

Tiffany Antol

From: Sean Ryan <sryan9@gmail.com>
Sent: Wednesday, November 9, 2022 3:18 PM
To: Tiffany Antol
Subject: Comments and Recommendations for Mt. Dell Related to NAH

November 9, 2022

Re: Northern Arizona Healthcare Planned Development south of Mt. Dell

Dear Ms. Antol,

My name is Sean Ryan. I grew up in Flagstaff and am a long-time resident of the Mt. Dell neighborhood. I am also the President of the Mt. Dell Ridge HOA, which represents a subset of property owners within the neighborhood. While I am officially representing this HOA, I also know that there are many concerns being voiced throughout Mt. Dell at-large. I am asking for your careful consideration of some specific concerns as you decide on the approval of designs and requirements for the NAH property.

Mt. Dell is an unincorporated County Island within city limits. Mt. Dell is one of the closest neighborhoods to the proposed development by NAH and will likely see some of the greatest impacts:

- it is downstream of the development in the Sinclair Wash watershed
- it shares greenspace, park, and multimodal access to jobs and recreation through the zone that would be developed, and
- it relies on one point of road access just north of the NAH properties.

While we appreciate that NAH has extended the net for public input beyond minimum legal requirements – and we recognize that NAH has identified and addressed some concerns – there are two points that we believe need consistent review and consideration at all steps of the process, and a third point which has not been adequately addressed for the Mt. Dell neighborhood.

- 1) **Integrated planning that connects cohesively with County neighborhoods.** It is very important to note that Mt. Dell (as well as other nearby neighborhoods and parks) are County, and not City. While we appreciate that the two entities try to share in the planning processes through regional planning, we have seen first-hand that the engineers and implementers sometimes cut off their designs and planning efforts at the jurisdictional boundaries. This is especially important to consider for flood mitigation, multimodal access, and greenspace and watershed impacts. We strongly encourage the commission to make every effort possible to ensure that Mt. Dell does not suffer from adverse impacts or get left out of potential community benefits of a well-integrated multimodal and traffic access plan *simply because it is not City property*.
- 2) **Specific Concerns and Design Details: prevent negative impacts and promote positive and healthy connections to surrounding neighborhoods.** While the NAH team did provide a good bit of expertise in hosting a specific community meeting, many of the detailed questions about traffic, trails, flood mitigation, etc. that we are concerned about were not able to be answered since they would not be fully developed until the zoning and building permits were required. We were assured flooding and other plans would meet mandatory and legal requirements but meeting minimum requirements does not necessarily mean that the community will not suffer negative impacts. NAH continues to promote the idea of health and whole community approaches to health. If they are sincere about this, then they need to ensure healthy and positive connections to nearby neighborhoods like Mt. Dell, which can be done through infrastructure, trail, greenspace, and multimodal access, and adequate traffic alignment.

3) **Traffic Intersection Alignment and Elevated Level of Access Needed.** One big area of concern that has not yet been addressed is the traffic intersection of Mt. Dell Rd. and Beulah Blvd. According to the initial report/study done, we were told that Beulah would likely expand to 4 lanes, and there would be some lights added between Lake Mary Rd and Ft. Tuthill; however, it said that data did not require any change to the Mt. Dell intersection. As residents with lived experience, we know that some of the data was not accurate in terms of crashes and dangers at this intersection. Specifically, we are aware of 2 fatalities that have taken place at this intersection, in addition to a variety of other car accidents, which has not been recorded in the data. While there may not be a huge traffic count, this intersection suffers greatly when there are events that cause higher levels of traffic, and this development is sure to increase the traffic along the roadway. While light synchronization can help, as the larger NAH Village is developed, there will be more intermediate traffic that is likely to cause additional safety issues and traffic delays to all residents in the Mt. Dell community. **This intersection needs to be elevated as a priority and needs to be realigned to provide safe visibility. Adding a roundabout would be ideal for allowing Mt. Dell neighborhood traffic to access Beulah while minimizing slow down to the traffic along Beulah. If a roundabout is not possible, then a light could be installed with sensor recognition of neighborhood traffic.**

We understand that there are many stakeholders with concerns and appreciate your consideration, especially since Mt. Dell is one of the closest neighborhoods to the development and will likely bear the brunt of the noise, construction, and traffic impacts of the proposed development. First and foremost, we believe the traffic access and road alignment plan needs to be improved for the Mt. Dell neighborhood prior to implementation of proposed plans. We hope that implementing this request will prove to be a positive example of integrated planning between NAH, Coconino County, and the City of Flagstaff.

Sincerely,

Sean Ryan

President of the Mt. Dell Ridge, HOA

Local Educator and Teacher

Long Time Resident of Flagstaff

Tiffany Antol

From: Ruth Engler <ruth.engler@gmail.com>
Sent: Wednesday, November 9, 2022 4:15 PM
To: Paul Deasy; Becky Daggett; Adam Shimoni; Regina Salas; Austin Aslan; mryan@coconino.az.gov; Tiffany Antol; Miranda Sweet; Jim McCarthy; Whitney Cunningham
Subject: Oppose Change to Regional Plan Presented to Planning & Zoning Commission 9 NOV 2022

Some people who received this message don't often get email from ruth.engler@gmail.com. [Learn why this is important](#)

Dear Flagstaff City Mayor and Council and Supervisor Ryan;

Please see below, my opposition to the proposed change to Flagstaff's Regional Plan being presented to the Flagstaff Planning and Zoning Commission this evening. I am unable to attend in person, but have submitted the below to AWD Law and the Planning and Zoning Commission to voice my opposition.

9 November 2022

RE: Public Hearing Change to Regional Plan - Opposed

Dear City of Flagstaff Planning Commissioners;

I strongly oppose changing Flagstaff's Regional Plan for the proposed new regional hospital and associated development that is being foisted upon the residents living and/or working in proximity to Ft. Tuthill. The impact of changing the Regional Plan will bring about unsustainable long-term growth that is detrimental to residents, forests, and wildlife in the area.

Changing the Regional Plan with later approval for the placement of a regional hospital, ambulatory care facility, medical village, and mixed commercial and retail development in the Ft. Tuthill area would be a betrayal of Flagstaff's residents and our commitment to environmental stewardship and rural lifestyle. Changing the Regional Plan will cause an expansion of disruptive infrastructure, roadways, traffic and traffic accidents, air and noise pollution, as well as the destruction of wildlife habitat.

Importantly to this request, there is NO need for, nor is there the population density necessary to support this project. This project is the public's right to reject. The City of Flagstaff should NOT, through its policies, encourage additional population growth, particularly through a "build it and they will come" scheme. Changing the Regional Plan as proposed will be a continuation of over development in the City, most reprehensibly noticeable along Milton Road. If you truly believe that this is a necessary project—a proposition I strongly disagree with—then East Flagstaff has the open space with no natural Ponderosa Pine forests, with the infrastructure and traffic/roadway access that is in need of redevelopment. Place this horrific behemoth described as a "new state of the art" development—if you deem it critical—in East Flagstaff as a redevelopment project.

In closing and stating once again, I am strongly opposed to the proposed change to the City's Regional Plan. At what cost does the City sacrifice our land, forests, wildlife, and quality of life?

Respectfully,

--

Ruth L. Engler
ruth.engler@gmail.com
(602) 326-0748