

GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

FIFTEENTH FLOOR

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January 27, 2016

WRITER'S DIRECT LINE

Lindsay C. Schube
lschube@gblaw.com

(602) 256-4471

Members of the Planning and Zoning Commission
c/o Mr. Mark Sawyers and Mr. Brian Kulina
Flagstaff Community Development Department
211 West Aspen Avenue
Flagstaff, Arizona 86001

Re: *The Hub* located at 17 South Mikes Pike
PZ-15-00164, PZ-15-00164-01, and PZ-15-00164-02

Dear Members of the Planning and Zoning Commission:

As you are aware, we represent Core Campus, the developer of *The Hub*, a proposed mixed-use development on the property bounded to the north by Phoenix Avenue, to the east by Mikes Pike, and to the west by Milton Road. Core Campus owns the property. The purpose of this letter and the enclosed exhibits is to supplement the Planning and Zoning Commission's discussion at the January 13, 2016, meeting.

The existing transect zoning on the Property is T5 Main Street (T5) and T4 Neighborhood 1 transect (T4N.1), which permit by right building heights of 64-feet and 45-feet, respectively. The proposed zone change case in front of you simply shifts the T5 and T4 transects to achieve a development that we believe is a more successful and sustainable project for the community, the City of Flagstaff, and Core Campus as the developer.

Core Campus approaches every project with the intent to form a strong working partnership with the community and municipality to enhance the civic community environment. That's no different here in Flagstaff. We have worked extensively with the community, including holding five (5) neighborhood meetings and numerous one-on-one meetings, as well as numerous meetings with the City Community Development Department to make modifications to the development in response to input and comments received.

These modifications include the following:

1. Reduced the building height;
2. Stepped the upper floor along Mikes Pike, Phoenix Avenue, and Milton Road back;

(See Exhibit 1 – Mikes Pike Original Building Elevation and Exhibit 2 – Mikes Pike Building Elevations As Modified By Stipulation.)

3. “Jogged” the building façade along Mikes Pike and Phoenix Avenue to break-up the perceived massing;
4. Significantly reduced the amount of glass (windows) and incorporated residential-style windows;
5. Utilized flat roofs (as opposed to pitched roofs) to reduce the perceived building height and scale;
6. Incorporated “Flagstaff” architecture;
7. Created a strong “residential feel” along Mikes Pike and Phoenix Avenue; and
8. Provided additional common area open space along Phoenix Avenue.

As a result of our extensive community outreach efforts and close collaboration with the Community Development Department, we believe Core Campus’s current development proposal responds to the desires of the community and City Staff, and is a great result of the community and developer working together.

Core Campus, as the owner of the Property, could by right today file a Site Plan Review application to construct a building with height of: (1) 45-feet on Mikes Pike and a portion of Phoenix Avenue; and (2) 64-feet along Milton Road and the balance of Phoenix Avenue. The rezone application in front of you limits the building height to between 49-feet and 52-feet along all three street frontages with the upper floor stepped back at 64-feet and likely not visible from the street frontages. Core Campus has preliminarily determined it could by right construct a building with upwards of 700 beds requiring 250 parking spaces. Under this “by right” scenario, that’s a bed to parking ratio consistent with this rezone application. Importantly, any “by right” development only requires administrative approval by the Community Development Department. However, this “by right” development would not provide continuous commercial and residential uses on the ground floor along Mikes Pike and Phoenix Avenue desired by the community and the Community Development Department; it may not provide building step backs; it could have increased building heights along Milton Road and Phoenix Avenue; and it could include a different architectural style.

However, this is not Core Campus’s intent here. Core Campus fully intends on pursuing the development proposed in this rezone application. The Community Development Department and Core Campus believe that this rezone application strikes a good balance between the “by right” zoning and the proposed zoning that results in a development that is best and most appropriate for the community and provides the land uses desired in the Flagstaff Regional Plan 2030 and The Southside 2005 Plan within an aesthetically pleasing, compact building form that is compatible with the community and the context of the area.

The Planning and Zoning Commission directed us to prepare perspective views. Additionally, as a supplement to these requested views, Core Campus prepared additional views depicting “by right”

development under the current transects. (As stated on the exhibits, the white line represents the roofline of the building that would not otherwise be visible because of existing buildings, trees, etc.)

The perspective views are as follows:

1. View from Phoenix Avenue and Beaver Street looking west.

Exhibit 3 – View from Phoenix Avenue & Beaver Street Proposed Zoning.

Exhibit 4 – View from Phoenix Avenue & Beaver Street Current Zoning.

2. View from Butler Avenue and Milton Road looking north.

Exhibit 5 – View from Butler Avenue & Milton Road Proposed Zoning.

Exhibit 6 – View from Butler Avenue & Milton Road Current Zoning.

3. View from Cottage Avenue and Beaver Street looking west.

Exhibit 7 – View from Cottage Avenue & Beaver Street Proposed Zoning.

Exhibit 8 – View from Cottage Avenue & Beaver Street Current Zoning.

The Planning and Zoning Commission also directed us to prepare a shadow study. See **Exhibit 9 – Shadow Study.**

In closing, the approval of the requested zone change and Conditional Use Permit applications will result in a development that is much more appealing to community than what could otherwise be developed under the current transect zoning. We are confident the Planning and Zoning Commission will reach the same conclusion that the Community Development Department and the Developer did through the process of evaluating the two different entitlement scenarios: the existing “by-right” zoning and the proposed zoning.

Please do not hesitate to contact me should you have any questions or require additional information before our hearing on February 3rd. Thank you, in advance, I look forward to seeing you next week.

Sincerely yours,

GAMMAGE & BURNHAM, P.L.C.

Lindsay C. Schube
By

Lindsay C. Schube

LCS/nas



EXHIBIT 1 - MIKES PIKE ORIGINAL BUILDING ELEVATION

HUB ON CAMPUS FLAGSTAFF

BUILDING MASSING
01.22.2016





EXHIBIT 2 - MIKES PIKE BUILDING ELEVATION AS MODIFIED BY STIPULATION

HUB ON CAMPUS FLAGSTAFF

BUILDING MASSING
01.22.2016





LINE REPRESENTS ROOFLINE
OF BUILDING BEHIND TREES

PROPOSED BUILDING
MASSING

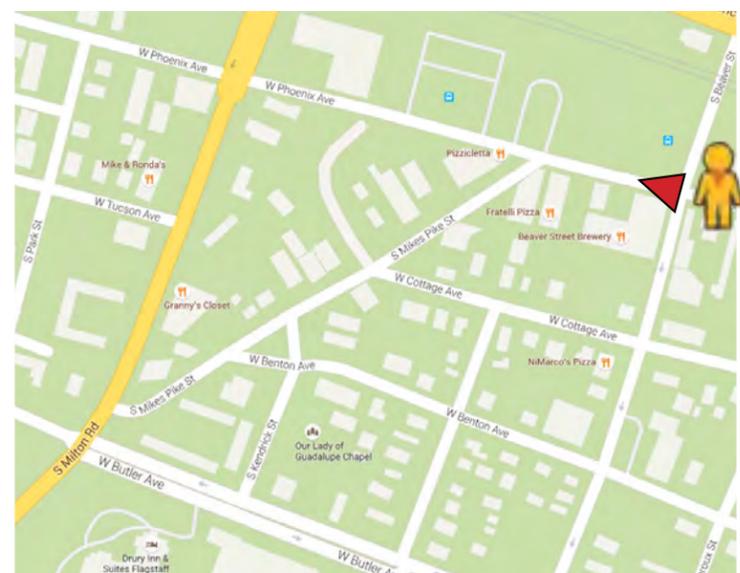


EXHIBIT 3 - VIEW FROM PHOENIX AVENUE & BEAVER STREET - PROPOSED ZONING

HUB ON CAMPUS FLAGSTAFF

01.22.2016





EXHIBIT 4 - VIEW FROM PHOENIX AVENUE & BEAVER STREET - CURRENT ZONING

HUB ON CAMPUS FLAGSTAFF

01.22.2016





EXHIBIT 5 - VIEW FROM BUTLER AVENUE & MILTON ROAD - PROPOSED ZONING

HUB ON CAMPUS FLAGSTAFF

01.22.2016





EXHIBIT 6 - VIEW FROM BUTLER AVENUE & MILTON ROAD - CURRENT ZONING

HUB ON CAMPUS FLAGSTAFF

01.22.2016



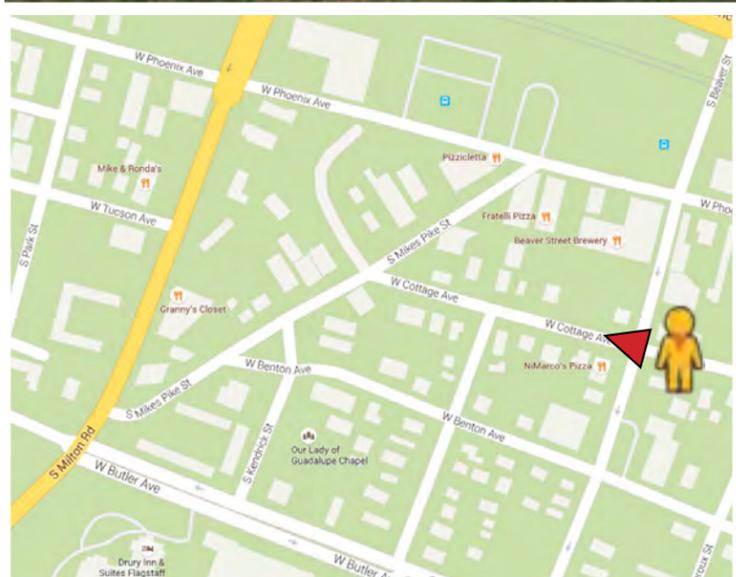


EXHIBIT 7 - VIEW FROM COTTAGE AVENUE & BEAVER STREET - PROPOSED ZONING

HUB ON CAMPUS FLAGSTAFF



01.22.2016



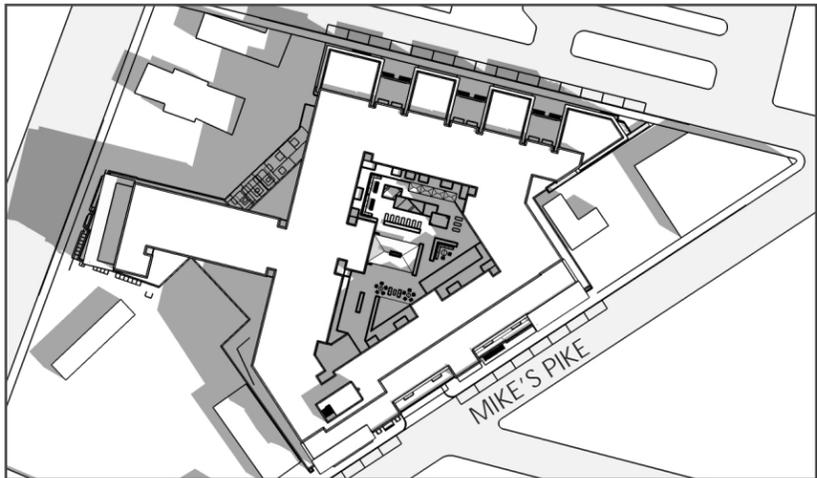


EXHIBIT 8 - VIEW FROM COTTAGE AVENUE & BEAVER STREET - CURRENT ZONING

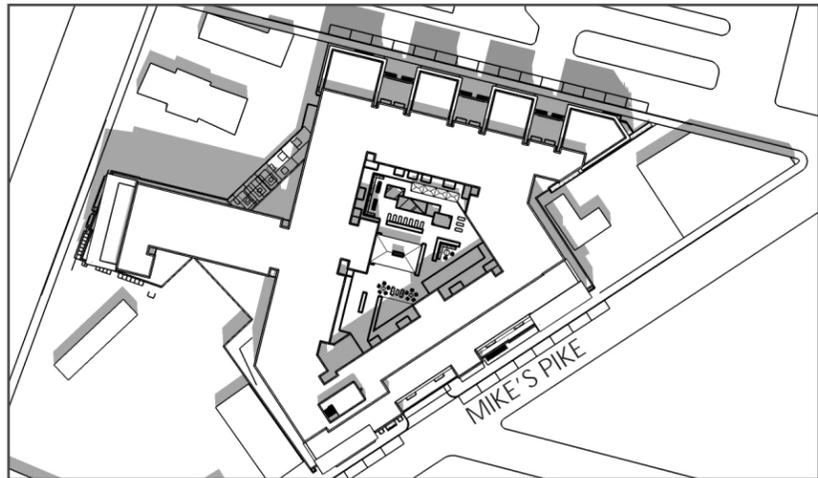
HUB ON CAMPUS FLAGSTAFF

01.22.2016

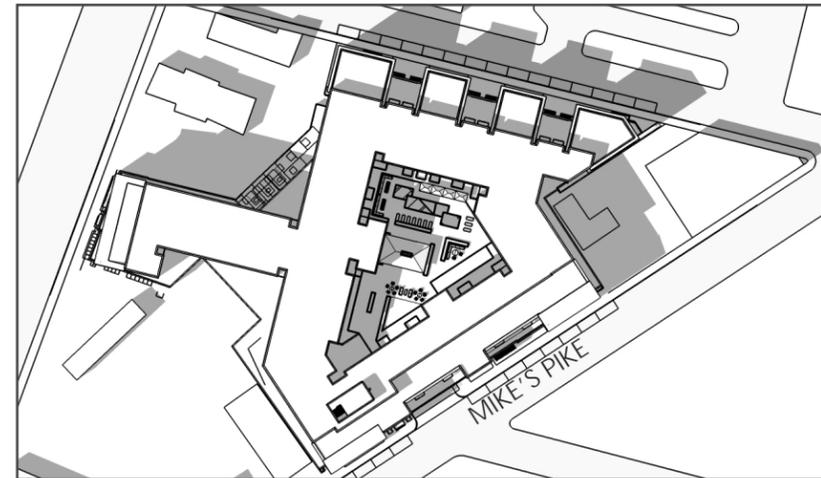




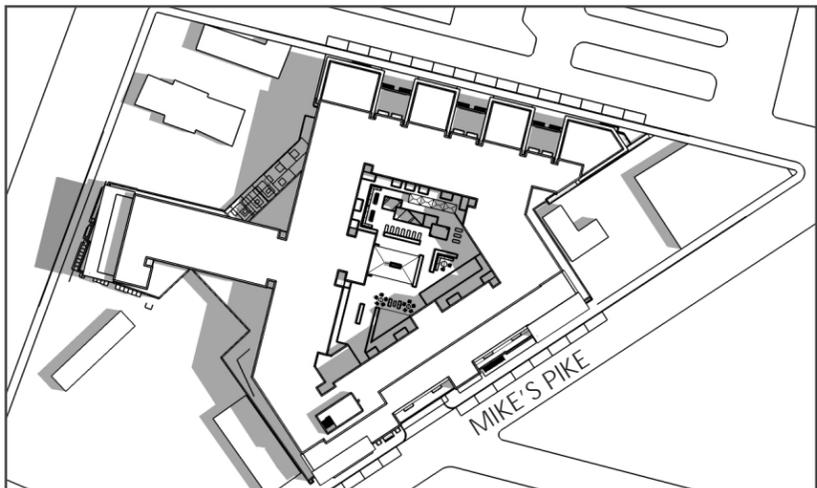
SEPT/MAR 21 - 9AM



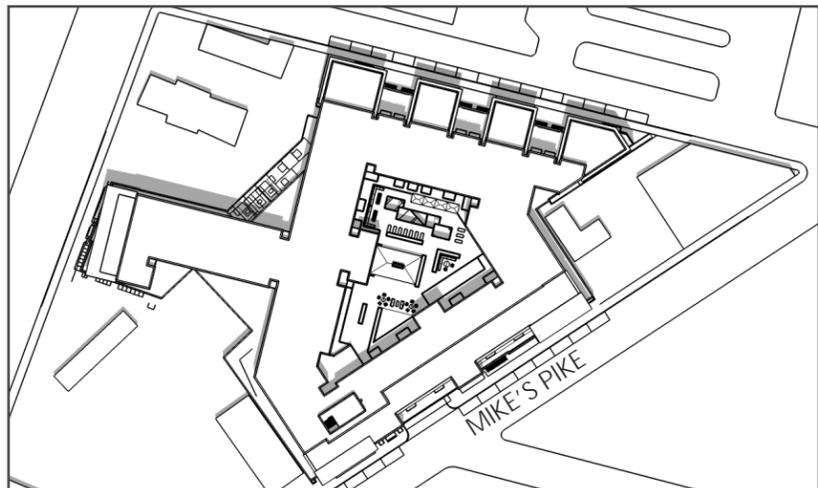
SEPT/MAR - 12 PM



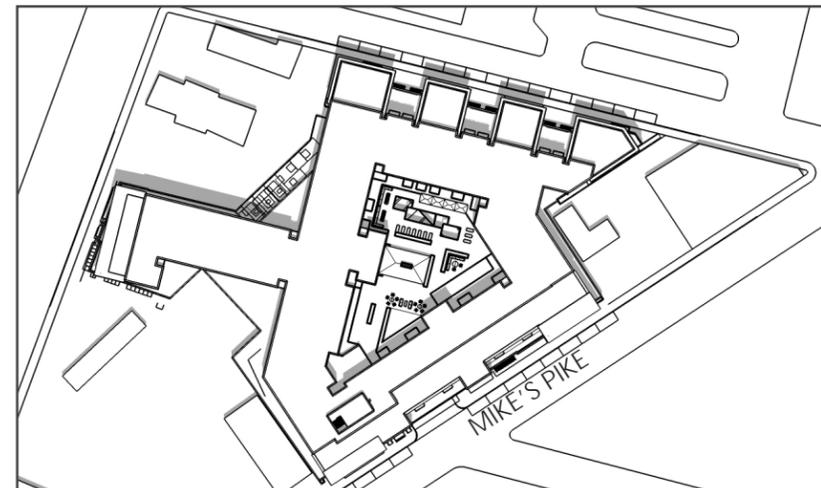
SEPT/MAR - 3PM



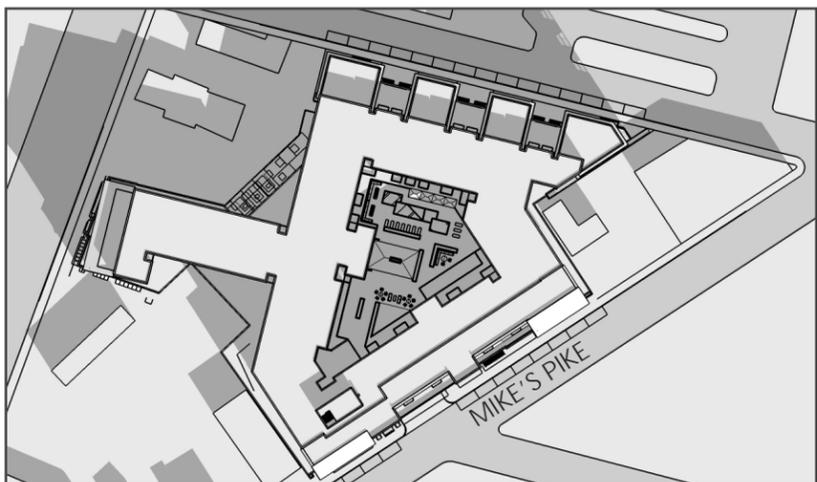
JUNE 21 - 9AM



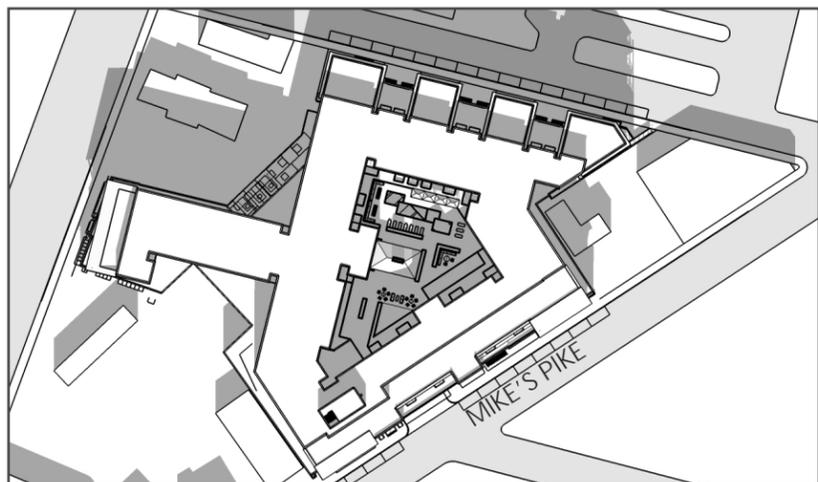
JUNE 21 - 12 PM



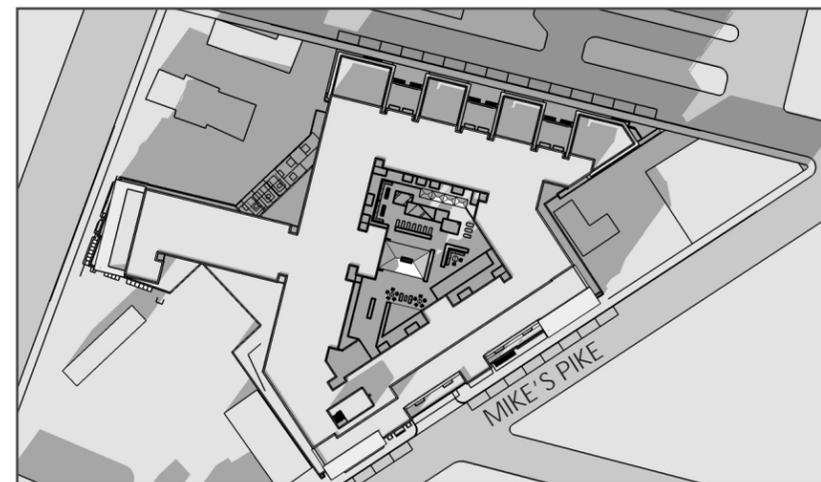
JUNE 21 - 3PM



DEC 21 - 9AM



DEC 21 - 12 PM



DEC 21 - 3PM

The Hub on Campus Flagstaff – Public Comment Summary

Updated: 01/28/2016 at 12:00pm

Total: 17		Opposed: 16		Support: 0	Neutral: 1
No.	Date	Name	Type	Comment(s)	
1	01/13/2016	Nat White	E-Mail	Opposition – Business deal between City and Developer, traffic, parking, demise of the neighborhood, complexity of transect zones, views, snow/ice	
2	01/13/2016	Joseph Walka	E-Mail	Opposition – Parking, traffic	
3	01/13/2016	Duffie Westheimer	E-Mail	Opposition – Bicycle ridership in the future, America’s love of cars, parking, traffic, bicycle safety	
4	01/14/2016	Diana Thorson	E-Mail	Opposition – Impact to neighborhood, parking, impact on tourism, not for families, student conduct	
5	01/15/2016	Charlie Silver	E-Mail	Neutral – Requesting counts for comments in support and nonsupport	
6	01/15/2016	Mimi Murov	E-Mail	Opposition – Fire safety	
7	01/17/2016	Jerry Johnson	E-Mail	Opposition – Inappropriate, ruin of Downtown, parking, student housing belongs on campus	
8	01/18/2016	Victoria VanPuyvelde	E-Mail	Opposition – Decrease aesthetic value, neighborhood character	
9	01/18/2016	Rob Trathnigg	E-Mail	Opposition – Visual pollutant, parking, transect zoning not appropriate, does not comply with transect purpose	
10	01/20/2016	Leyah Huff	Letter	Opposition – Traffic, parking, neighborhood character	
11	01/26/2016	Walter Salas-Humara	E-Mail	Opposition – Architecture, use, type of retail, neighborhood character, traffic, parking, impact on rents	
12	01/26/2016	Gisela Kluwin	E-Mail	Opposition – Scale, neighborhood compatibility, parking, traffic	
13	01/26/2016	Emily Ross	E-Mail	Opposition – Property values, size, location, traffic, parking	
14	01/26/2016	Janelle Gaun	E-Mail	Opposition – Property values, parking, aesthetics, density	

The Hub on Campus Flagstaff – Public Comment Summary

Updated: 01/28/2016 at 12:00pm

Total: 17		Opposed: 16		Support: 0	Neutral: 1
No.	Date	Name	Type	Comment(s)	
15	01/26/2016	Patrick Taylor	E-Mail	Opposition – Increased crime, student behavior, “for profit college town”	
16	01/27/2016	Kari Maurer	E-Mail	Opposition – Community compatibility, parking, density, aesthetics, property values	
17	01/28/2016	Richard Fernandez	E-Mail	Opposition – Location, density, parking, traffic, policing issues, size	
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Brian Kulina

From: Nat White <white@lowell.edu>
Sent: Wednesday, January 13, 2016 3:34 PM
To: Brian Kulina
Subject: HUB
Attachments: Hub Core Campus.docx

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

Here are some rough thoughts I am sending to staff.

Nat

P&Z and Staff,

Wednesday, January 13, 2016

After attending one of the public 'HUB' meetings, these are the notes I took from the point of view if I had to make the recommendation followed by comments.

- This is a business deal between Core campus and the people of Flagstaff. Staff, P&Z, and Council represent the people with the purpose of supporting what the regional plan and various other documents spell out including Vision 2020 and various surveys.
- Core, appropriately, sees this as a way to make money by filling a need.
- This particular business decision between Core and the people of Flagstaff should reflect lessons from similar projects. It may set the standard for future projects, that is, high, low or medium standard. This not a single focused decision but part of the evolution of Flagstaff.
- Therefore, we need to be cautious in the approach and set conditions conservatively with the public, long term impacts and costs to the neighborhood and tax payers in mind. We have this one chance because Core's optimal business plan requires some use changes or variations from the city plan.

Concerns brought up in the public outreach with some of my own thoughts.

Traffic and particularly parking was one of the biggest concerns. Core said they are meeting the requirements which is less parking than units and will set rules and monitor the potential problem. Folks felt those were words with no external enforcement and Core admitted if the property sold the rules could be different.

Encroachment and lack of enforcement of NAU workday parking in the neighborhood is currently a problem and this would make it worse.

Hub would be the beginning of the demise of the neighborhood and there was no south side plan. They see this as a piecemeal approach with no long term planning other than high level transect type planning, a concept hard for the average person to understand in terms of impact.

If Core's hope is to encourage pedestrian traffic over car, why aren't they partnering in implementing rights of way and other encouraging pedestrian facilities?

Looks are in the eye of the beholder, but building heights permanently affect view sheds and the town image especially in this location.

Here are some of my thoughts/comments:

Traffic- no left turns on to Milton from Phoenix or off of Milton to Phoenix except for City busses. Traffic designs should be such that Phoenix, Beaver, and Humphreys are the main auto route to and from Campus rather than weaving through residential areas. That may have traffic control costs. Who pays and how does that affect the current traffic circulation and businesses?

The only sure way to mitigate parking problems is to have enough parking for all units. Parking requirements maybe based on a set of city rules, but a set of rules may not meet the needs of special circumstances and locations. Core's good faith approach is to make their own 'house' rules which new owners can change and is a step away from city control.

Transect zoning is too coarse when it effects old neighborhoods. That requires more detailed planning. Therefore, a request to change the zoning in itself begins a piecemeal planning process of the south side.

Pedestrian/bike encouragement requires forethought and facilities. For example, there is no pedestrian access under the east side of the underpass and no way to cross if the destination is the library, Wheeler or Thorpe Park. The railroad bridge is being used illegally for that access even now and will probably be used more.

Phoenix between Milton and Mikes Pike will be shaded most of the winter because of building heights causing a danger and a maintenance problem for pedestrians, bikes, and motorized vehicles not much different than downtown Aspen St..

Building height and minimal set back will change the Milton view shed and city image and will also delay sun exposure of the sidewalk and road till well after noon in the winter.

I submitted these comments with the idea of being useful in considering opportunities and impacts.

Nat White

Brian Kulina

From: Mark Sawyers
Sent: Thursday, January 14, 2016 8:58 AM
To: Brian Kulina
Subject: FW: The hub

Follow Up Flag: Follow up
Flag Status: Completed

fyf

-----Original Message-----

From: Joseph Walka [<mailto:joseph.walka@nau.edu>]
Sent: Wednesday, January 13, 2016 6:07 PM
To: Mark Sawyers
Subject: The hub

As a former P and Z member, I would vote against the Hub as currently proposed. The parking for the project is insufficient in an area of high density population. Inadequate attention is being paid to traffic issues as we consider various proposed projects.

Joseph J. Walka
613 W. Cherry Ave.

Sent from my iPad

Brian Kulina

From: Duffie Westheimer <dwestheimer@gmail.com>
Sent: Friday, January 15, 2016 9:59 AM
To: Daniel Folke; Brian Kulina
Subject: important forgotten info

Follow Up Flag: Follow up
Flag Status: Completed

Greetings Dan and Brian,

In my Commission meeting comments the other evening I forgot to make this very important point that I'd like included in the record as another reason the Hub or any similar development is bad for Flagstaff.

As a cyclist for more than 40 years --touring, commuting as well as recreational riding in many parts of the world-- I have seen bicycling in the US *wax and wain in popularity a few times*.

The point is that although some students may like to ride a bicycle these days it would be irresponsible to believe that in ten years, if not in five years, they will still want to ride. Americans love cars more than bikes and probably always will. To base development on the idea that students won't have cars (especially if they can afford luxury dorms) is naive at best. That assumption is only a profit windfall for the developer that makes problems for Flagstaff residents and sucks up COF resources dealing with the resulting problems.

Making it difficult to have a car will not eliminate Americans having and using cars.

I think I said this the other evening but it is worth repeating, more traffic on the roads does not make bicycle use increase. Most people do not have the skills and or confidence to ride with traffic, even with a bike lane--bike lanes are a problem at every turn--literally.

Also people need to get across town and Butler, as an example, is really not safe to ride on when we have snow/ice/cinders, etc. piled up on the right side of the road--pushing bikes in and out of traffic. (We have only one car so I ride it anyway but when I have to take the dogs to the vet which I do with a trailer this is a serious problem. Even if riding on the sidewalk is illegal it is not even an option because they are covered in uneven snow.

In short, as Flag has grown over the past 35 years I've lived and ridden here, riding has not gotten better because the amount of traffic has outpaced the available space, moves faster and bikes are always considered second-class users on the road.

I hope these comments are taken into consideration.
Thanks for your time.
--Duffie Westheimer

On Thu, Jan 14, 2016 at 4:02 PM, Daniel Folke <DFolke@flagstaffaz.gov> wrote:

Duffie,

I know Brian replied to you on Monday morning. Please let me know if you are unable to get his reply and attachments.

Regards.

Dan Folke

Planning Director

City of Flagstaff

[928-213-2630](tel:928-213-2630)

From: Brian Kulina

Sent: Thursday, January 14, 2016 2:00 PM

To: 'duffie@westheimers.net' <duffie@westheimers.net>; 'dwestheimer@gmail.com' <dwestheimer@gmail.com>

Cc: Mark Landsiedel <MLandsiedel@flagstaffaz.gov>; Daniel Folke <DFolke@flagstaffaz.gov>; Mark Sawyers <msawyers@flagstaffaz.gov>; Brian Kulina <BKulina@flagstaffaz.gov>

Subject: RE: well?

Ms. Westheimer -

I received your e-mail and I provided a response. A copy of the responding e-mail is attached for reference. Perhaps the size of some of the attachments caused it to be automatically sent to you bulk mail folder. If that was not the case, I apologize for you not receiving the response in a timely manner.

Brian J Kulina, AICP

Planning Development Manager

P: [\(928\) 213-2613](tel:928-213-2613) | F: [\(928\) 213-2089](tel:928-213-2089)

From: Duffie Westheimer [<mailto:dwestheimer@gmail.com>]

Sent: Thursday, January 14, 2016 1:39 PM

To: Brian Kulina

Subject: well?

Mr. Kulina,

I sent an email that would have been in your "box" Monday morning with ten questions relating to zoning in general and the Hub in particular. Those were not rhetorical questions. Will you be sending answers, as requested?

Please let me know.

Thank you,

Duffie Westheimer

--

Lots of new Lanamals! Look here: <http://www.lanamals.com>

Brian Kulina

From: Diana Thorson <thorsond@commspeed.net>
Sent: Thursday, January 14, 2016 5:35 PM
To: Brian Kulina
Subject: My unspoken words (and more)
Attachments: Di on The Hub.docx

Ms. Diana Thorson
4521 E. Flintwood Ln.

Flagstaff, AZ 86004

January 13, 2016

Mr. Brian Kulina, AICP
Planning Development Manager
Planning & Development Services
211 West Aspen Ave.
Flagstaff, AZ 86001

RE: 17 S. Mike's Pike (The Hub)

Dear Mr. Kulina,

Thank you to you and your committee for your efforts to listen to the concerns of the **citizens** of Flagstaff. I stayed the full 3 hours at the hearing as Richard, whose letter you referred to in your opening remarks, is quite ill. I wanted to listen to others so I wouldn't be redundant if I got the chance to speak, thus time ran out before my name was called. I actually came away with issues to which no one referred. A great deal can be learned by looking at HISTORY. We moved here from Chicago to get away from the urban sprawl. It takes control of your life, more than technology. (Could the developers have a different idea of what a small historic town should look like?)

We have lived here 32 years and owned a business in the MacMillan Bldg. until the downtown parking issue in 1984 was "solved" by building the Flagstaff Mall, pulling business away from downtown and forced us to close in 1986. The new City Hall had not even been built yet. I worked for the Sheriff's Office in the jail in the 1990's. I often had to park up the hill in the neighborhoods, including in front of Babbitt's home. (County Building doesn't even have enough parking for the employees, never mind for those who need to do business there). When I taught at S. Beaver School, I often found myself unable to leave as a student parked behind my car.¹ THE ISSUE HAS BEEN HERE FOR A VERY LONG TIME. Your predecessors as far back as that and longer did not take care of business then; it is now a major crisis and up to you to make better unbiased decisions based on what **the public** is saying (Out-of-state dollars vs. preserving our heritage.) The city and library lots are barely adequate putting the burden on that historic neighborhood. **There is just no question that the proposed Core Campus Development will be the breaking point of the Downtown tourist area, to which tourists have come to experience. If you approve this, it will never go away. Tourists will cease to find Flagstaff charming. Look at Riordan Mansion, our hidden treasure barely surviving. We must be better stewards of our past. The only "winner" here is Core. Whatever dollars the city would collect in taxes would be eaten up by ancillary services—maintenance of the area, policing, traffic control, trash, recycle, etc. House students on campus and NAU would be providing those services (student jobs?) but retail would still benefit.**

I learned much tonight: there are issues that conflict with reality trickling out of the larger issues. Many were mentioned, some were not.

How is it legal to allow this private enterprise to have dedicated on-street parking overnight when, by Ordinance, October to April there is no on-street parking?

We have always lived on the East side. How is it equitable for those living in the historic neighborhoods to have required paid permit parking and we do not? The South side residents didn't cause the problem.

Core Campus Development is in the business of building housing for STUDENTS. Don't be fooled by their false "intention" to recruit families (limiting cars). If they followed through with that emphasis, we'd have to reclaim S. Beaver School, another casualty of NAU sprawl.

Regarding Core's commitment to "policing and informed student expectations" is a false reality. There was an Eviction Clinic this very day at the Courthouse. Eviction is a nearly impossible resolution for bad behavior as the AZ Revised Statutes favor the renter, not the landlord. At best it can take 2 years or more, depending on the behavior. We know this from personal experience. Providing *Logical Consequences* (1968, Dr. Rudolf Dreikurs²) for bad student behavior is the college's job. Strong action can only improve the quality of the character of the college student population.

Someone needs to take a stand regarding the extent to which we are going to let students define what Flagstaff is. It might as well be you and better now than later. You can see by the proportion of opponents to advocates you will be very popular if you choose to be defined by our history and natural beauty rather than a college campus. The two venues should be distinct where both students and residents can enjoy the cosmopolitan atmosphere a university provides without destroying the uniqueness of our historical roots and natural environment. The Land Grant College System (Morrill Act) did that for us in the 1860's.

Take the lead and encourage the formation of a committee to lobby the Board of Regents to take responsibility. There is enough bad publicity about college students to go around.

Has their mandate to increase student population by 10,000 been examined closely enough to know that this community's infrastructure can support that density?

Nearly all college students are not mature adults. Take a trip to University Surplus and see the damage they do to government property. They need to live on the state land as wards of the college.

By taking on The Hub, we are enabling the Board of Regents to shirk their duty: to teach good behavior, responsible tenant practices and the respect as guests of our or any city. Academia must include life and social skills.

Why can't Core Campus run their business as a concession ON STATE PROPERTY? Let them use the state's 80 acres. Tourists definitely are not coming to Flagstaff to mingle with college students.

Per the President of the Chamber of Commerce, it would be interesting to hear from a realtor as to whether The Hub might inflate or decrease property values in the downtown corridor. Certainly, when Internet education takes the lead, Flagstaff will be left with a mighty big, vacant eyesore.

Milton Road is a U.S. Highway, all the way to Rt. 64. They have no obligation to assist the city with the gridlock of traffic from I-40 to the Nordic Center. We are in this alone to control the traffic. The voters missed their chance when they voted against the Ponderosa Parkway over MacMillan Mesa through a corner of Buffalo Park. Add The Hub to the mix and we will send skiers to the White Mountains.

I hope there are people on the committee who have visited other college towns and examined how the student populations are housed. Places like Ogden, UT; Williamsburg, VA; College Park, MD; Savannah, GA; Boston, MA; Denver, CO; Boulder, CO; Charlottesville, VA, etc. should be evaluated to determine the best and worst ways to expand. As a Land Grant College it should be a no-brainer. Use the land set aside for the college. I don't know what it is like now, but my husband and I both went to Southern Illinois University, joined a sorority and fraternity, living in a small group housing area, each with their own house, several miles from downtown Carbondale. We were taught how to respect our housing and the city, and underclassmen were not allowed to have cars unless they were commuters or handicapped. Somehow high behavior standards have been lost. We need to direct the responsibility to the appropriate entity. That is your daunting task, which starts with not only denying **this** code change, but by tightening code and building restrictions, especially adjacent to historic areas. The city buildings need to follow the same design conformity history has left us. Over and over I hear that the library should be the model for new structures. Is anyone listening? Sedona has sure shown the power of design control. We need a MUCH STRONGER Architectural Control Board as I, with design and architectural undergraduate training, see from proposals with other pending projects.

Sincerely,

Diana Thorson

Diana Thorson

(928) 526-4671

¹Our son owns his home at the intersection of S. Verde and Ellory. The struggle to park on the street or in his driveway is a constant problem. This is "creative student parking" across Verde St. from his home, IN the Rio de Flag.



² Child & Family counselor, founder of the Adler Institute of Professional Psychology, Chicago, 1952-1972

Brian Kulina

From: Charlie Silver <cws720@gmail.com>
Sent: Friday, January 15, 2016 9:20 AM
To: Brian Kulina
Cc: Daniel Folke
Subject: Wednesday's P&Z meeting

Hello Brian and Dan,

Would you have a total tally to date of the "not in favor" and "in favor" comments received about the proposed Hub project. I am thinking this would include all the email comments to date as well as the public testimony from Wednesday's P&Z meeting too.

Thanks very much,
Charlie Silver
720 W. Aspen Ave.

Sent from my iPad

Brian Kulina

From: mimimurov <mmurov@qwestoffice.net>
Sent: Friday, January 15, 2016 3:36 PM
To: Brian Kulina
Subject: Core Campus

Follow Up Flag: Follow up
Flag Status: Completed

Dear P&Z,

I recently sent an email concerning The Hub by Core Campus. I attended the P&Z meeting on Jan 14. I appreciated that you mentioned the received emails in this meeting and I appreciate the extra amount of time you allotted to public input. During the presentation by Core Campus I understood them to say that there would be only one entry/exit to the upper apartments. Did I hear this correctly? If so don't you find that to be a safety hazard in case of fire or other emergency?

Again thank you for your thoughtful consideration in hearing the public input. I hope you will deny the CUP and change in zoning for reasons mentioned in my previous email as well as those mentioned at the Jan 14 meeting.

Sincerely,
Mimi Murov

Brian Kulina

From: Jerry Johnson <jljohnson820@juno.com>
Sent: Sunday, January 17, 2016 7:51 PM
To: Brian Kulina
Cc: Daniel Folke
Subject: The Hub

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I attended the last P&Z meeting about the Hub. I did not speak or give a written comment at the meeting, but would like to do so now. I am totally opposed to the Hub. It is inappropriate for Flagstaff and would be the beginning of the ruin of downtown Flagstaff. The lack of available parking can not be overlooked. Student housing belongs on campus where NAU can control the associated problems. NAU has a hundred acres of undeveloped land. Build the student housing there, not in the heart of the city.

Jerry Johnson

Sent from my iPad

Brian Kulina

From: Victoria Vanpuyvelde <vcv5@nau.edu>
Sent: Monday, January 18, 2016 10:54 AM
To: Brian Kulina
Subject: The hub

Follow Up Flag: Follow up
Flag Status: Completed

Hi Brian,

My name is Victoria and I am aware that you are keeping a tally of those in or not in support of the Hub on Mike's Pike. If possible, I would like you to add me to the "not in support" list. I do not support the building of this project.

I have lived in Flagstaff for 6 years now and I cherish this community. I have grown into myself here, and I feel that the community and the overall vibe of Flagstaff has helped contribute to my growth as a young adult. I live at 205 South Beaver Street and I believe that if this building goes up, it will significantly decrease the value, aesthetic value, and overall feel of my neighborhood. I do not support this and want you (or someone) to hear my voice.

Thank you for your time.

Best,
Victoria VanPuyvelde

Brian Kulina

From: Becky Cardiff
Sent: Tuesday, January 19, 2016 7:53 AM
To: Brian Kulina
Subject: FW: The HUB
Attachments: HUB CUP deny letter final.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Can you include this in your next packet to P&Z?

Becky Cardiff

*Development Services Supervisor
City of Flagstaff
211 W Aspen
Flagstaff, AZ 86001
Phone-928-213-2618
Fax-928-213-2609*

From: Rob T. Construction, Inc/ Robert Trathnigg [<mailto:RobTConstruction@commspeed.net>]
Sent: Monday, January 18, 2016 9:46 AM
To: Becky Cardiff ; Mark Sawyers
Subject: The HUB

Hi Becky,

Please forward the attached letter to the Planning and Zoning commission members and enter it into public record.

Thanks

Rob

ROB T CONSTRUCTION, Inc.

Robert W. Trathnigg - President
2030 South Ash Lane, Flagstaff AZ 86004
(928) 607-6431 Phone
(928) 525-9700 Fax
robtconstruction@commspeed.net

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& Insured

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To: Flagstaff Planning and Zoning Commission,

January 17, 2016

RE:PZ-15-00164 HUB CUP Request

I ask that the Planning and Zoning Commission deny core Campus's request to amend the Downtown Regulating Plan, and for a Conditional Use Permit (CUP) for the HUB.

I feel this project would be a **Visual Pollutant** and change the look and feel of the downtown area. It will also have a negative effect on parking availability in the downtown area. The Hub will be a major impact to the skyline from the surrounding area and very visible from the intersection at Route 66 and Milton ave. The developer has not provided elevations looking at The HUB, from the south. This one structure will change the look and feel of our walkable neighborhood from individual, separated buildings with varying setbacks from the sidewalk, to a 4/5 story monolithic structure, built to the sidewalk. It deletes the neighborhood feel and replaces it with a sprawling, high density, high rise structure.

It is important to note that the 7 parcels that make up the HUB Property were identified in the original Zoning Maps (Zoning map and Transect Zone Overlay Maps) for their value and best use with consideration of the existing structures and approved use(s) of the adjacent parcels. I do not think re-drawing the Zoning maps, based on the combined parcels, is appropriate.

The current CS zone states, "the development of residential uses in addition to commercial uses is encouraged in this Zone, provided **that residential uses are located above or behind the primary commercial service use**". (Flagstaff Zoning Code 10-40.30.040 Commercial Zones)

The current HC zone states, "the development of commercial uses in addition to residential uses is encouraged in the HC Zone to provide diversity in housing choices, provided that residential uses are located above or behind commercial buildings so that they are buffered from adjoining highway corridors. **The provisions of this Zone are also intended to provide for convenient, controlled access and parking, without increasing traffic burdens on the adjacent streets and highway.**" (Flagstaff Zoning Code 10-40.30.040 Commercial Zones)

I feel it is also important to note that, under the current Zoning (CS and HC) the front, side, and rear setbacks, as well as, increased parking requirements and landscaping requirements would be major factors in regulating building size and overall lot coverage.

In addition, I do not think the HUB project should be considered for transect zoning, or any "form based" code applied to the property. The Flagstaff Zoning Code, Preamble, P .090, "Using the Flagstaff Transect" states in paragraph A, "The City- Guiding Principles, 1. **Preserve** and enhance **community character**; 2. Encourage **appropriately scaled infill and development**". The Hub does not meet this description.

The HUB does not meet the description of the transect zones standards as outlined in 10-40.40.10.010 "Purpose". This section describes transect zones as "optional" but does not describe them as zones applied to the properties they cover "By Right". The property/ project must meet the specific requirements of the transect zone to adopt the transect zone overlay.

The T4 Neighborhood 1 (T4N.1) standards describes the intent of this overlay zone as, “The primary intent is to reinforce established neighborhoods and to maintain neighborhood stability in walkable urban areas, while allowing such areas to evolve with the integration of **small building footprints and medium density building types. Appropriate building types might include bungalow courts, duplexes, and apartment complexes, which are typically smaller than those found in other zones**”. (Flagstaff Zoning Code 10-40.40.070 T4 Neighborhood 1). It goes on to describe uses as, “homeowner offices and small neighborhood supporting uses, such as music classes and artist studios”.

The HUB does not meet the requirements or description provided in the Flagstaff Zoning Code 10-40.40.070 T4 Neighborhood 1 Transect Zoning Standards. Please deny the CUP and rezoning request.

The T5 Main Street Standards states, “the primary intent of this zone is to reinforce the vitality of the downtown area adjacent to the core, to allow it to expand and evolve, and to **provide an appropriate transition into existing neighborhoods.**” (Flagstaff Zoning Code 10-40.40.090 T5 Main Street Standards). I then goes on to state, “the Zone and sub-zone **are intended to preserve and build upon the existing pattern of development. New development, renovations, and additions should be in character and scale with existing valued patterns.**” (Flagstaff Zoning Code 10-40.40.090 T5 Main Street Standards).

The HUB does not meet the requirements or description provided in the Flagstaff Zoning Code 10-40.40.090 T5 Main Street Transect Zoning Standards. Please deny the CUP and rezoning request.

The Hub is within a high density area as outlined in the Regional Plan. There is a great example of a property that meets this recommendation, falls within the neighborhood standards and character, and meets the existing Zoning Code requirements at the corner of W Santa Fe and Sitgreaves ave, across the street from the city hall parking lot (to the west).

Again, I request that the Planning and Zoning Commission deny Core Campus’s request to amend the Downtown Regulating Plan, and for a Conditional Use Permit (CUP) for the HUB.

This property can be developed according to the standards outlined in the Zoning Code and Regional Plan, without applying the Transect Overlay Zones. Again, please deny the request to amend the Downtown Regulating Plan, and for a Conditional Use Permit (CUP) for the HUB.

I own the property at 12 South Mikes Pike - corner of Mikes Pike and West Phoenix. If the HUB is built, I will benefit financially with increased rents and increased property value. However, the Downtown area I have worked to revitalize will not, the City I am raising my family in will not, and I feel that outweighs any personal gains I may realize.

Thank you,

Sincerely,

Robert W Trathnigg

2030 S Ash Ln

Flagstaff, AZ 86004

January 20, 2016

To: Planning and Zoning Committee
RE: PZ-15-00164 HUB CUP Request

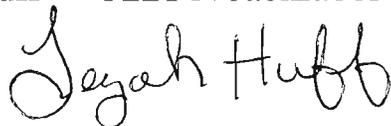
As a long time resident of Flagstaff, as well as a graduate of NAU, I ask that that the CUP be for The Hub be denied. While attending NAU I lived on Mikes Pike and witnessed the traffic and parking problems first hand. For example, 2 separate accidents occurred to cars backing out of the driveway where I lived. The traffic turning onto Cottage was not visible to the driveway. Both times, the fault was attributed to the person backing out. It became necessary that a person stand at the corner of Mikes Pike and Cottage to prevent accidents. The buses only add to the existing problem. Many others in the neighborhood experience similar problems due to the congestion in the area. Parking for those working in the area was also scarce. It was necessary for a few of my friends to park in my driveway in order to find a spot. The Hub will only increase this problem for those living in the Southside.

I am currently finishing graduate school at UofA and living in the neighborhood opposite The Hub located in Tucson. The character of the neighborhood is dominated by the large structures nearby. For this reason alone, I feel The Hub should not allowed in it's current monolithic form.

I look forward to returning to Flagstaff in May and working as a Nurse Practitioner. I feel of the heart of Flagstaff would be destroyed by a student housing project smack in the middle of what I consider downtown. I watched the Southside neighborhood be revitalized while living there and recognize that this is a very important step in the building of the community and the character that is there should be maintained.

I have been keeping abreast of the development through the Daily Sun online. Please deny The Hub the benefit of the CUP. Let the development of the area be led by projects more in keeping with the feel and character of Flagstaff.

Lezah Huff 3221 N Jackrabbit Lane Flagstaff, AZ (permanent Flagstaff address



Brian Kulina

From: Walter Salas-Humara <walter@waltersdogs.com>
Sent: Tuesday, January 26, 2016 9:54 AM
To: Brian Kulina; Mark Sawyers
Subject: The HUB

Follow Up Flag: Follow up
Flag Status: Completed

Hello Council Members,

I have my art studio across the street from the proposed HUB site and have followed the progress and gone to many meetings including the recent zoning hearing.

I'm not against a denser urban core for Flagstaff. It makes perfect sense on many levels - a walkable, livable, lively, and more European style community.

This will be very attractive for visitors and residents alike. To achieve this, you, the city planners, will have to be very careful about the architecture and the use of the new buildings that will eventually dominate the downtown area.

I have been very disappointed in the HUB project. Given its location, it will become the symbol of the new city of Flagstaff. It will be a very large signal of what Flagstaff will become. Let's have a forward looking project with amazing architecture that will incorporate all walks of life and all types of retail.

Let's not signal to future developers that we are OK with Flagstaff becoming a party town for students full of nothing but restaurants and bars with the inevitable parking problems, DUI's, drunks, fights, etc, etc.

Firstly, it's simply too large for the character of the neighborhood. Yes, I know it's within the city guidelines, but it's too large for the infrastructure of the area, especially the roads and parking.

Secondly, in order to comply with what they think the neighbors will accept, they have dumbed down their design to make it look just like every other faceless building project that signals mediocrity.

Thirdly, it's just gross that they plan to take advantage of the students, our neighborhood, and ultimately drive up rents, and drive normal folks out.

You are elected to protect the future of this awesome city and community.. Please do your job by denying the HUB this location and offering them an alternative location that is more appropriate for their development. A location where they don't have to dumb down their architecture and where the residents can have just as easy access to the University.

Thank you,
Walter Salas-Humara
100 Mikes Pike

Brian Kulina

From: Gisela Kluwin <gkluwin2@gmail.com>
Sent: Tuesday, January 26, 2016 6:08 PM
To: Mark Sawyers
Cc: Brian Kulina
Subject: The Hub

Dear Mr. Sawyer,

I attended the P&Z meeting concerning the Hub project on Jan 13, but neglected to turn in my blue comment card. I think it is very important to make my voice heard in regards to that controversial project, hence my email. After listening to the developer's proposal and then trying to visualize that mega project in the space between Phoenix Avenue and Mike's Pike, my mind just shut down in horror, overwhelmed by the proposed size and occupancy numbers. I am also very disturbed by the low number of parking spaces built into the project. The proposed parking structure for 30% of the residents may fulfill the letter of the zoning requirements, but does not fit at all the actual neighborhood situation. There is NO PARKING available in the South side neighborhood aside from a very few unregulated spaces and a few 2hr spots. And when these are taken up by students, residents and visitors alike will be further frustrated and businesses will lose customers. Furthermore, the traffic flow in that tight neighborhood will become a nightmare, especially during the snow months, when Phoenix Ave becomes effectively a one lane street, and cars have to dodge buses which frequently enter and exit from the transfer center. In summary, I think that the current Hub project is too big for the neighborhood, that there is insufficient allowance for in-house parking, and that traffic flow will be negatively impacted. I urge the P&Z commission to deny the rezoning request from T4 to T5 and to deny the request for a CUP.

Thank you for allowing me to comment on this project and to add my concerns to the many eloquent voices heard during the meeting.

Sincerely,
Gisela Kluwin
2333 N Fremont Blvd
Flagstaff, AZ 86001

Brian Kulina

From: Emily Ross <emross05@hotmail.com>
Sent: Tuesday, January 26, 2016 9:17 PM
To: Brian Kulina; Mark Sawyers
Subject: Can you please forward this to the Planning and Zoning Committee?

Dear Sir or Madam,

I am writing in regards to the proposed Hub that the planning and zoning commission has been considering on the corner of Mike's Pike and Phoenix, and am strongly urging you to reconsider!

I moved to Flagstaff ten years ago now, and I have lived in several homes in this specific area during that time. My memories are deeply rooted in this eclectic community which I feel is the heart and soul of the town's entire appeal. I understand the basic economics of growth, and have had exposure to the processes you go through regularly in attempt to grow Flagstaff in the correct manner, as I worked for the City of Flagstaff for several years.

However, I want you to consider how this may impact the renters, home and business owners, and even traffic! I recently purchased my first home in Sunnyside and am so proud to call Flagstaff my home. As a first time home buyer, the market was incredibly difficult for me to afford my own home. I was actually only able to put down roots because I won my home on a deal through the 'Good Neighbor Next Door Program.' I think I understand the need to cater to the growing community of NAU, but I wonder if the decision of location is the best. This area has a lot of potential for expansion in ways that enhance the cozy, quaint, yet still progressive and adventurous vibe that everyone loves. This is how the city has been marketed (with its 'passport stamp' feel), and I worry that all the new additions of high-rise buildings will detract from the image you are trying to project.

The proposed photo I see in the newspaper looks like Phoenix! This is fine, and I think several parts of Flagstaff in the NAU vicinity have a more modernized uptown, classy energy, which I truly appreciate, although it is a bit sterile. People like it! I think this location, however, needs to be protected from negative gentrification with generic high-rise buildings, and instead, should incorporate the space to foster more small businesses- stores and restaurants. This will easily bring in the same appeal as the New Frontiers lot has, and it will encourage incoming student groups to populate the already existing homes within the community. What's more, it will keep some of the home values in the neighborhood affordable so younger generations can afford to integrate after becoming educated here. I think the homes south of the tracks can really be revitalized, much like Sunnyside, to be affordable to a younger home-buying generation like myself.

As a young woman who has worked in numerous jobs within the community, I think the idea is good, but should just be relocated. I propose taking a look at some of the homes in the Lone Tree area. The size and location are wrong for this area, and moving the businesses onto Milton would project a weird image, and most likely destroy them in the long term. This road has high-traffic flow and lack of parking. As you are approaching the heart of Flagstaff's downtown, I do not feel a high rise building is the best introduction! Should a tall building need to go in there, it would be best used as a mixed use building, like a mall's appeal would present, with markets, businesses and eateries stacked on top of each other. Parking and student housing is more appropriate within campus or between the 2 colleges.

I always felt Flagstaff was holding on to an image that separated them from a 'big town feel' such as this initiative would project. Please hold true to this! It is why we make the nation's top 10 lists all the time!

Thank you for your consideration,

Emily Ross

440-241-9251

Emross05@hotmail.com

2521 North 3rd Street

Flagstaff, AZ 86004

Brian Kulina

From: Janelle A Gaun <jgaun@email.arizona.edu>
Sent: Tuesday, January 26, 2016 10:13 PM
To: Brian Kulina; Mark Sawyers
Subject: Opposition to The Hub zoning project

To Planning and Zoning Comissioners,

I am writing in adamant opposition to The Hub student housing development on mikes pike. I request that you share my email with all the Comissioners prior to the zoning hearing.

As a college student no one understands more than I do the desire for up to date rental properties close to retail and resturaunts. There is very little that students want more than easy access to everything in their immediate needs. But I also know that I am willing to ride my bike or drive just a few short miles to get the "feeling" that makes downtown Flagstaff such a desirable place to live. For the last several years I have been living in Tucson and that city too has been undergoing a revival of their downtown spaces. And like Flagstaff plans for a student development were well underway when I arrived. I quickly saw, against the better wishes of the neighborhoods around the retail streets, a huge development rise towering above the neighborhood. The area now suffers chronic parking shortages and the additional burden of an eyesore. Students choose not to live in the new development because modest, affordable housing is available a few miles away and within an easy comments to the area. Today the complex is decreasing the asthetic of the area as well as the value of the surrounding property because of its close proximity to such a large body of students and the noise and congestion they create.

As a resident, born and raised in Flagstaff I know the inherent value of the small, safe downtown. Those were the streets the ones that my parents brought me to to ride my bike on during the summers because they were free from excessive congestion and cars trying to park. As a preteen and teenager the downtown area was one place where I was swallowed to explore my freedom because of it had the perfect mix of family friendly (important to mom)? but modern and engaging (important to me). As a young adult Our Virgin of Guadalupe historic church provided solace and was a place of refuge for a grieving teen even though I am not a practicing Catholic. I stumbled into it because it was a calm neighborhood to walk into and the church was welcoming. I know, as a Flagstaff resident, that living away from downtown is not a barrier to spending time there. In fact, it's lure was the coupling of beautiful residential and historical areas with the upbeat retail sections.

You can be assured that even as a young adult I will not be visiting the region around Mukes Pike including Macy, fratellis, the breweries, the church, or many of our iconic restaurants if the Hub is built. Downtown flagstaff cannot handle the sheer density of people living in such close quarters while maintaining the integrity of the area. I am of course referencing recent student housing projects in Sawmill plaza and their extensive problems with crime, noise and crowding and that can otherwise be considered relatively benign in that they did not disturb established neighborhoods.

The Hub does not keep with the goals and culture of Flagstaffs downtown. It will only alientate one group of people in an attempt to access another that already enjoys the area anyways.

I fully support student housing. I fully support Flagstaffs growth. But I know that students will not stop spending time there just because they do not live there. This development will only destroy what already makes the area so great. Community, safety, history and accessibility.

I urge you to reject The Hub's proposal including their Conditinal Use Proposal.

I hope you consider my voice and my plea,

Janelle Gaun

Brian Kulina

From: Patrick T <patricktaylor333@gmail.com>
Sent: Tuesday, January 26, 2016 10:23 PM
To: Brian Kulina; Mark Sawyers
Subject: Opposition to the Hub Development

I oppose the development of the Hub on mikes pike. Flagstaff has grown immensely in the past 20 years but has still held on to its small town feel because its residents care about the community. With the introduction of other student housing developments in sawmill near the police dept. and other areas there was increased crime and general behavior that is not akin to what Flagstaff stands for. By introducing these student housing projects you are taking away from Flagstaffs community and turning it into another dime a dozen for profit college towns. Please do not allow these plans to move forward.

-Patrick Taylor, a citizen of Flagstaff for over 22 years

Brian Kulina

From: Kari Maurer <runkam@gmail.com>
Sent: Wednesday, January 27, 2016 12:54 PM
To: Brian Kulina
Cc: Mark Sawyers
Subject: The Hub

Follow Up Flag: Follow up
Flag Status: Completed

To: City of Flagstaff Planning and Zoning

Please forward to entire committee

After attending the planning and zoning meeting regarding The Hub, I find myself extremely disappointed in the fact that the project has been allowed to

progress this far. It is apparent that the project does not fit into the community, lacks parking and is too dense. By allowing The Hub to take advantage of

the City of Flagstaff, a snowball is rolling. Mikes Pike stands to become the most unattractive street in Flagstaff.

The Hub has requested parking permits as an answer to one of the problems. Parking permits are not an answer. Currently there are 2 Hour Parking

signs on the west side of Mikes Pike. I have been informed by a person "in the know" that this parking restriction is not enforced. How can residents

expect violations to be ticketed when a few spots can not even be patrolled. I feel the development of a smaller project with more

diversity could benefit the neighborhood. Property values do not seem to be an issue with many of the surrounding land owners. Flagstaff should

embrace and be proud of those who stand for the integrity of the neighborhood rather than the prospect of increased property values.

Citizens deserve the respect of those that are elected by them. Please listen to the voice of the community and deny The Hub their CUP.

Kari Maurer

Brian Kulina

From: Richard Fernandez <rnfernandez1968@gmail.com>
Sent: Thursday, January 28, 2016 9:59 AM
To: Brian Kulina; Mark Sawyers
Subject: The HUB

Good Morning,

I am writing in reference to the "HUB" development.

My name is Richard Fernandez. I have been a resident of Flagstaff for over 15 years. In the time I have owned several businesses and watched Flagstaff grow from a quaint mountain town to what seems to be a burgeoning mini-metropolis.

I have lived in Manhattan, NYC, Houston, TX and Miami, FL. I am familiar with high density living.

The HUB is beyond the scope of any major metropolitan area, to say nothing of Flagstaff and it's proposed location.

At over 600 potential residents, most of which will be students, it seems the HUB would need more parking than all of the allotted spaces in the entire Southside neighborhood. What about the residents who have lived there for decades? Consider the businesses and their need for access.

Regarding Milton Rd. and Phoenix intersection which is congested most of the year the over ambitious HUB signals a potential traffic disaster.

In the past few years since the student housing development reached maximum capacity the Sawmill area has experienced undue police resources. Why will the HUB be different?

The HUB is not the development for this specific area in it's current proposed size.

Please do not grant them permission to build.

Thank you for your time,

Richard Fernandez
2914 N. Rose St.
Flagstaff, AZ
86004