



November 1, 2018

Re: Neighborhood Open House Meeting Summary – Zoning Map Amendment Application for the Property Located along High Country Trail, Approximately 390 feet West of Lake Mary Road

Dear Property Owner, Resident or Neighborhood Association Leader:

The purpose of this letter is to provide you with the enclosed summary of the neighborhood open house meeting you attended regarding the proposed zoning map amendment application for the property located west of the southwest corner of Lake Mary Road and High Country Trail.

~~As discussed at the meeting, this firm represents Trinsic Acquisition Company LLC (the "Applicant") regarding approximately 16.111 acres at this location (the "Property").~~ The Property is situated just south of I-17, runs south across High Country Trail, and is adjacent to multi-family residential, zoned Medium Density Residential (MR), on the west; multi-family residential, zoned High Density Residential (HR), on the southeast; a vacant parcel, zoned Highway (HC), on the northeast; and single-family residential, zoned Single Family Residential (R1). The Property is zoned Rural Residential (RR) and Estate Residential (ER).

The Applicant intends to develop Aura Flagstaff, a luxury multi-family residential community on the Property. In order to make this development become reality, an application is being filed with the City of Flagstaff to request approval of rezoning to the Medium Density Residential (MR). The purpose of this letter is simply to introduce ourselves and let you know what is intended to be developed.

The proposed multi-family community, branded as Aura Flagstaff, will include 173 highly amenitized units that are larger than those in most other multi-family communities. The development has been designed to provide civic and resident open space, protect existing natural resources and meet the City's Zoning Code provisions.

Trinsic develops high quality, amenity rich multi-family residential properties. Their custom design approach to each residential community is site specific and driven by natural features and local architectural character. Trinsic uses "best in class" planning and construction practices, emphasizing high-end finishes, distinctive design elements and a full complement of amenities. Trinsic's team, which has well over 100 years of combined experience in the industry, has developed numerous communities in the southwest and northwest areas of the country.

If you were not already on the mailing list for all notices regarding this proposed application, your contact information has been added. Should you want to discuss the project further, we would be happy to meet with you and answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at jessi@witheymorris.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By 
Jessi Thornton

Enclosures



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

MEMORANDUM

To: City of Flagstaff
FROM: Jason B. Morris
DATE: October 26, 2018
RE: Neighborhood Meeting Summary (PZ-17-00218-02)

The following is a summary of the neighborhood meeting held on October 18, 2018 regarding the rezoning of the property located west of the southwest corner of Lake Mary Road and High Country Trail (PZ-17-00218-02). There were six development team members present to explain the proposed development and answer questions. It was held at the The Flagstaff Aquaplex, 1702 N Fourth St, Flagstaff, AZ 86004 and approximately 38 neighbors attended. Sign-in sheets, comment cards, the neighbor notification letter, and mailing labels are attached to this memorandum. The main points of discussion were as follows:

- An introduction of the project team to meeting attendees.
- An explanation of the purpose of the neighborhood meeting.
- A description of the proposed project was provided, including its location, as shown on a context map.
- A description was provided of what is allowed under the current zoning and what will be allowed if the rezoning request is granted.
- An explanation of what happens to the feedback received at the meeting was provided.
- The anticipated timeline for the public hearing process was shared.
- The next steps in the project including review and approval of site plan, civil plans and construction drawings was shared.
- The purpose of the rezoning request and an overview the proposed development was presented by the development team.
- Discussions about the appropriateness of the proposed use, density and overall unit count. The adjacent uses and zoning to the north, east, west, and south were discussed.
- Discussions about the average unit size, number of units, anticipated rents, and the inclusion of affordable units.
- Discussions about traffic circulation for the site, access from High Country Trail and surface and garage parking. Neighbors expressed concern with current traffic in the area, particularly at the intersection of Lake Mary Road and High Country Trail. Information was shared regarding level of service at this intersection and the total number of trips to be generated daily and at AM and PM peak hours by the proposed project as outlined in the Traffic Impact Statement submitted to the City with the site plan review application. Additionally, some attendees expressed interest in understanding the right-of-way width and any opportunities to widen or restripe High Country Trail to help mitigate Peak traffic on High Country Trail at the Lake Mary Road intersection.
- Discussions regarding the parking ratios for the proposed development and specific size/number of bedrooms for each unit.
- Discussions regarding the overall proposed design and architecture, including building materials, setbacks, building heights and property grade changes. Immediately adjacent neighbors expressed particular interest in

building heights and building setbacks and privacy in backyards. The team discussed line of site studies to provide greater detail about the building heights and impact on adjacent properties and views. The design of the 2-story carriage units along the south property line were discussed with adjacent neighbors, which includes no south facing windows on the first floor and only clerestory windows on the second floor.

Neighbor comments were received about the above discussion points and the following:

- Neighbor comments regarding safety of the site and how safety on site would be maintained after development.
- Neighbor comments about property value and the impacts of the proposed development on the surrounding properties.
- Neighbor comment received about access to water for the site and there is an adequate supply for the proposed development.
- Neighbor comment received regarding proposed landscaping and a request to plant fruit and edible berry trees in the civic open space areas, and to ensure non-native plants are not planted on site.
- Neighbor comment received regarding a bus stop and pull out being added along High Country Trail to help with traffic congestion.
- Neighbor comment received about the desire to preserve of the ponderosa pines on site.

The feedback and questions generated during the meeting and on the comment cards completed by attendees will continue to be processed and considered during updates and revisions to the project's plans. The team will continue to reach out to neighbors and answer questions, as well as provide additional information regarding the process and timeline as outlined in the Citizen Participation Plan. All meeting attendees will be added to the notification mailing list moving forward, if not already on the list due to the boundary of the notification area as defined by the City.