

EXHIBIT A

Summary of Potential Amendments to the Western Gateway CFA Plan

| Western Gateway CFA Plan | | |
|--------------------------|---------------------|---|
| Page | Potential Amendment | Topic |
| Page 2 | Edit | Remove lodging references from Table of Contents |
| Page 17 | Edit | Replace: "Commercial and Lodging" with "Mixed-use Development" etc. |
| Page 36 | Edit | Remove: "(see page 37, Lodging)" |
| Page 37 | Remove page | Lodging in the Cultural Park Character Area |
| Page 67 | Remove page | Appendix – Western Gateway CFA Land Use Example – All Areas |

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Adoped by Sedona City Council May 24, 2016. (Resolution #2016-18)

Acknowledgments

Thank you to the CFA Work Group for their participation throughout the planning process: Bob Huggins, Anita MacFarlane, Linda Martinez, John Martinez, Bob Porter, Felicia Thompson. The Work Group is part of the City's Citizen Engagement Program, which provides a forum for citizen volunteers to participate in specific projects. Illustrations by Richard Hubbell and Reagan Word.

Mixed-use Development ~~Commercial and Lodging~~

CFA Objective:

A balance of ~~lodging~~ housing and commercial uses that will enhance interaction between residents and visitors.

Strategies:

1. ~~New lodging development should not be segregated from the community and is an integral part of mixed use development.~~
2. ~~New lodging development should include conference/meeting space.~~
3. There should be sufficient non lodging commercial development to support residents and visitors within the planning area and to discourage vehicular trips.

~~Community Plan policies for lodging uses limit their location to avoid "hotel strip" development along the highway. The Community Plan also generally limits lodging to locations with access to controlled highway intersections¹. Current Lodging Area Limits from the Sedona Community Plan are shown in Figure 1.5. No additional lodging uses are recommended in this CFA.~~

~~In this CFA Plan, providing lodging locations away from the highway corridor, coupled with controlled highway access is an option that avoids highway strip hotel development.~~

As a growth management policy, the Community Plan has long supported the infill of its residential and commercial lands based on their capacity for additional development. This is why the Community Plan does not recommend the designation of additional commercial lands unless supported by an approved plan within a CFA (e.g. a plan that supports comprehensive mixed-use development).

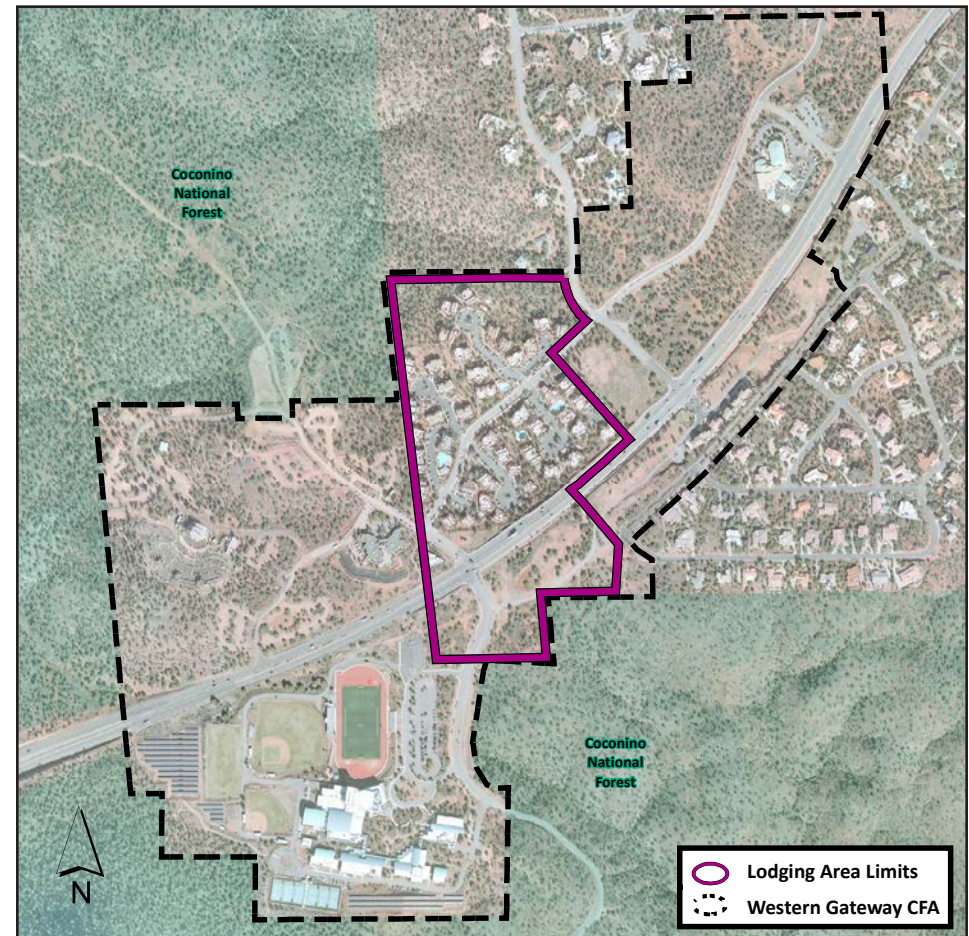


Figure 1.5: Sedona Community Plan Lodging Area Limits

¹Community Plan pages 27-29 and page 53, policy #4

Land Use

Multi-family Residential

Choice in housing is important to individual families and the community as a whole. Currently, apartments make up approximately 4% of Sedona's housing stock. Future development in this Character Area should include long-term affordable housing options for the local workforce. Shared public space and surrounding National Forest can act as living rooms and backyards, providing a potential niche for smaller, multi-family residential units at higher densities. Independent living in the Cultural Park Character Area can be complementary to an age-in-place or assisted living facility program within the Medical Center Character Area.

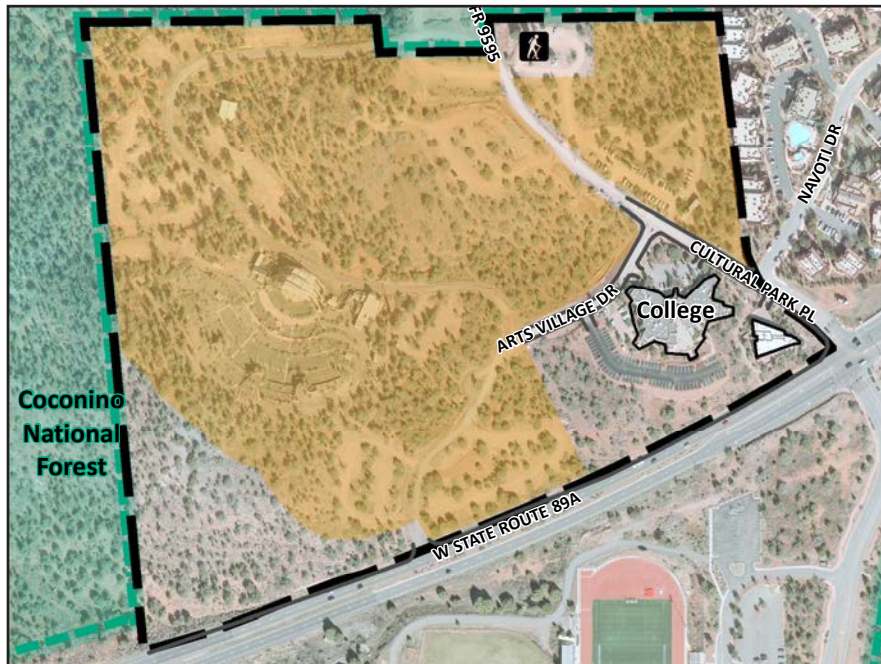


Figure 1.12: Areas appropriate for Multi-family residential uses.

Development Guidelines

1. Multi-family residential includes:
 - Mixed residential/commercial uses
 - Apartments
 - Townhomes
 - Condominiums
2. Multi-family residential housing should be located within the area shown in Figure 1.12 and should be included as part of the land use mix to encourage a vibrant place where both locals and visitors can interact (~~see page 37, Lodging~~).
3. Development of multi-family residential housing should include a variety of housing types and sizes and opportunities for both ownership and rental. No one type of unit (based on number of bedrooms) should dominate the total unit count.
4. Apartments should make up a significant percentage of housing units.
5. Densities greater than 12 dwelling units per acre in concentrated areas should be considered within this area in order to achieve housing diversity and affordability goals. Due to the topography of the site, higher densities and allowances for additional height can be accommodated into the design of the development without creating visual impacts to the highway corridor or existing neighborhoods.
6. Development should include long-term strategies for achieving affordability and availability to address local housing needs. Strategies should address, but are not limited to:
 - Affordability
 - Primary residence
 - Owner occupancy
7. Adequate on-site interior storage space (either joint or individual) should be provided for multi-family units.
8. Education uses, such as classroom space, could be considered as an additional use within multi-family residential areas.
9. Residential development near the National Forest boundary should include measures that will discourage unauthorized access while encouraging the use of trailheads and designated neighborhood links.

REMOVE PAGE**Lodging**

Lodging uses should be considered part of the mixed use “fabric” to create a vibrant place for both locals and visitors. Although Sedona is located far from a major metro area, conference and meeting facilities can be successful in attractive destinations with significant tourism. New lodging and meeting facilities should complement existing anchors in the area (education, medical, performing arts). Meeting facilities could incorporate new performing arts or educational space. Lodging with flexible meeting space can allow for a variety of public and private events, providing space for both regional seminars and local classes that could work in conjunction with programs at the high school and college. Meeting facilities could also become a destination for medical and educationally-related conferences. Development of new lodging and meeting facilities should incorporate joint use and shared parking between the proposed uses.

Other uses that could be incorporated into lodging/meeting facilities include:

- Health spa and active recreation center open to the public;
- Galleries and art studios; or
- Museum as part of meeting/performing arts facilities.

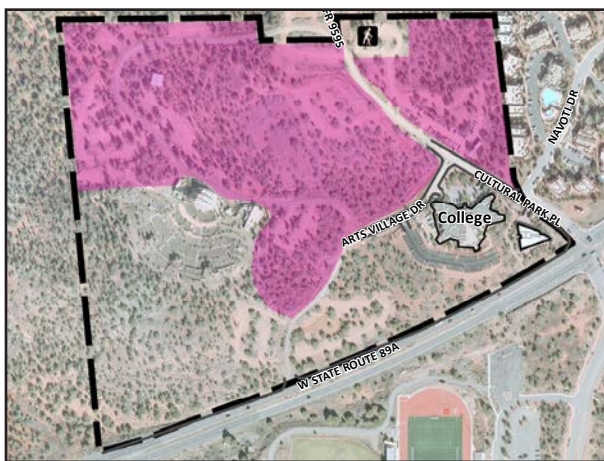


Figure 1.13: Areas appropriate for Lodging uses.

Development Guidelines

1. Lodging uses are limited to the area shown in figure 1.13. In order to fulfill mixed use goals and to create a vibrant place for both locals and visitors, it is recommended that within the Character Area:
 - At least one residential unit should be provided for every two lodging units for the first 200 lodging units and
 - At least 1.5 residential units should be provided for every lodging unit over 200.

For example: For 200 lodging units, 100 residential units are recommended. For 300 lodging units, 250 residential units are recommended. Additional housing is encouraged beyond these recommendations. This recommendation should be used as a starting point for the evaluation of new development proposals and does not preclude consideration of other development concepts that create an active, vibrant and walkable place with affordable workforce housing options.

2. Lodging uses should:
 - Include multipurpose meeting and event space that is integrated with the mixed use character of the area. This meeting space should be similar to or exceed the largest meeting room capacities elsewhere in the Sedona area (ie: 14,000 square feet and greater).
 - Provide or subsidize shuttle transportation to destinations such as trailheads and Uptown area.
 - Be part of a Planned Development that includes other land uses, and does not dominate the combined lodging/commercial area.

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Western Gateway CFA Land Use Example - All Areas

This map is intended to provide an example of how land use relationships can work in the entire Western Gateway CFA Area. The map represents one way of applying the guidelines and is not intended to regulate lot design and layout. This example was based on an assumption that there could be:

- Multi-family residential on approximately 25 acres.
- Commercial development on approximately 17 acres.
- Lodging units on approximately 41 acres.
- Open space on approximately 8 acres.
- A parking structure on approximately 1 acre.
- Additional health-care-related uses on approximately 9 acres.
- Assisted and independent living on approximately 17 acres.
- Other mixed use development on 4 acres.

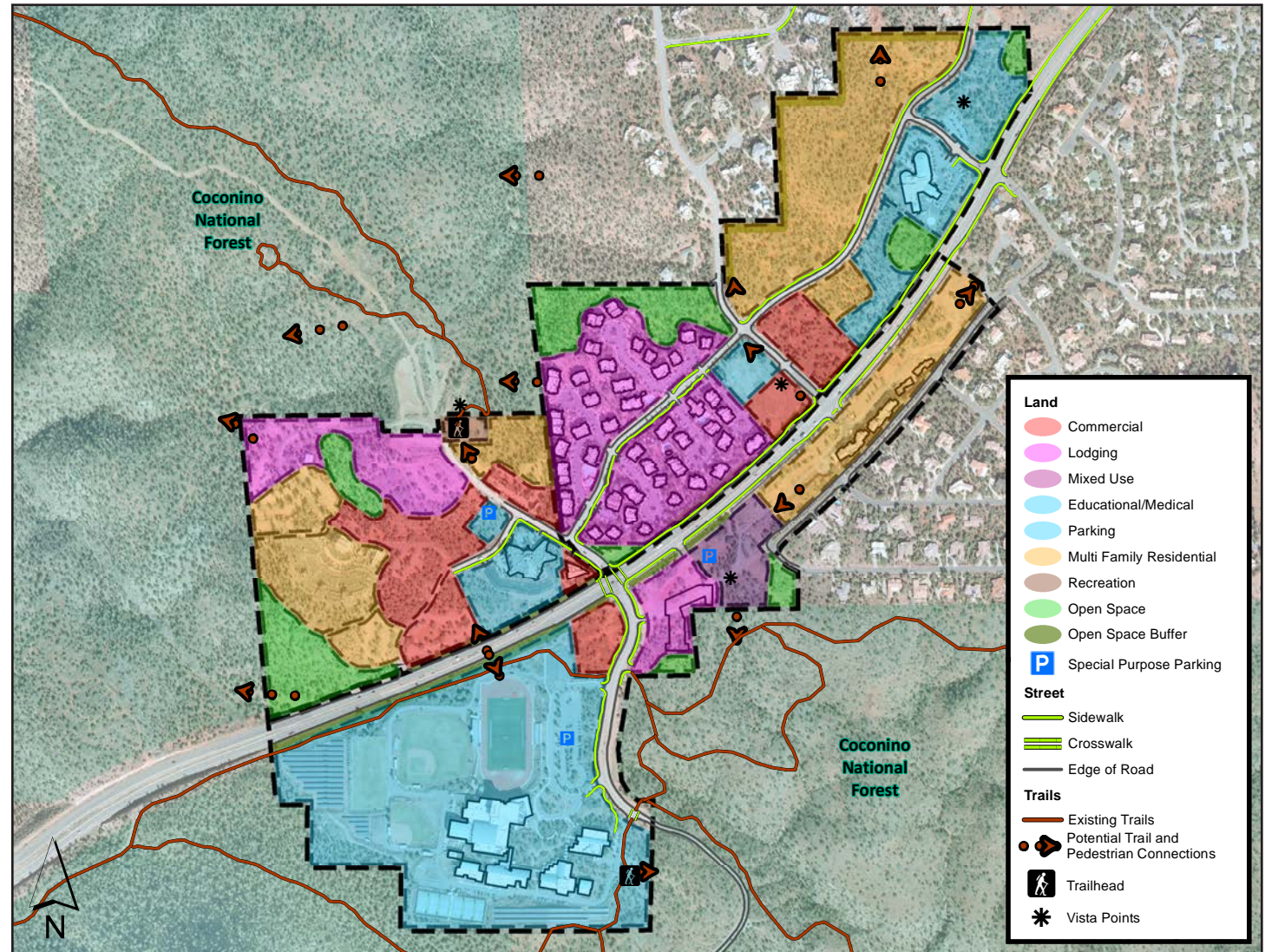


EXHIBIT B

Summary of Potential Amendments to the Soldiers Pass CFA Plan

| Soldiers Pass CFA Plan | | |
|-------------------------------|---------------------|---|
| Page | Potential Amendment | Topic |
| Page 2 | Edit | Remove lodging references from Table of Contents |
| Page 11 | Remove page | Remove: Lodging Strategies |
| Page 12 | Edit | Replace lodging references with "mixed-use development" |
| Page 13 | Edit | Replace lodging references with "mixed-use development" |

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Approved by Sedona City Council April 12, 2016 and by Resolution 2016-17.

Acknowledgments

Thank you to the CFA5 Work Group for their participation in the planning process: Helen Knoll, April Payne, Judi Schultz, and Councilor Jessica Williamson. The Work Group is part of the City's Citizen Engagement Program, which provides a forum for citizen volunteers to participate in specific projects. Illustrations by Richard Hubbell.

Note:

Any references to current conditions reflect what existed when the plan was written during 2015 and 2016.

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Lodging Strategies

Strategies (continued from page 10):

5. New lodging should enhance the commercial area and be compatible with adjacent land uses.

5a. Lodging is limited to no more than 10 acres within the CFA.

5b. Lodging may extend beyond the boundary* if the project contributes to a more walkable mix of housing and commercial land uses with improved connectivity.

*Lodging Area Limits boundary from the Community Plan (shown in the map to the right).

Lodging Area Limits are identified in the Community Plan as locations where new lodging development is supported. In this CFA the Lodging Area Limits encompasses 32 acres. To ensure a balanced mix of land uses not overwhelmed by lodging it is recommended that lodging is limited to 10 acres in this CFA.

Flexibility in the Lodging Area Limits boundary will be supported if the CFA Plan’s objectives can be achieved. Examples of the benefits that could result from a development project that extends beyond the lodging boundary are new street connections, shared and connected parking lots and driveways, and pedestrian and bicycle connectivity. Otherwise, strict adherence to the Lodging Area Limits boundary may inhibit consolidated redevelopment projects that are more likely to produce community benefits.

The Community Plan addresses lodging within a CFA:

New lodging development may also be approved as part of a Plan within a Community Focus Area... Key considerations in determining locations for lodging uses include:

- *Avoiding homogeneous or “hotel strip” development along the highway corridors, and providing commercial diversity and mixed uses.*
- *Providing locations that have the greatest diversity of commercial uses to encourage pedestrian rather than vehicle trips.*
- *Providing locations with the best traffic control at the highway.*

-Community Plan, page 27



Lodging Area Limits map from the Community Plan, page 28

Lodging Mixed Use Development Standards

Proposed ~~lodging~~ projects must meet the following ~~lodging~~ standards. ~~Flexibility in the maximum acres of lodging in the CFA could be supported if the project addresses all of the lodging standards.~~

Mixed Use Lodging Development

~~Lodging projects shall include other uses that will benefit both hotel guests and local residents.~~ Integrating multiple uses into one coordinated development project can reduce the need to drive, and thus not contribute further to traffic congestion. No additional lodging uses are recommended in this CFA.

~~Other land uses in addition to lodging such as retail and restaurants will not count toward the maximum allowable acres of lodging in the CFA.~~

~~The following are examples of preferred mixed use lodging developments.~~

- ~~• Mixed use lodging projects with shared community space, parking, and access.~~
- ~~• Lodging with a spa, restaurant, and event space (minimum 1,000 sq. ft.).~~
- ~~• Lodging with retail and restaurants on the first floor, rooms on the second floor.~~
- ~~• Projects that include both lodging and multi-family residential.~~

Shared Community Space

Common areas shall be incorporated into the project design that will serve as gathering spaces for ~~guests~~, visitors, and local residents. Examples: lounge, atrium, plaza, garden, or courtyard with ample seating. See page 25 for examples.

Housing

If the mixed use ~~lodging~~ project involves property zoned as residential, the equivalent number of maximum units allowed under the current zoning must be included within the development project. The housing shall be multi-family, such as apartments, condominiums, townhomes, or employee housing.

Example: (1 acre RM-2 = 12 units) + (1 acre RS-12 = 3 units)
= 15 housing units required (minimum)

Examples of Mixed Use Development:



Lodging Mixed-use Development Standards, continued

Site Layout

- ~~Lodging~~ Buildings adjacent to SR 89A shall be aligned perpendicular or at an angle to SR 89A (not parallel to SR 89A.)
- Multiple buildings are preferred to one larger building.
- Parking is to be located behind the buildings, and not facing SR 89A or visible from a public street or SR 89A.
- Multiple, smaller parking lots are preferred to large parking lots.

Connectivity

- Sidewalks and paths shall link on-site amenities, parking, building entrances, trails, streets, community spaces, and adjacent destinations.
- Projects shall be designed to maximize connectivity for vehicles to improve safety and minimize local traffic congestion, such as creating new street connections, and connected and shared driveways and parking lots.

Landscaped street frontage ➤

Building perpendicular to street ➤

Multiple buildings ➤

Parking not in street frontage ➤



Landscaped street frontage ➤

Buildings at an angle to streets ➤

Multiple buildings ➤

Parking behind the buildings ➤

