

PZ-15-00164 The Hub Development Agreement Proposed Deal Points

The following deal points are taken directly out of the approved impact analyses. Specifics related to timing and cost have yet to be determined and/or negotiated.

City Agrees:

1. To participate in the cost to upgrade water, approximately 340-feet, and sewer, approximately 340-feet, infrastructure not immediately adjacent to the Subject Property.

Developer Agrees:

1. Providing for management of the project as a Rooming and Boarding Facility.
2. Participate in the City of Flagstaff Police Department's Crime Free Multi-Housing Program.
3. Traffic mitigation measures including; paying a proportionate share (50%) of the estimated cost of constructing a new 4-leg traffic signal at the intersection of Franklin and San Francisco; and, paying a proportionate share (50%) of the estimated cost of improving the pedestrian crossing at Butler and Humphreys.
4. Address the Planning Commissions recommended condition regarding parking.
5. Construct, at their sole cost and expense, the necessary stormwater infrastructure to serve the proposed development.
6. Elects to utilize and abide by all transect development standards.
7. Waives Prop207 claim for diminution in value.
8. Agrees to use their best efforts in the relocation of the existing historic structure to another location within the City for use as a bed and breakfast.