

## **Lone Tree Ranch – 900 East Pine Knoll Drive**

### Zoning Map Amendment Narrative

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#### **I. Executive Summary**

Lincoln Avenue Communities (“LAC”) is requesting a zoning map amendment to facilitate development of a 168-unit affordable multifamily residential project (the “Project” or “Lone Tree Ranch”). Lone Tree Ranch will consist of three- and four-story split-level walk-up buildings that will provide highly amenitized—yet attainable—housing for the Flagstaff community. It will house workers, families, and community members making no more than 60% of the Area Median Income (“AMI”).

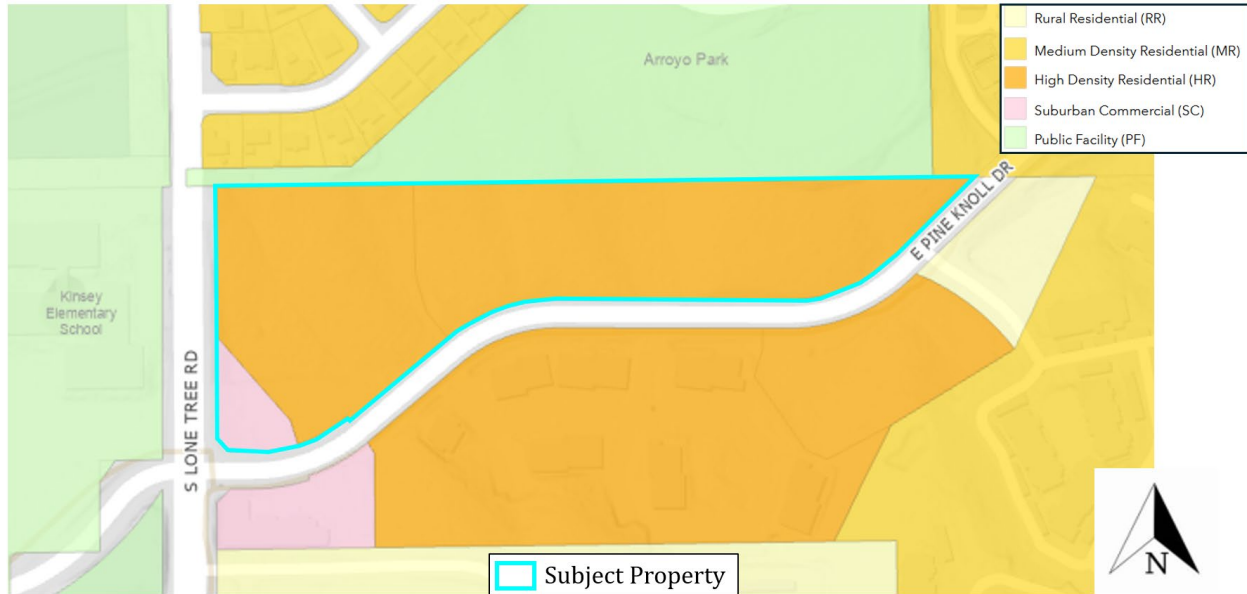
LAC develops, owns, and operates affordable housing nationwide. LAC’s current portfolio contains over 170 properties with more than 30,000 units, spanning dozens of states. LAC, along with its non-profit General Partner Fairview Housing Partners (“FHP”), are looking forward to offering high-quality affordable Housing within the City. LAC and FHP have a combined 823 units of affordable housing currently under construction in the state of Arizona, with more than 1,300 units planned over the coming years. LAC looks forward to working with the city to help Flagstaff address its housing crisis.

#### **II. Subject Property**

LAC proposes to develop the Project on approximately 8.51 acres located at the northeast corner of Lone Tree Road & Pine Knoll Drive, also known as Coconino County Assessor’s APNs 104-14-003G, -003H, and -003J (collectively, the “Property”). The Property includes Tracts “B”, “C”, and “D,” as shown on the Plat for the Woods at Clear Creek as Recorded in Case 8, Map 25 Records of Coconino County, Arizona. As shown on the aerial map below, the Property is currently undeveloped.



The Property is currently zoned High Density Residential (“HR”) across two of the parcels, comprised of approximately 8 acres. HR zoning districts are intended for medium- to high-density multifamily developments. The remaining parcel (-003G), at the southwest corner, is zoned Suburban Commercial (“SC”) and is approximately 0.5 acres in size. This zoning district is intended for “retail and service establishments that supply commodities or perform services meeting the needs of adjacent residential neighborhoods.” All three parcels are within the City’s Resource Protection Overlay Zone. The Property’s current zoning is shown below.



The Property is designated as an Existing Suburban Area in the 2030 Regional Plan Future Growth Illustration. These areas have medium to low densities (two to thirteen units per acre) and are “drivable to access homes and jobs, yet walkable by special pedestrian facilities like the Flagstaff Urban Trail System” (“FUTS”).

As shown on the Location/Vicinity Map, enclosed with this application as **Item I.8**, the Property is immediately surrounded by the Woods at Clear Creek (a commercial and residential development) to the south and east, a single-family residential neighborhood and Arroyo Park to the north, and Kinsey Elementary School to the west. Additional uses are shown on **Item I.8**.

### III. Proposed Project

Lone Tree Ranch will provide contemporary multifamily housing options to households making at or below 60% of the AMI. It will include:

- 168 units ( $\pm 13$  du/ac) dispersed throughout four buildings and providing approximately 218,308 square feet of gross residential space;
  - Fifty-six (56) two-bedroom units,
  - Eighty-eight (88) three-bedroom units,
  - Twenty-four (24) four-bedroom units,
- Numerous high-quality amenities providing approximately 7,500 square feet of amenity space;
  - Clubhouse,
  - Leasing office,

- Barbecue area,
- Fitness center,
- Playground,
- Tot lot,
- Substantial native and regionally appropriate landscaping.

The focus on larger unit sizes allows working class families to have the space they need to comfortably raise their families without being financially burdened by higher rents or a mortgage on a home. This is difficult to find in any market as most apartments are smaller and targeted at young professionals without large families.

The Project's buildings will be three- and four-story splits. This exceeds the typical 2.5-story structure characteristic of low-rise apartments, but this is necessary due to the buildable area being precluded by the Resource Protection Area, topography, ample parking, and desirable amenity spaces. This is also due to the fact that a 2.5-story project would be financially infeasible for an affordable housing project at a much lower unit count. Residents and guests will be provided with ample parking with Lone Tree Ranch's 286 parking spaces. Ingress and egress will occur from southwest and southeast along Pine Knoll.

#### **IV. Requested and Required Findings**

LAC is requesting a zoning map amendment to rezone APN 104-14-003G from Suburban Commercial (SC) to High-Density Residential (HR).

Direct-to-Ordinance Zoning Map Amendments are evaluated based on three findings, enumerated in Flagstaff Zoning Code Section 10-20.50.040.F.1.a. These three findings are listed below, along with a discussion of how the Project satisfies all three.

***(1) The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plans.***

Regional Plan Analysis

Lone Tree Ranch is consistent with and conforms with the goals of Flagstaff Regional Plan 2030 in myriad ways. It is also consistent with the density contemplated by its Existing Suburban Designation in the Future Growth Illustration. More specifically, the Project proposes 168 units in total. When deflated by the 45% bonus allowed for Category 1 Affordability under Table 10-30.20.050.A of the Flagstaff Zoning Code, the "Affordable Unit

Count” rounds up to 116.<sup>1</sup> And when this Affordable Unit Count is distributed across the Property’s 8.51 acres, the Project’s proposed density rounds down to 13 du/ac, which conforms with the Regional Plan’s density cap.<sup>2</sup>

Furthermore, the Project *strongly* supports the Plan’s housing, environmental, and complete-streets goals by (1) dedicating its units to low-income households, (2) incorporating energy efficient MEP specs, appliances, and finishes, and (3) facilitating transit-access (respectively). As discussed in greater detail below, many of this Project’s characteristics are expressly encouraged by the Regional Plan—indicating strong alignment with Flagstaff’s long-term vision.

### Suburban Land Use Designation Analysis

Lone Tree Ranch is fully consistent with the Suburban Land Use Designation outlined in the City of Flagstaff Regional Plan. The project’s design is medium-density conforming to the density cap as mentioned above. The project remains compatible with the surrounding suburban character through thoughtful massing, scale, and site organization. Buildings are thoughtfully arranged and connected by pedestrian-friendly paseos, creating a community-oriented environment rather than an urban block pattern.

The project balances compact development with ample green space and buffers, integrating native landscaping and recreational amenities that reflect the natural setting. Access to transit, trails, and nearby employment centers supports multimodal connectivity, an essential element of suburban development that reduces vehicle dependency while maintaining neighborhood livability.

We’re helping meet Suburban Area Policies such as Policy LU.5.2., Policy LU.5.3., Policy LU.6.1., Policy LU.6.4., Policy LU.13.4., and Policy LU.13.9. which will be further outlined in the next section.

### Regional Plan Goals and Policies

Goals are organized by Regional Plan 2030’s relevant chapters.

### Environmental Planning and Conservation

The project lowers operational emissions through high-efficiency building systems and fixtures, and EV-ready parking to accelerate clean mobility. Safe multimodal links to nearby transit and trails are integrated to reduce vehicle miles

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<sup>1</sup> ( $168/1.45 = 115.86$ ).

<sup>2</sup> ( $116/8.51 = 13.6$ ).

traveled, while drought-tolerant landscaping and efficient irrigation cut embodied and operating energy tied to water use.

All exterior lighting will comply with the City's Outdoor Lighting Standards. Pole heights are kept as low as practical, façade up-lighting is avoided, and motion controls/curfews are used in parking and walkway areas to limit skyglow and light trespass. The building exteriors will also implement a darker earth-toned color palette that absorbs light rather than reflects it.

The landscape palette will prioritize regional natives and adaptive species with select edible trees/shrubs where appropriate. Turf is minimized and efficient irrigation methods will be implemented.

#### Relevant Environmental Planning and Conservation Goals and Policies

- **Goal E&C.2.** Achieve carbon neutrality for the Flagstaff community by 2030.
- **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.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.

#### *Open Space*

Perimeter landscaping along Pine Knoll/Lone Tree create a native, drought-tolerant buffer that softens views, screens parking, and provides separation from adjacent uses. Building placement preserves sightlines through the site and provides a smooth transition from the urban edge to nearby natural areas while respecting cultural and scenic resources.

Connection to the nearby FUTS path and a network of internal paths link residents to sidewalks, trails, transit, and on-site amenities, encouraging walking and biking over short car trips. Passive and active outdoor spaces scattered throughout the site with carefully placed seating invite quiet interaction with nature and a tranquil experience.

Our on-site outdoor spaces bring the character of Flagstaff's open spaces into daily life, visible from stoops, balconies, and community entries. Low-impact

design—native plantings, shade trees, and modest, shielded lighting—blends with the architecture to create a cohesive, nature-forward residential environment.

#### Relevant Open Space Goals and Policies

- **Policy OS.1.3.** Use open spaces as natural environment buffer zones to protect scenic views and cultural resources, separate disparate uses, and separate private development from public lands, scenic byways, and wildlife habitats.
- **Policy OS.1.4.** Use open space as opportunities for non-motorized connectivity, to interact with nature, and to enjoy the views and quiet.
- **Policy OS.1.5.** Integrate open space qualities into the built environment.

#### *Water Resources*

The site design will apply the City’s Low Impact Design Manual to manage stormwater. These measures improve flood attenuation and water quality, promote groundwater recharge, and enhance on-site open space with native, pollinator-supportive plantings. During construction, a SWPPP, limited disturbance zones, soil protection/de-compaction, and preserved vegetation reduce erosion, sedimentation, and compactions supporting long-term watershed health and biodiversity. The project integrates distributed LID features so stormwater is treated as a resource rather than a waste stream. Access to the FUTS network via our on-site path provides residents with great access to wildlife observation opportunities.

#### Relevant Water Resources Goals and Policies

- **Policy WR.5.2.** Incorporate pedestrian access, trails, and watchable wildlife opportunities into natural watercourses when practical.
- **Policy WR.5.7.** Support healthy watershed characteristics through implementation of practices, consistent with the City of Flagstaff Low Impact Design Manual, that improve flood control and flood attenuation, stormwater quality, and water sustainability; increase groundwater recharge; enhance open space quality; increase biodiversity; and reduce land disturbance and soil compaction.
- **Policy WR.6.4.** Encourage low-impact development strategies.

#### *Energy*

The site plan orients primary walkways to Lone Tree Road and Pine Knoll Drive to provide short, ADA-compliant routes to existing bus stops, with space reserved for a future sheltered bus stop and real-time transit info in the clubhouse.

A multi-use path connects directly to the FUTS network and streets, while secure, covered bike parking and short-term racks at amenities support everyday riding. Drive-aisle traffic calming and clear sightlines at crossings improve cyclist safety and comfort.

Shaded, accessible sidewalks loop the site and link buildings to green spaces, play areas, and the public frontage, with crosswalks and proper signage at driveway intersections to slow vehicles. Well maintained paths, shade trees, and weather-protected entries promote comfortable, year-round walking—making on-site errands and nearby destinations feasible without a car.

The project incorporates cost-effective and energy-efficient MEP specs, appliances, and finishes to reduce electric and water consumption in order to conserve natural resources and financially support the project. The project will also be all-electric. This brings the project and community closer to carbon neutrality.

#### Relevant Energy Goals and Policies

- **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.1.5.** Promote and encourage the expansion and use of energy-efficient modes of transportation:
  - (1) Public transportation
  - (2) Bicycles
  - (3) Pedestrians
- **Policy E.1.7.** Support policies and programming that reduce electricity, natural gas, and water consumption in order to conserve natural resources and reduce financial costs.
- **Policy E.1.10.** Incentivize energy efficiency and renewable energy technologies in construction projects.

#### *Community Character*

Building articulation, materials, and colors are drawn from the surrounding natural environment, allowing the architecture and landscape features to blend well with the surrounding nature. Earth-toned facades and siding, roofing choices, and material selection along with dark-sky compliant lighting echo long-standing regional cues, ensuring the project complements rather than competes with Flagstaff's established character. You'll see these material and color selections in our proposed elevations submitted with the project.

Although no known cultural or archaeological resources are located on the site, the project will follow City and State protocols for discovery during construction. Should any cultural materials be encountered, work will stop immediately, and appropriate authorities will be notified. This proactive approach demonstrates the project's respect for Flagstaff's heritage and its commitment to cooperation with relevant agencies and organizations to preserve the community's cultural identity.

Lone Tree Ranch achieves balance between the natural and built settings by concentrating density in a compact footprint while preserving generous landscape buffers and outdoor uses. The project maintains a strong ecological and aesthetic connection to its environment.

Internal streets and parking areas are designed to be safe, attractive, and pedestrian-friendly, with shaded sidewalks, clearly marked crosswalks, and landscaping that provide shade and improve aesthetics. Together, these features ensure that vehicular areas support, rather than dominate, the human-scale experience and visual quality of the development.

#### Relevant Community Character Goals and Policies

- **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.
- **Policy CC.2.1.** Actively locate, identify, interpret, and preserve historical, archaeological, and cultural resources, in cooperation with other agencies and non-governmental organizations, as aspects of our society for future generations to retain, understand, and enjoy their cultural identity.
- **Goal CC.3.** Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.
- **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.4.4.** Design streets and parking lots to balance automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.

#### *Growth Areas and Land Use*

As a suburban infill development, Lone Tree Ranch reduces the cost and environmental impact of providing services in comparison to peripheral expansion. We are also providing a Natural Resource Protection Area in-line with the city fire

code to preserve the natural environment as much as possible. As an affordable multifamily project in its suburban context, it also represents compact development that provides a variety of housing types to the Flagstaff community. This is especially impactful considering the Property's proximity to Mountain Line Routes 4 and 14 providing public transit access in a suburban area. Furthermore, the Project is highly amenitized, thereby providing social and recreational opportunities to its residents. The projects medium density between a suburban and commercial area provides a smooth transition between higher intensity and lower intensity uses and provides great access to the nearby commercial areas for work and shopping. It also fills a significant supply gap of high quality, affordable housing units helping the city address its Housing Emergency and fill in a price point that is hard to come by for many hardworking Flagstaff residents that have been priced out over the years. In short, Lone Tree Ranch will develop a vacant parcel to meet numerous needs of Flagstaff residents.

#### Relevant Growth Areas and Land Use Goals and Policies

- **Policy LU.1.3.** Promote reinvestment at the neighborhood scale to include infill of vacant parcels, redevelopment of underutilized properties, aesthetic improvements to public spaces, remodeling of existing buildings and streetscapes, maintaining selected appropriate open space, and programs for the benefit and improvement of the local residents.
- **Policy LU.1.6.** Establish greater flexibility in development standards and processes to assist developers in overcoming challenges posed by redevelopment and infill sites.
- **Policy LU.3.4.** Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.
- **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.
- **Policy LU.5.3.** Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.
- **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.
- **Policy LU.13.2.** Consider public transit connections in suburban development.
- **Policy LU.13.4.** Plan suburban development to include a variety of housing options.

- **Policy LU.13.9.** Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks and neighborhoods.
- **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.18.6.** Support increased densities within activity centers and corridors.

### *Transportation*

Lone Tree Ranch reduces congestion and emissions by prioritizing transit, walking, and cycling. The project's internal circulation directs residents toward existing bus stops, with potential for a future sheltered stop at the Lone Tree frontage. A multi-use path connects directly to the Flagstaff Urban Trail System (FUTS), while internal bike lanes and traffic calming encourage cycling. Pedestrian loops and shaded paths make walking convenient and comfortable, supporting a truly walkable community design.

Entries and internal streets are designed with appropriate lighting, crosswalks, and landscape buffers to accommodate pedestrians, cyclists, and vehicles safely.

We have sidewalks that meet ADA slope and clearance requirements and connect seamlessly to Pine Knoll Drive, Lone Tree Road, and the FUTS network. Pedestrian refuge zones and enhanced paving at drive aisles improve crossing safety, while shaded tree canopy and site furnishings promote year-round usability for all residents, including those with mobility impairments.

The project contributes to Flagstaff's comprehensive bikeway plan by providing direct trail frontage, bicycle parking, and connections to regional destinations such as NAU, Arroyo Park, and nearby commercial corridors. These linkages integrate Lone Tree Ranch into the citywide network.

### Relevant Transportation Goals and Policies

- **Policy T.3.8.** Promote transportation options such as increased public transit and more bike lanes to reduce congestion, fuel consumption, and overall carbon emissions and promote walkable community design.
- **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.
- **Policy T.5.1.** Provide accessible pedestrian infrastructure with all public and private street construction and reconstruction projects.

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

### *Neighborhoods, Housing, and Urban Conservation*

The Project provides 168 units at 60% AMI, which directly implements several of the Regional Plan's housing strategies. Furthermore, the mix of unit types allows families to have the space they need without being financially burdened by high rents or a mortgage on a home. This is difficult to find in any market as many new apartments are smaller and targeted at young professionals. More specifically, the variety of multifamily rental units at affordable price points will provide housing opportunities for an underserved economic sector. The project will meet ADA and Section 504 design standards ensuring that housing barriers for persons with disabilities in the community are avoided. The project will also incorporate access to public transit with paths to the bus stop immediately adjacent to the property. The developer has also held a neighborhood meeting addressing the existing residents in the neighborhood's concerns and we received no opposition or complaints.

#### Relevant Neighborhoods, Housing, and Urban Conservation Goals and Policies

- **Goal NH.3.** Make available a variety of housing types at different price points, to provide housing opportunity [sic] for all economic sectors.
- **Policy NH.3.1.** Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.
- **Policy NH.3.3.** Increase the availability of affordable housing for very low-income persons, through innovative and effective funding mechanisms.
- **Policy NH.3.5.** Encourage and incentivize affordable housing.
- **Policy NH.4.3.** Address accessibility issues and other housing barriers to persons with disabilities or special needs.
- **Policy NH.4.6.** Consider and integrate public transportation when possible in planning housing developments, to help reduce a household's transportation costs and minimize impact on the community's roads and transportation system.
- **Policy NH.6.1.** Promote quality redevelopment and infill projects that are contextual with surrounding neighborhoods. When planning for redevelopment, the needs of existing residents should be addressed as early as possible in the development process.

### *Economic Development*

Lone Tree Ranch strengthens the Pine Knoll/Lone Tree corridor through high-quality frontage improvements—layered native landscaping, shaded sidewalks, and pedestrian-scaled lighting—that create an attractive gateway experience for residents and visitors. Architectural massing, material palette, and monument signage provide a refined, cohesive appearance that elevates the corridor’s visual quality, signaling the City’s commitment to thoughtful investment and making the area appealing to employers and workforce alike.

As an infill project on a strategically located site near NAU and transit, Lone Tree Ranch makes efficient use of existing infrastructure while adding critically needed affordable housing in close proximity to jobs, education, and services. The project supports compact growth patterns, minimizes sprawl, and aligns with City economic and environmental goals by leveraging underutilized land to meet housing demand, stimulate neighborhood reinvestment, and support local businesses through increased foot traffic and transit ridership.

#### Relevant Economic Development Goals and Policies

- **Policy ED.7.4.** Invest in attractive community gateways, main corridors, and public spaces to draw the business and workforce the region desires.
- **Goal ED.9.** Promote redevelopment and infill as a well-established means to accomplish a variety of community economic, planning, and environmental goals.

### Policy Assessment

In addition to discussing the goals of the Regional Plan, the City also requests an assessment of some of the policies not supported by approval of this Zoning Map Amendment request. LAC strives to meet the goals and policies of the Regional Plan, and the Project recognizes the importance of cooperation between public interest and private development.

Although Lone Tree Ranch meets most of the Regional Plan’s goals and Policies, parts of the Regional Plan simply do not apply to the Project—or the overall intent of the goal is met, but certain policy details cannot practicably be met. The following list provides a sample of some of the unsupported policies.

**Policy OS.1 – Open Space Goals and Policies:**

As an infill development within an already developed corridor, the site does not provide large natural open space; however, the Project integrates green infrastructure, outdoor amenities, and native landscaping to create smaller-scale open areas.

**Policy WR.5.1 – Preserve and restore existing natural watercourse corridors, including the 100-year floodplain.**

The property is outside of a FEMA-designated floodplain, so the policy does not apply. Stormwater is fully managed on-site through underground detention and LID features.

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

The property does implement energy efficient MEP specifications, materials, appliances, and building practices, but the project can no longer feasibly incorporate rooftop or carport solar to offset energy consumption with the phasing out of the Solar Investment Tax Credit.

Specific Plan Analysis

Lone Tree Ranch is consistent with the goals of Flagstaff’s Lone Tree Corridor Specific Plan. Although this Specific Plan only covers the Property’s frontage with Lone Tree Road and is primarily concerned with transportation infrastructure, it specifically contemplates affordable housing being located along the Lone Tree Corridor. As a 100% affordable development, Lone Tree Ranch will help this aspirational goal become a reality. No other specific plan applies to the Property.

***The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City and will add to the public good as described in the General Plan.***

Lone Tree Ranch is designed to protect public health and safety by meeting all current building, fire, and accessibility codes, including providing a fully looped water main with adequate fire flow, fire apparatus access routes maintained during construction, and dark-sky compliant lighting for resident security without adding glare to the surrounding neighborhood. The site will incorporate a robust stormwater management system, reducing localized flooding and improving downstream water quality.

The Project enhances community convenience by delivering 168 units of affordable family housing within walking distance of NAU, Arroyo Park, and transit stops, thereby shortening commute distances and providing access to employment, education, and services. Its internal sidewalks, bike facilities, and transit connectivity promote safe multimodal transportation options for residents and neighbors alike.

By redeveloping an underutilized infill parcel with high-quality, long-term affordable housing, Lone Tree Ranch advances the General Plan's goals for compact growth, housing diversity, and sustainability. The inclusion of energy efficient building materials and specs, native landscaping, and open space amenities creates a healthy living environment and sets a precedent for environmentally responsible multifamily design in Flagstaff.

***The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.***

The 8.49-acre parcel is a regular, relatively flat infill site with frontage along Pine Knoll Drive, providing excellent access and visibility while buffering nearby neighborhoods. Its "H-shaped" building configuration, internal drive aisles, and centrally located courtyards maximize usable open space, optimize solar orientation, and break up massing, making the project well-scaled for its surroundings.

Lone Tree Ranch will operate as a professionally managed, affordable family community with on-site leasing and maintenance staff, controlled access, and robust amenity spaces. Parking is provided at a ratio of 1.7 spaces per unit, minimizing spillovers into surrounding streets, and internal circulation is designed for safe, low-speed vehicle movement.

The site layout provides a fully connected loop road with adequate turning radii for fire apparatus and designated fire lanes adjacent to all buildings. During construction, temporary fire access routes will be maintained and coordinated with Flagstaff Fire Department.

Crime prevention design principles are applied with well-lit walkways (dark-

sky compliant), clear sightlines, and active amenity spaces that promote natural surveillance. These measures enhance security and support police response when needed.

All utilities are designed to connect to existing mains in Pine Knoll Drive and Lone Tree Road. Schools, solid waste collection, and transit service are already in place within the urban service area, meaning no extraordinary public investment is required to serve the project.

By meeting or exceeding all City design standards, providing appropriate circulation and emergency access, and ensuring adequate public services, the project will not endanger or jeopardize adjacent properties. Instead, it redevelops an underutilized parcel in a way that strengthens neighborhood character and delivers affordable housing consistent with the City's General Plan.

## **V. Conclusion**

Lone Tree Ranch represents a significant step toward addressing Flagstaff's urgent need for quality, long-term affordable housing. The project will deliver 168 income-restricted apartment homes in a thoughtfully designed, pedestrian-oriented community that aligns with the City's goals for compact growth, sustainability, and multimodal connectivity. By redeveloping an underutilized parcel, Lone Tree Ranch leverages existing infrastructure, reduces vehicle miles traveled, and provides safe, transit-accessible homes for working families, students, and essential workers.

In addition to its affordability commitment, the project offers meaningful public benefit through its sustainable design, native landscaping, and accessible open space amenities. Lone Tree Ranch not only fills a critical housing gap but also enhances the corridor and sets an example for high quality, environmentally responsible, and socially inclusive development. We respectfully request City staff's support and a favorable recommendation to move this important project forward for the benefit of the entire Flagstaff community.