

# Pinehaven

## Resolution for a Development Agreement

Ben Mejia, AICP  
Senior Planner





# Development Agreement



## Purpose of the Agreement:

- Developer obligations for public improvements to rights-of-way
- Development Phasing
- Commitments to sustainability initiatives
- Restrictions on short-term rentals, no leases under 30 days
- Administration of the Affordable Housing Fund contribution payments



# Development Agreement

## Public Improvements:

- The developer will provide improvements along E Zuni Drive and S Lone Tree Road, including new or improved sidewalk, parkway, and a bike lane.
- The developer will provide two bus stops serving both directions along E Zuni Drive.

## Development Phasing:

Project proposed to be constructed in two phases. Developer may construct in one phase.

### Phase 1

- 40 units and clubhouse west of Masonic Lane
- Improvements to Zuni

### Phase 2

- 43 units east of Masonic Lane
- Improvements to Lone Tree



# Development Agreement



## Commitments to Sustainability Initiatives:

- Bus pass programs reimbursement for homeowners to purchase two adult bus passes for the first year of ownership and promoting Mountain Line's EcoPass for Educators program.
- Electric-only units
- Two EV charging stations on-site, publicly available
- Landscaping plan for the development shall include a meaningful amount of plant species in support of the Mayor's Monarch Pledge

## Housing:

- Restrictions on short-term rentals, no leases under 30 days
- Administration of the Affordable Housing Fund contribution payments
  - The developer will contribute to the City of Flagstaff Affordable Housing fund commensurate with 10 Category 1 affordable units or 12% total number of units at a total contribution of \$1,802,413.83.
  - Initial fee in the amount of \$400,000 divided across each of the first 40 units constructed
  - Remaining \$1,402,413.83 divided across remaining 43 units constructed.
  - Payments must be made prior to issuance of Certificate of Occupancy for each unit.



# Council Options



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