

# Timber Sky Development Agreement History

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September 12, 2023

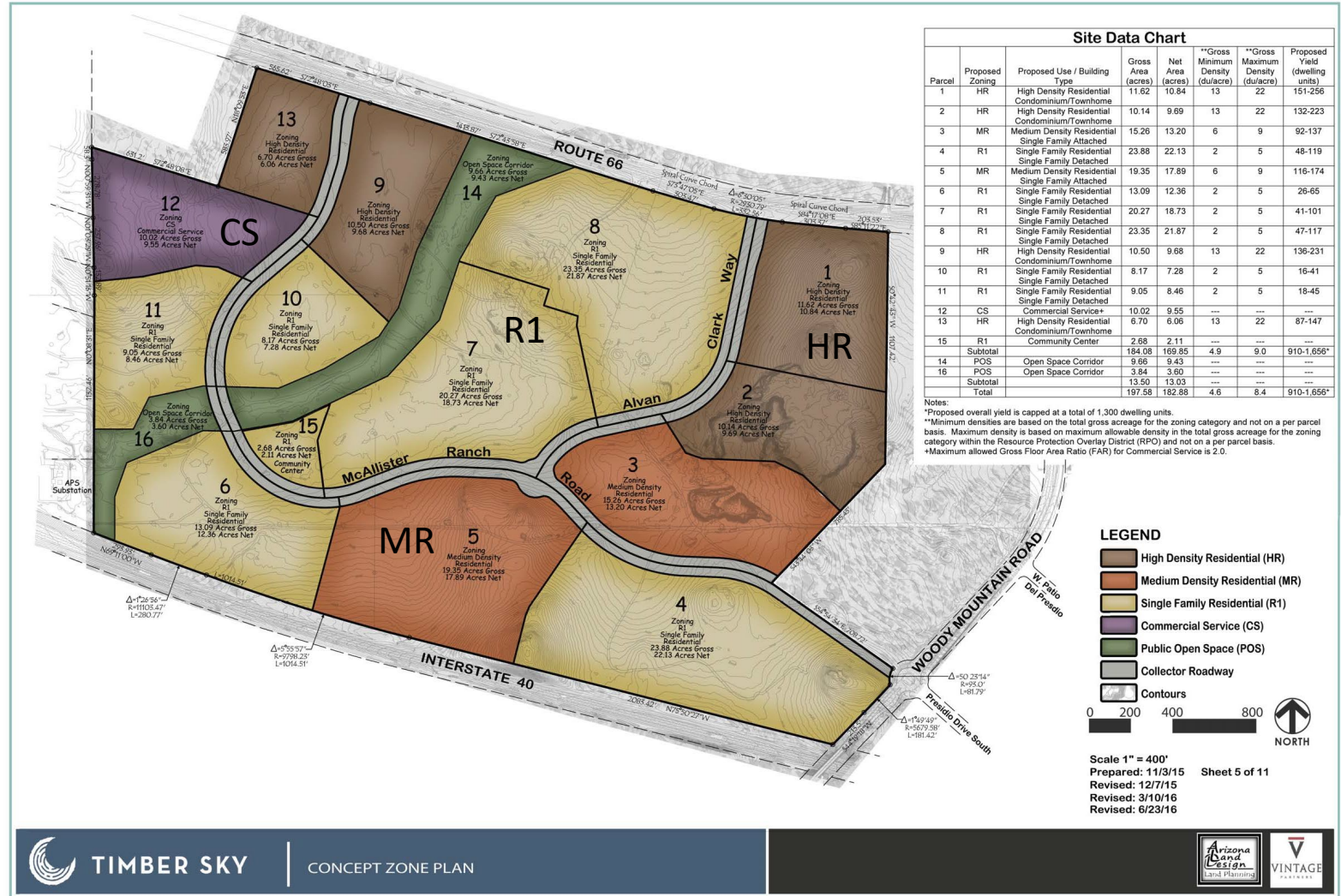




# Timber Sky Summary



- 2016 Annexation, Rezoning, and Block Plat approved by City Council in conjunction with Development Agreement.
- 910 min/ 1,656 max dwelling units
- 1,300 max dwelling units per impact analysis
- 10.02 acres of commercial development



CONCEPT ZONE PLAN





# Timber Sky Block Plat

## Block Plat

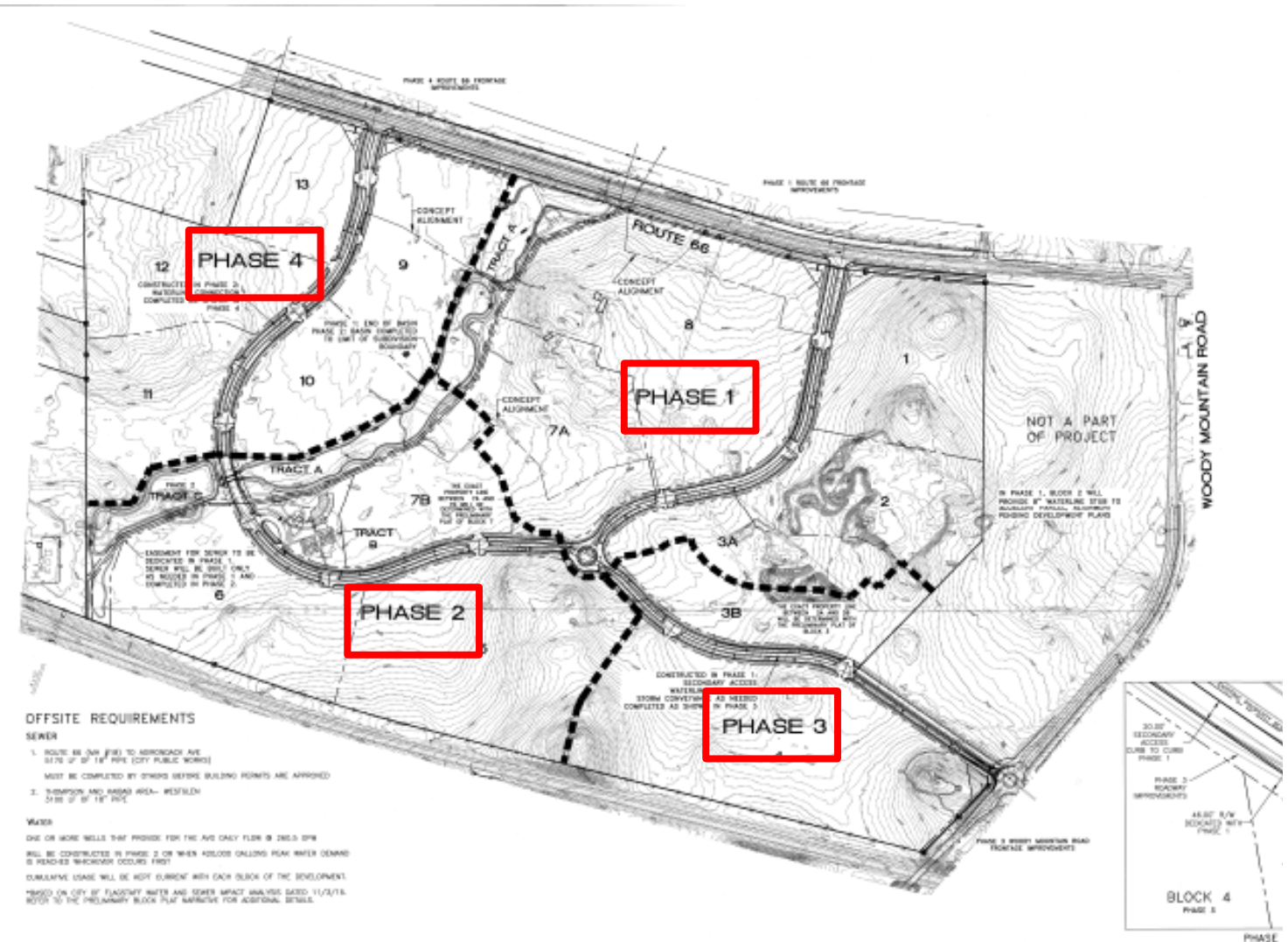
- 13 Blocks (blocks 3 & 7 are split over phases due to edge improvements resulting in 15 blocks)

## Phase 1 Block Plat

- Includes Blocks 1, 2, 3A, 7A & 8
- Final Plat approved 2017
- Blocks 8, 7A & 3A subdivided for single-family residential
- Blocks 1 & 2 remain undeveloped

## Phase 2 Block Plat

- Originally included Blocks 5, 6 & 7B.
- Phase 2 and 3 combined as Phase 2
- Now includes Blocks 3B & 4 as well
- Blocks 3B, 4 and 7B subdivided for single-family residential
- Blocks 5 & 6 final plats go before Council 9/19





# Timber Sky Subdivisions



\* Insert current map of Timber Sky shows blocks that have been or are in the process of being subdivided.



# Original Development Agreement

- Section 5.2 states the Project will deliver 100 residential ownership units with a minimum of 2 bedrooms and 2 bathrooms that will be sold at or below 125% of the AMI affordability level. These were to be Land Trust Units and subject to an Affordability Plan. The units would be disbursed throughout the first three phases of development within the MR and HR zones.
- City obligations to reimburse the developer for upsizing and extending water and sewer infrastructure adjacent to and extending beyond the boundaries of the Subject Property
- Owner obligations included the provision of on-site and off-site water and sewer improvements per the approved Water Sewer Impact Analysis
- Provision of a sewer line easement through the property at the time of Phase 1 Final Block Plat
- Traffic mitigation
- Increased outdoor lighting standards
- Stormwater mitigation as well as maintenance of on-site improvements



# First Amendment

- In the original development agreement, the Owner agreed to replace the existing 8" sewer line with an 18" diameter pipe the reach of 3,100 feet along Thomson Street and West Kaibab. The first amendment had the Owner agreeing to replace this section of sewer with a combination of an 18", 21", and 24" diameter pipe as well as the extension of the 24" line in the Clay Avenue Wash. These improvements were a planned City project and as a result, the City agreed to reimburse the Owner for the cost of the project.
- The original development agreement also required all off-site sewer improvements completed prior to the issuance of the first building permit. The City agreed that there is capacity in the current sewer system for 125 single-family dwelling units and the City agreed to issue permits for those units in advance of the completion of the above referenced sewer improvement. Additional units may be permitted depending upon the completion of the sewer improvement plans.



# Second Amendment



- Engineering Fees and cost recovery schedule that were in place when Development Agreement was adopted by City Council will apply to the project for the term of the Development Agreement as an incentive for Vintage delivering 100 affordable housing units within the development.
- Establishes 75% target for sale of affordable housing units prior to plat recordation within Phase 4. If 75% of the affordable units have not been sold and transferred to the City's Community Land Trust (CLT) prior to developer requesting plat approval for Phase 4, the City will withhold plat recordation within Phase 4 until the target is met, or until Vintage pays \$16,000 for each undelivered affordable unit.
- If the affordable units are not selling at 100% of area median income (AMI), the amendment allows for the Affordability Plan to be amended to adjust the AMI for qualified buyers to 125% of the AMI affordability level.



# Third Amendment



- The City will complete Phase I construction of the Westside Sewer Interceptor.
- Vintage agrees to publicly procure and construct Phase II of the Westside Sewer Interceptor.
- The City agrees to reimburse Vintage for all costs associated with the construction of Westside Sewer Interceptor, Phase II (Thompson-Kaibab portion), including permit fees and reasonable project management expenses to be approved by the City.
- Phase I and Phase II of the Westside Sewer Interceptor project have since been completed



# Fourth Amendment

- Allows the density of the project to be transferred between development parcels regardless of zoning category. This provision will not increase the overall maximum density for the project, nor will it permit the density of any individual development parcel to exceed the maximum density for that parcel.
- The section of the original Development Agreement requiring 100 residential ownership units was replaced with the following provisions:
  - Affordable Rental Units: First, Block One will be sold to Roers Flagstaff Apartment Owners, LLC for the development of affordable rentals. Block One will be deed-restricted, requiring the development of at least 190 affordable residential units that will be rented to lessees with an average household income of 60% or less of the Area Median Income (AMI) for a period of no less than 30 years. The Vintage obligation is met once Roers (or other developer) breaks ground on project.



# Fourth Amendment

Affordable Ownership Units: Vintage will donate no less than three acres to Habitat for Humanity to develop no less than 40 homes for permanent affordability through the City Community Land Trust program. The specific land and proposed layout was attached to the Development Agreement Amendment. The units will be part of the Timber Sky Homeowners Association and therefore subject to the same design standards in order to maintain consistency in the community. The property will revert to the City of Flagstaff if development is not complete within five years of Agreement. The City and Habitat shall enter into an agreement regarding the specifics of the housing development.

- Sections 8.4.1.1 and 8.4.1.2 Water Fees: These sections will be deleted because water fees are no longer necessary.



# Affordable Housing Status



- The Affordable Housing required of the Timber Sky development is currently proposed to be met by two projects.
- The first project is Woody Mountain Apartments a 221 unit for rent 100% affordable development. The Site Plan application was conditionally approved by Staff on May 18, 2023. The developer is requesting modifications to development standards which must be approved by Council. Staff has not received an application for the modifications to date.
- The second project is a partnership with Habitat for Humanity. The Concept Plat application was approved by Staff on May 8, 2023. Staff has not received an application for Preliminary Plat or Site Plan to date.