



FEB 25 2019

February 20, 2019

Re: Second Neighborhood Open House Meeting – 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:

As you will recall from prior correspondence, this firm represents Trinsic Acquisition Company LLC (the "Applicant") regarding approximately 16.111 acres located west of the intersection of Lake Mary Road and High Country Trail as shown on the enclosed map (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 to notify you of a second opportunity to meet and hear about the project, revisions made to plans since the last neighborhood meeting, and provide an update on the status of the application.

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 have any questions, want to meet the development team, or want to learn more about the proposed project and its progress; we invite you to attend the following open house meeting:

Date: March 4, 2019
Time: 6:00 p.m. – 7:00 p.m.
Location: Northern Arizona University, Ashurst Hall/Auditorium
624 Knoles Dr, Flagstaff, AZ 86001 (see attached map for location and parking instructions)

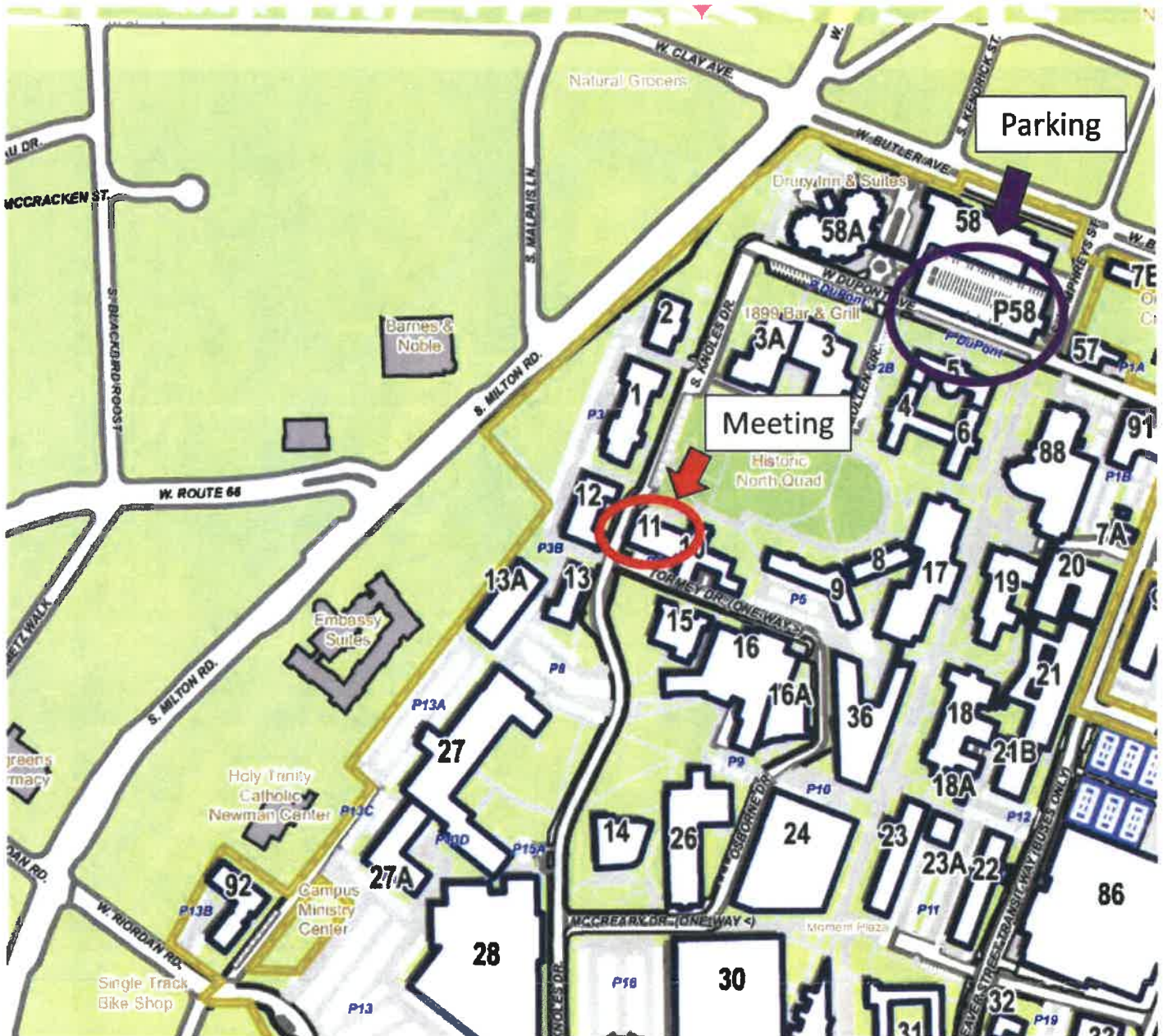
If you cannot attend, we would be happy to meet with you or answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at jessi@witheymorris.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By
Jessi Thornton

Enclosure

NEIGHBORHOOD MEETING LOCATION AND PARKING MAP



Meeting: Northern Arizona University, Ashurst Hall/Auditorium
624 Knoles Drive, Flagstaff, AZ, 86001

(Building 11 on map) Access to building is from north, adjacent to building 10, through the double doors.

Parking: will be provided in High Country Trail Conference Center Garage **(Building P58 on Map)**. Bring your garage parking ticket to the meeting and we will provide validation so the parking is free to you. Access to the parking garage is from Butler Avenue, between the Drury Hotel and the HCT Conference Center.