, 24-hour pre- and post-development runoff volumes. The Property will be designed to provide positive drainage away from the proposed buildings and will not adversely affect the drainage characteristics of the adjacent off-site properties. Additionally, native and drought tolerant landscaping will be used throughout the site to minimize water needs.

CHAPTER VII—ENERGY

Goal E.1. Increase energy efficiency.

Policy E.1.1. Promote and encourage innovative building practices through instruction on efficient building materials and methodology.



Policy E.1.4. Promote cost-effective, energy-efficient technologies and design in all new and retrofit buildings for residential, commercial, and industrial projects.

Policy E.1.6. Develop land use regulations promoting land use patterns that increase energy efficiency.

Policy E.1.10. Incentivize energy efficiency and renewable energy technologies in construction projects.

RESPONSE: Vintage and Liv will create harmony between the natural and built environment. The project will include native vegetation and strategic architecture that respects and responds to the natural environment to maximize energy efficiency. Each of the proposed residential buildings have been thoughtfully designed to be space-efficient, utilize natural light and climate control, and provide energy-efficient fixtures and technology that will reduce utility costs and electricity consumption.

Policy E.1.5. Promote and encourage the expansion and use of energy-efficient modes of transportation:

- a. Public transportation
- b. Bicycles
- c. Pedestrians

RESPONSE: Liv Timber Sky promotes energy-efficient alternatives to motorized forms of transportation by including an on-site pedestrian circulation system that favors pedestrian and bike access, as well as



connects to the off-site FUTS trail. To further encourage residents' use of bike, the project includes outdoor bike racks, which are evenly distributed throughout the project, so that all residents have convenient access to their bike.

Liv Timber Sky has been designed to promote a healthy, outdoor lifestyle that inspires physical activity through the provision of ample on-site recreational and open space areas. The pedestrian network seamlessly integrates the community into the City's regional urban trail and bikeway network, which will encourage the use of environmentally-friendly transportation modes such as walking and biking for recreational and practical purposes.

BUILT ENVIRONMENT

CHAPTER VIII—COMMUNITY CHARACTER

Goal CC.1. Reflect and respect the region's natural setting and dramatic views in the built environment.

Policy CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.

Policy CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.



RESPONSE: In recognition of the City’s growing awareness of environmental and sustainability issues as they relate to the built environment, Liv Timber Sky preserves as many mature Ponderosa Pine trees as possible, which will further maintain the woodland, nature feel of the area. In addition, the project incorporates new xeriscape landscaping, other open space areas, and architecture and materials—rustic colors, maple and slate colored siding, stone veneer, pitched roofs, which contribute to the character of the project and the community. The preservation of the Ponderosa Trees, along with these additional project elements, create spaces where the “form” of the buildings plays a secondary role to the natural setting, landscape, and architecture, which improve resident well-being, health, and comfort, heighten the aesthetics of the project, and enhance overall quality of life.

Policy CC.1.4. Identify, protect, and enhance gateways, gateway corridors, and gateway communities.

RESPONSE: Liv Timber Sky is planned to maintain the noticeable view corridors from the Property to the San Francisco Peaks to the north and Mount Elden to the northeast, as well as the on-site natural environment and resources to the greatest extent possible.

Goal CC.3. Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.

Policy CC.3.1. Encourage neighborhood design to be respectful of traditional development patterns and enhance the overall community image.



Policy CC.3.3. Emulate the most celebrated design traditions of Flagstaff, particularly the pre-Route 66 and early Route 66 eras.

Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.

Policy CC.4.1. Design streetscapes to be context sensitive and transportation systems to reflect the desired land use while balancing the needs of all modes for traffic safety and construction and maintenance costs.

Policy CC.4.3. Employ design solutions that balance the interface of the natural and built environments, with the most urbanized core activity areas being the most built, and the most rural areas being the most natural.

Policy CC.4.5. Encourage local landscaping using Xeriscape, low-impact principles, and native vegetation wherever possible.

Policy CC.4.6. Use landscaping to benefit the environment and improve aesthetics, in order to maximize the economic benefit that a well landscaped community provides.



Policy CC.4.9. Develop appropriate tools to facilitate the undergrounding of existing overhead utility lines, especially in established viewsheds and in reinvestment areas.

RESPONSE: Route 66 as a Gateway Corridor for the City. Gateway corridors provide the first impression people have as they enter a region and thus warrant special design considerations.

Liv Timber Sky has been designed to seamlessly blend into the larger fabric of the area, rather than create a series of isolated remnants of natural space. Vintage and Liv recognize the “edge” of the community is a critical point of interaction between the natural and built environments that requires thoughtful consideration. Liv Timber Sky has been designed to respect and be compatible with the natural context of the area and Flagstaff’s architectural traditions. Building materials have been selectively chosen to include the use of natural elements, including native building stones, woods, and wide, overhanging eaves that create a mountain contemporary design.

The community’s landscape design further softens the transition between the natural and built environment through the incorporation of native plants and xeriscaping to create an aesthetically-pleasing natural landscape. The location of the FUTS trail, in conjunction with the preservation of trees in the landscape buffers and hardscape improvements, maintain the woodland feel of the area creating a visually pleasing buffer between the road and development and create a sense of place.



Further, where appropriate along the perimeter of Liv Timber Sky, very limited fencing is provided along the US Route 66 and Woody Mountain Road frontages, in order to preserve forest views.

The combination of these design elements along US Route 66 culminates in an identify for both the project and the surrounding area.

CHAPTER IX—GROWTH AREAS & LAND USE

Goal LU.2. Develop Flagstaff 's Greenfields in accordance with the Regional Plan and within the growth boundary.

Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.

RESPONSE: Liv Timber Sky, as an important component of the City's growth, represents a unique opportunity for diversification of housing choices within the larger Timber Sky master-plan community and the City. Vintage, working with Liv, sees this project as an opportunity to provide an additional unique housing option, further diversifying the housing options for individuals, families, etc. wishing to be a part of, and enjoy the amenities of the greater Timber Sky community.

Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and



establish compatible and mutually supportive land uses.

RESPONSE: Liv Timber Sky preserves and celebrates the special scenic and view corridors of the area. From within the Property, distant views towards Humphreys Peak to the north and Mount Elden to the northeast will not be impacted.

The on-site pedestrian circulation network within Liv Timber Sky will ensure that residents are afforded readily accessible and proximate access to amenities, adjoining developments, and the greater regional pedestrian network.

The pedestrian circulation network has been thoughtfully designed to promote and facilitate non-vehicular circulation by Liv Timber Sky residents with the surrounding pedestrian network. A series of internal sidewalks connect units, civic spaces, amenities, and the FUTS along Woody Mountain Road. In addition, pedestrian connectivity is planned to include a pedestrian portal seamlessly connecting residents of both Liv Timber Sky and Sky Cottages. This connection is planned as part of a passive open space gathering area, which will include seating flanking the walkway and a trellis structure to maximize pedestrian comfort and encourage gathering, social opportunities, and fostering community spirit.

Importantly, the development of Liv Timber Sky serves as the last segment in completing a more than 1-1/4 mile, continuous pedestrian path starting from the southwest corner of Sky Cottages along McAllister Ranch Road to the southwest corner of Aries at Timber Sky, which is a



significant pedestrian and recreational benefit to not only residents of Liv Timber Sky, but to the greater community (Presidio in the Pines, Timber Sky, etc.)

Policy LU.2.4. Utilize Low Impact Development (LID) strategies and stormwater best practices as part of the overall design for new development.

RESPONSE: Liv Timber Sky is committed to managing its stormwater efficiently and prudently, including utilizing Low Impact Development strategies.

Goal LU.3. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.

Policy LU.3.1. Within the urban, suburban, and rural context, use neighborhoods, activity centers, corridors, public spaces, and connectivity as the structural framework for development.

Policy LU.3.2. Coordinate land use, master planning, and recreational uses, when feasible, with local, state, and federal land management agencies and tribal land owners.

RESPONSE: Liv Timber Sky improves on the existing and planned connectivity and amenities within Timber Sky and the surrounding area. Vintage recognizes that Liv Timber Sky is within an Urban Activity Center at the immediate southwest corner of US Route 66 and Woody Mountain Road, which is planned to include a higher degree of pedestrian and



bicycle connectivity. Accordingly, Liv Timber Sky includes additional opportunities for points of connection. Liv Timber Sky also includes other non-vehicular points of off-site access, including an opportunity for access to the FUTS and to Sky Cottages. Within Liv Timber Sky, Vintage and Liv offer a unique experience to its residents through a varied collection of active and passive amenities that capitalize on the unparalleled access to the natural environment.

Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.

Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.

Policy LU.5.3. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.

Policy LU.5.6. Encourage the distribution of density within neighborhoods in relationship to associated activity centers and corridors, infrastructure, transportation, and natural constraints such as slopes and drainages.

RESPONSE: The Property is located within the designated growth boundary set forth in the Regional Plan and is appropriate for Future Urban development adjacent to an Urban Activity Center. Liv Timber Sky has been designed in a compact form to maximize the residential



development potential, while maintaining the natural environment and providing efficient and easy access to on-site open spaces. The units are evenly distributed and oriented around an expansive, centrally located open space and amenity area, as well as a dual-purpose detention basin, which will serve as a secondary amenity.

Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.

RESPONSE: The Property is physically bounded to the north by US Route 66 and to the east by Woody Mountain Road, and Sky Cottages to the south and Timber Sky to the west. While Liv Timber Sky may not appear to be a “traditional” infill project, the Property does maintain the characteristics of an infill project (i.e., surrounding by existing or planned development, with physical barriers precluding expansion). Liv Timber Sky, at 16.45 du/ac supports the appropriate land use transition and gradation of residential development from Timber Sky and Sky Cottages to the intersection of US Route 66 and Woody Mountain Road.

Goal LU.6. Provide for a mix of land uses.

Policy LU.6.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.

Policy LU.6.4. Provide appropriate recreational and cultural amenities to meet the needs of residents.



RESPONSE: Liv Timber Sky provides a mix of residential and active and passive open space uses throughout the Property and adds a much-needed residential option to the Timber Sky master plan. True community must include all economic levels to be diverse—this rental product will allow individuals to enjoy the lifestyle of Timber Sky without the long-term commitment and costs of home ownership. The unique character and lifestyle opportunities within Liv Timber Sky will contribute to the presence of a healthy social mix that will enrich the identity and quality of life for all Timber Sky residents.

Goal LU.7. Provide for public services and infrastructure.

Policy LU.7.1. Concentrate urban development in locations that use land efficiently, and are served by roads, water, sewer, and other public facilities and services, and that support transit, reduced vehicle trips, and conservation of energy and water.

Policy LU.7.3. Require development proposals to address availability of adequate public services.

Goal LU.8. Balance future growth with available water resources.

Policy LU.8.1. Available water resources should be a consideration for all major development and subdivision applications.



Policy LU.8.2. Impacts on the City's water delivery infrastructure should be a consideration for all residential and nonresidential development proposals.

RESPONSE: Liv Timber Sky is a responsible, natural extension of existing development of Timber Sky and a logical next step in the area's growth pattern. Liv Timber Sky has access to all other existing public infrastructure, which creates efficient and convenient points for Liv Timber Sky's future infrastructure connections and improvements. See City WSIA Waiver Letter.

Goal LU.10. Increase the proportion of urban neighborhoods to achieve walkable, compact growth.

Policy LU.10.1. Prioritize connectivity within all urban neighborhoods and activity centers.

RESPONSE: Liv Timber Sky supports walkable, compact growth through prioritizing on-site pedestrian connectivity and, importantly, off-site connectivity within an Urban Activity Center at the immediate southwest corner of US Route 66 and Woody Mountain Road. As stated above, the development of Liv Timber Sky completes the last segment of a more than 1-1/4 miles, continuous pedestrian path in the area. In addition, pedestrian connectivity is provided between Liv Timber Sky and Sky Cottages, which further fulfills the intent of providing connectivity within Activity Centers. Recognizing that the Property is within an Urban Activity Center, Vintage and Liv has successfully designed this community with the purpose of connecting and focusing residents around a walkable environment.



Goal LU.18. Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices.

Policy LU.18.1. Design activity centers and corridors appropriate to and within the context of each area type: urban, suburban, or rural.

Policy LU.18.4. Encourage developers to provide activity centers and corridors with housing of various types and price points, especially attached and multi-family housing.

Policy LU.18.5. Plan for and support multi-modal activity centers and corridors with an emphasis on pedestrian and transit friendly design.

Policy LU.18.6. Support increased densities within activity centers and corridors.

Policy LU.18.8. Increase residential densities, live-work units, and home occupations within the activity center's pedestrian shed.

Policy LU.18.9. Plan activity centers and corridors appropriate to their respective regional or neighborhood scale.



Policy LU.18.13. Promote higher density development in targeted areas where economically viable and desired by the public.

RESPONSE: The Property is located within an Urban Activity Center, which promotes increased density and intensity. The proposed development complies with the Regional Plan land use designation. Liv Timber Sky will bring additional and much needed housing opportunities for the City, which also helps to address the City's ongoing housing shortage.

In December 2020, the City Council declared a Housing Emergency recognizing the need to make housing a leading priority for the organization and community. By February 2022, the City adopted the 10-Year Housing Plan as a comprehensive document summarizing the City's immediate and long-term needs and strategies to improve housing availability. Whereas the employment, business, shopping, civic engagement, and cultural opportunity uses contemplated in Goal LU.18, which are also demand driven, have not given rise to an emergency (and, in fact, there are numerous commercial spaces in the City's much more dense, downtown area, which are currently vacant).

There is no market demand for employment, business, shopping, civic engagement, and cultural opportunity uses on the Property; otherwise, one or more of those uses would be proposed.



CHAPTER X—TRANSPORTATION

Goal T.1. Improve mobility and access throughout the region.

Policy T.1.1. Integrate a balanced, multimodal, regional transportation system.

Policy T.1.2. Apply Complete Street Guidelines to accommodate all appropriate modes of travel in transportation improvement projects.

Policy T.1.3. Transportation systems are consistent with the place type and needs of people.

Policy T.1.6. Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic.

Goal T.2. Improve transportation safety and efficiency for all modes.

Policy T.2.1. Design infrastructure to provide safe and efficient movement of vehicles, bicycles, and pedestrians.

RESPONSE: Liv Timber Sky has been designed to accommodate multiple modes of transportation, both motorized and non-motorized. The community design includes a well-connected internal pedestrian and bicycle network, as well as numerous non-motorized off-site connections—all of which further the Regional Plan goal of achieving carbon neutrality by 2030 and contribute to the Carbon Neutrality Plan. Through this on-site network and the proposed off-site connections,



multi-modal transportation will be facilitated in a safe, efficient, and convenient manner.

Goal T.3. Provide transportation infrastructure that is conducive to conservation, preservation, and development goals to avoid, minimize, or mitigate impacts on the natural and built environment.

RESPONSE: The on-site transportation system has been thoughtfully designed to preserve as many Ponderosa Pine trees as possible and enhance corridors for multi-modal movement. The proposed transportation improvements will complement the native landscape present on the Property and planned native landscaping.

Goal T.4. Promote transportation infrastructure and services that enhance the quality of life of the communities within the region.

Policy T.4.1. Promote context sensitive solutions (CSS) supportive of planned land uses, integration of related infrastructure needs, and desired community character elements in all transportation investments.

Policy T.4.2. Design all gateway corridors, streets, roads, and highways to safely and attractively accommodate all transportation users with contextual landscaping and appropriate architectural features.

RESPONSE: Access to Liv Timber Sky is planned via a boulevard-type entry off Woody Mountain Road. Entries will include landscaping, shade trees, detached sidewalks, project monument signage, and appropriately scaled lighting for both pedestrian and vehicular traffic.



The access drives connect near the center of the community and serve as the organizing element for an “offshoot” looped drive to Woody Mountain Road. The street and sidewalk network has been specifically designed to provide the highest quality pedestrian environment.

Goal T.5. Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.

Policy T.5.1. Provide accessible pedestrian infrastructure with all public and private street construction and reconstruction projects.

Policy T.5.2. Improve pedestrian visibility and safety and raise awareness of the benefits of walking.

Policy T.5.3. Identify specific pedestrian mobility and accessibility challenges and develop a program to build and maintain necessary improvements.

Policy T.5.4. Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.

Goal T.6. Provide for bicycling as a safe and efficient means of transportation and recreation.

Policy T.6.1. Expand recognition of bicycling as a legitimate and beneficial form of transportation.



Policy T.6.2. Establish and maintain a comprehensive, consistent, and highly connected system of bikeways and FUTS trails.

Policy T.6.4. Encourage bikeways and bicycle infrastructure to serve the needs of a full range of bicyclist experience levels.

RESPONSE: Vintage recognizes the importance of walking and bicycling as a beneficial form of transportation and recreation, which in addition to supporting a healthy community also furthers the Regional Plan goal of achieving carbon neutrality by 2030 and contributes to the Carbon Neutrality Plan.

The on-site pedestrian circulation network within Liv Timber Sky will ensure that residents are afforded readily accessible and proximate access to amenities, adjoining developments, and the greater regional pedestrian network. The internal pedestrian circulation network has been thoughtfully designed to promote and facilitate non-vehicular circulation by Liv Timber Sky residents. Internal roadways will include a sidewalks to connect units, civic space, amenities, and parking areas. Off-site pedestrian improvements will include an extension of the sidewalk from Timber Sky along US Route 66 and the FUTS from Sky Cottages along Woody Mountain Road. In addition, Liv Timber Sky is planned to include a comfortable, appealing, and safe pedestrian portal seamlessly connecting residents of both Liv Timber Sky and Sky Cottages. Liv Timber Sky was very intentionally designed not to provide a vehicular connection between the proposed project and Sky Cottages—the planned design promotes clean, multi-modal connectivity, eliminates



reliance on automobiles, combustion fuels, and imported energy, and furthers the Carbon Neutrality Plan, all while still providing connectivity between the two projects. This connection is planned as part of a passive open space gathering area, which will include a seating area flanking the walkway and a trellis structure to maximize pedestrian comfort, encourage gathering and social opportunities, and foster community spirit. Liv Timber Sky is designed is purposely designed to welcome people and community, while minimizing vehicular traffic and conflict, which importantly creates a safer, more livable community for future residents, families, and guests of Liv Timber Sky.

Goal T.8. Establish a functional, safe, and aesthetic hierarchy of roads and streets.

Policy T.8.2. Maintain the road and street classification system that is based on context, function, type, use, and visual quality.

Policy T.8.4. Protect rights-of-way for future transportation corridors.

RESPONSE:

Liv Timber Sky contributes to creating a system of streets which encourage and facilitate active transportation and improve safety for all transportation modes, while improving the livability and long-term sustainability of the City.



CHAPTER XI—COST OF DEVELOPMENT

Policy CD.1.5. Require that new development pay for a fair and rough proportional share of public facilities, services, and infrastructure.

RESPONSE: Vintage has contributed and contributes to community public facilities, services, and infrastructure in the area and the greater Flagstaff community. Water to the Property will be provided by a main within the project site connecting to a new water main at the northeast corner of Sky Cottages and to an existing water main in Woody Mountain Road. Sewer will be provided by two main branches throughout the project site connecting to a new sewer manhole near the northeast corner of Sky Cottages. These connections will facilitate the orderly extension of water and sewer, which creates efficient and convenient points for Liv Timber Sky's infrastructure systems.

HUMAN ENVIRONMENT

CHAPTER XII—NEIGHBORHOODS, HOUSING & URBAN CONSERVATION

Goal NH.1. Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.

Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.

Goal NH.4. All housing is safe and sanitary.



RESPONSE: Liv Timber Sky—as an accessible, athletic, and outdoor community—fosters points of activity, increased density, off-site connections, and multi-modal transportation appropriately located within an Urban Activity Center as called for in the Regional Plan. This Application promotes these goals by providing a much-needed additional housing opportunity that will allow residents to enjoy the lifestyle of Timber Sky. All units are designed to meet current building codes, therefore making the community safe for all future residents.

Vintage and Liv strive to meet the goals and policies of the Regional Plan, ensuring a project that recognizes the importance of cooperation between public interest and private development. The project meets most of the Regional Plan’s goals and policies; although, there are portions of the Regional Plan that either simply do not apply to the project or the overall intent of the goal is met, but the detailed policies are not practical for this project, such as:

CHAPTER IX—GROWTH AREAS & LAND USE

Policy LU.18.7. Concentrate commercial, retail, services, and mixed uses within the activity center’s commercial core.

Policy LU.18.10. Corridors should increase their variety and intensity of uses as they approach activity centers.



RESPONSE: Within the Urban Activity Center land use designation, residential development with a density of 13+ du/ac may not require include commercial development. Liv Timber Sky, as planned, conforms with the Regional Plan.

Policy LU.10.1. Prioritize connectivity within all urban neighborhoods and activity centers.

Policy LU.10.10. Future urban activity centers and neighborhoods are designed based on gridded street systems, considering constraints on connectivity, such as topography, the railroad and highways.

RESPONSE: Liv Timber Sky, as cohesive, uniformly designed project, is designed in a way that is appropriate to the context and scale of the surrounding area.

*Rather than providing a vehicular connection between Liv Timber Sky and Sky Cottages, Liv Timber Sky **prioritizes** on- and off-site pedestrian connectivity, which helps the community in achieving carbon neutrality through strategies that reduce emissions from unnecessary transportation, energy, and consumption.*

Live Timber Sky meets the intent of the Regional Plan policy of providing connectivity with surrounding neighborhoods. The Liv Timber Sky pedestrian circulation network ensures that residents are afforded readily accessible and proximate access to amenities, adjoining



developments, and the greater regional pedestrian network. The internal pedestrian circulation network has been thoughtfully designed to promote and facilitate non-vehicular circulation by Liv Timber Sky residents. Internal roadways will include sidewalks to connect units, civic space, amenities, and parking areas. Off-site pedestrian connectivity is planned to include pathways that extend to / from the US Route 66 and Woody Mountain Road frontages giving residents convenient and safe access to the larger Timber Sky pedestrian circulation network and FUTS. In addition, Liv Timber Sky is planned to include a pedestrian portal seamlessly connecting residents of both Liv Timber Sky and Sky Cottages. This connection is planned as part of a passive open space gathering area, which will include a seating area flanking the walkway and a trellis structure to maximize pedestrian comfort, encourage gathering and social opportunities, and foster community spirit.

Liv Timber Sky furthers the Regional Plan goal of achieving carbon neutrality by 2030 and contributes to the Carbon Neutrality Plan through decreased dependence on cars and reduced greenhouse gas emissions by providing thoughtful alternatives to more streets and more vehicular connections, which collectively contribute to climate change.

Goal T.7. Provide a high-quality, safe, convenient, accessible public transportation system, where feasible, to serve as an attractive alternative to single-occupant vehicles.

RESPONSE: NAIPTA currently provides transit along US Route 66 up to Thompson Street where it then proceeds south, then east along



University Avenue, then north on Woodlands Village Boulevard where it ultimately reconnects with US Route 66 to proceed back east to the Downtown Connection Center, with the nearest actual transit stop being 1-mile away from the Property.

Recognizing there is no transit stop in the immediate vicinity, Vintage and Liv have strategically and purposely incorporated various climate-sensitive alternatives to public transit, which promote transportation systems that replace the use of fossil fuels with carbon neutral alternatives. The development proposal includes: (1) 9 dual-port surface parking lot electric vehicle charge stations (for a total of 18); (2) 108 garages with electric vehicle chargers; (3) an electric car sharing service; and (4) and a robust on- and off-site multi-modal pedestrian, bicycle, etc. connectivity network, which ties-into the larger Timber Sky, FUTS network, and Sky Cottages.

Policy T.8.3. Design neighborhood streets using appropriate traffic calming techniques and street widths to sustain quality of life while maintaining traffic safety.

Response: Development of Liv Timber Sky contributes to the completion of US Route 66 and Woody Mountain Road along the project's frontages—a public and community benefit that helps to create a transportation system that is safe and accessible for everyone. In addition, the improvement of US Route 66 and Woody Mountain Road encourage forms of active transportation other than vehicles, such as walking, bicycling, and increased connectivity.



The improvement of US Route 66 and Woody Mountain Road have been designed to be context sensitive. Liv Timber Sky is planned to signalize the intersection of US Route 66 & Woody Mountain Road, which the Applicant heard at both of its neighborhood meetings is a strong desire of adjoining property owners, along with residents of both Timber Sky and Presidio in the Pines. The traffic signal will provide for safer, more efficient vehicular travel and turning movements, while importantly improving pedestrian and bicycle crossings and safety. The project's US Route 66 frontage will be fully improved; however, as an interim condition, will be striped so that it ties back into eastbound US Route 66, creating an efficient, connected, safe, and functional roadway network. Finally, the improvement of Woody Mountain Road, which includes a dedicated bike lane, encourages and facilitates the use of non-motorized modes of transportation, which helps to reduce the number of trips made by cars—less cars on the road mean less air pollution, thus helping the City to achieve carbon neutrality by 2030.

In addition, the goals and policies for the Heritage Preservation, Urban Area Downtown, and Public Buildings, Services, Facilities, and Safety chapters simply do not apply to this project. The goals and policies provide a comprehensive framework for sustainable development in the City. Vintage and Liv strive to meet the intent of the goals and policies, even if they are not directly applicable to the project.

