

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, April 17, 2023 8:55 AM
To: Bryan Bates
Cc: Tiffany Antol
Subject: RE: New Hospital plan

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Bryan Bates <outlook_36356B58C01FCA3B@outlook.com>
Sent: Saturday, April 15, 2023 8:50 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: New Hospital plan

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Dear P&Z Commissioners.

Just as “it takes a community to raise a child”, it also takes a community to pull our planet back from the brink of the impending ecological and ethical crisis of climate disruption. Scientist predicted in the 1960’s that continued use of carbon-based fuels would likely lead to a warming world with potential ecological disruption. Unfortunately, our US culture has ignored those warnings. Large corporations have continually converted fossil fuels into money and political power, all to the detriment of a healthy planet that we pass on to our future.

As a community, we need to act upon the Flagstaff Regional Plan’s carbon reduction commitment such that future generations of Flagstaff citizens and innumerable species that support our lives can also live a quality life. To allow the NAH to violate the purpose of our carbon reduction commitment is tantamount to generational deterioration of human and ecological health.

It is our personal and governmental responsibility to adhere to our adopted carbon reduction goals. The anathema of building a hospital that over its life time will emit thousands of tons of carbon gasses abrogates our responsibility to personal and community health. This is hypocritical to a hospital’s responsibility.

I call on all facets of our City and County governmental agencies to require the NAH to build a sustainable and carbon free hospital OR to update the current hospital to become carbon neutral.

Bryan Bates

Sent from [Mail](#) for Windows

Tiffany Antol

From: Sarah Langley
Sent: Monday, April 17, 2023 11:13 AM
To: Tiffany Antol
Subject: FW: NAH Plan to Move the Hospital

Fyi

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

From: Shawn Newell <shawnnewell@gmail.com>
Sent: Saturday, April 15, 2023 10:38 AM
To: Mayor and Council <council@flagstaffaz.gov>
Subject: NAH Plan to Move the Hospital

[Some people who received this message don't often get email from shawnnewell@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mayor, Vice Mayor, and Council Members,

I will not be able to attend next week's meeting and would like to submit these comments for your consideration on the Northern Arizona Healthcare's proposed hospital move. I understand the importance of access to local and regional health care and the need to serve an expanding population. However, the hospital move as proposed will put a tremendous fiscal and climate burden on Flagstaff.

As you are aware, the Regional Plan and the City of Flagstaff's Carbon Neutrality Plan call for carbon neutrality. The move will have significant climate consequences during construction and long after with the additional miles of travel (and traffic) to access the new location. The NAH proposal calls for sprawl instead of infill and new construction instead of retrofits in direct conflict with carbon neutrality.

I understand that that the horizontal layout at the current hospital dissected by Beaver Street is part of what prompted this proposal. Has anyone looked at alternatives to provide NAH the space they need at the current location to optimize available space? This could include moving the parking garage and parking lots off of the current site and even a possible reroute of Beaver Street.

If NAH is asking the City and the people of Flagstaff to take the climate hit as well as pay for needed infrastructure to support this move, I believe it is their responsibility to clearly tell us the climate impacts through 2050 and the costs of extending City infrastructure to serve this proposed site.

I am not aware that NAH has fully demonstrated that expansion at the current site is not a viable option. Before we make any decisions to support a move, I would urge you to require NAH work with the City and the community to clearly evaluate all of the alternatives.

Finally, if after a comprehensive assessment the move is demonstrated to be the only viable option, I urge the Council to ensure that all developers, including NHA, shoulder the costs of extending City infrastructure and transit to serve the new sites. This is best practice in most cities, and is long overdue in Flagstaff.

Thank you for considering my comments.

Shawn Newell
928-699-3441

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, April 10, 2023 8:12 AM
To: rhiannio@hotmail.com
Cc: Tiffany Antol; Alexandra Pucciarelli
Subject: FW: Comments on NAH Master Plan

Thank you for your comment, it has been forwarded on to the Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Rhiannon Samples <rhiannio@hotmail.com>
Sent: Friday, April 7, 2023 8:41 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Comments on NAH Master Plan

You don't often get email from rhiannio@hotmail.com. [Learn why this is important](#)

Dear Commission,

I watched the last P&Z meeting live and while I couldn't attend to comment, I'd like to comment now. The committee asked some very valid questions of NAH, and I appreciate that. I would like to interject here, that the answers NAH gave you may have, at the time seemed like valid answers, but just a quick look around our community shows these answers to be false.

If you take notice, no current employees of NAH are speaking out against them. NAH has a bullying and retaliatory history with employees who have disagreed with them.

NAH has made it clear to their employees that the sole purpose of this project is not to further Flagstaff's healthcare, but to inhibit the ability of competition to come in to town. NAH is very aware that if another hospital were to come to town, they would hemorrhage even more employees than they already have. NAH is not friendly place to work (like it used to be, when it was a community hospital). NAH claims to still have a Level I trauma certification, but if they were to be audited, they would likely find themselves a Level 2.

NAH claims this regional center would provide Flagstaff with new services such as an ambulatory surgery center, hyperbaric chamber, extensive wound care and an infusion clinic. I'd like to take this opportunity to point out that NAH had an ambulatory surgery center, which they closed for COVID and never reopened. They purchased the old Northern Arizona Orthopaedics building that houses their current surgery center. Avella wound care is a local business providing extensive wound care. Vuori health has an infusion clinic, as does the Rheumatology office on Malapais Lane. Aspen

Integrative has hyperbaric ability. All of these examples should be taken into account when NAH attempts to mislead your committee. By the way, NAH has tried to previously open an infusion center, which failed.

NAH claims they won't leave big buildings abandoned in Flagstaff and provided the example of the build on Cedar Hill that was vacant. NAH prides themselves on purchasing the building so it wasn't left abandoned. What they failed to share with you, was that building was one of their competitors, who was constructing a micro ER. NAH has been against this from the beginning:

https://azdailysun.com/news/local/planning-and-zoning-gives-new-apricus-micro-hospital-green-light-despite-fmc-opposition/article_6b755f35-4269-5051-852b-78373d075b1b.html (https://azdailysun.com/news/local/planning-and-zoning-gives-new-apricus-micro-hospital-green-light-despite-fmc-opposition/article_6b755f35-4269-5051-852b-78373d075b1b.html)

NAH stated in this meeting that they would assist the city and Flagstaff Fire with obtaining grants to staff the dept with enough staff to cover this monstrosity. Grants are temporary and never guaranteed. Who will shoulder the burden of cost after the 3 years when the grant runs out (assuming they get the grant money)? Surely NAH won't.

NAH states that the majority of their clientele are from outside of Flagstaff, from the reservation. Why build this facility in a location south of Flagstaff, cutting down many mature pine trees? It seems logical that they could obtain land east of town closer to the majority of their customers and without the significant natural resource destruction.

In addition, during this meeting, Josh Tinkle was asked about the housing proposed in this build. He stated that only 10-15 apartments would be used for traveler housing. The hospital is staffed with many more travelers than that, and historically, the hospital has had difficulty with traveler contracts due to the lack of housing in Flagstaff. In fact, the administration previously reached out to employees to see if anyone was willing to rent rooms, vacation rentals, etc to travelers in order to draw them to Flagstaff and avoid traveler contract cancellations. I read recently that currently FMC has almost 400 open positions. This is an ongoing trend for NAH.

NAH purchased this land knowing it wasn't zoned for the project they envisioned. I would like our planning and zoning to stand up to them and say no to the rezoning requests. This decision would be community centered and would show the neighbors around Purple Sage, including the fairgrounds, that we stand with them. It would be sad for me, a native resident, who grew up in Mountain Dell and playing in the forest they want to develop. I would hate to see the homeless people the hospital takes care and discharges out into the community being living in the forest there. That alone will increase the fire risk for our community. The hospital will say they've thought about this and have a plan.... but I'm not confident all these "plans and grants" Are going to materialize. The homeless shelter is miles away with no real access from Purple Sage aside from the freeway.

NAH has a history of selfishness, lying and unethical practices, please don't be swayed by their promise of glitz and glamour.

Thank you for allowing me the time to comment,
Rhiannon Samples

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, April 10, 2023 12:39 PM
To: Sat Best
Cc: Tiffany Antol; Alexandra Pucciarelli
Subject: RE: Northern Arizona Healthcare new campus application

Thank you for your comment, it has been forwarded to the Commission.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Sat Best <best81@outlook.com>
Sent: Monday, April 10, 2023 9:36 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Cc: Sat Best <best81@outlook.com>
Subject: Northern Arizona Healthcare new campus application

You don't often get email from best81@outlook.com. [Learn why this is important](#)

Sat
Best

4/10/2023

3935 N Paradise Rd

Flagstaff, AZ 86004

Best81@outlook.com

Re: Application for rezoning for a new Northern Arizona Healthcare campus

Dear Planning and Zoning Chair and Commissioners

I would like to make the following comments about the Northern Arizona Healthcare Corporation (NAH) request for rezoning for a new hospital, wellness village, hotels, a park, and housing near Fort Tuthill.

Summary: I urge the Commission to deny the NAH application or continue the case until sufficient information is provided by the applicant to ensure that the Regional Plan carbon neutrality goal and policies will be met. At this point in the process, the P&Z Commission does not have enough information to find that the proposal is consistent with the Regional Plan.

The following Flagstaff Regional Plan goal and policies determine how our community has decided to address the issue of carbon neutrality:

- Goal E&C.2. “Achieve carbon neutrality for the Flagstaff community by 2030.”
- Policy E&C.2.1. “Encourage the reduction of energy and material consumption.”
- Policy E&C.2.4. “Promote developments that help the community achieve carbon neutrality through strategies that reduce the project’s emissions from transportation, energy, and consumption.”

These are very clearly stated goals, and we will have to change our “business as usual” if we are to achieve them. An article on the front page of the Arizona Daily Sun on 3/21/23 summarized the recent report from the United Nations Intergovernmental Panel on Climate Change. The Panel concludes that we must reduce carbon emissions by 60% by 2035 or risk hitting climate tipping points that will leave our children and future generations with a bleak climate future. This report reinforces the importance of achieving our carbon neutrality goals. NAH is a non-profit corporation dedicated to serving our community by providing healthcare, and climate change certainly has the potential to negatively affect the health of our citizens.

We currently have a mid-town hospital and a wellness neighborhood complete with a park. The offices of most physicians and other health care services are near the hospital, and Buffalo Park is just 2 blocks away. One of the first principles of sustainability is to carefully examine re-use before committing to new construction. I realize that increasing the capacity and

efficiency of the hospital on its current campus would be very challenging, but the carbon impact of creating a new \$1B “greenfield” hospital campus relatively far from the center of town could be enormous.

Carbon neutrality must be at the core of the planning process if it is to be achieved. Obviously, it cannot be tacked on at the end of the project. It was very disappointing that carbon neutrality was not mentioned by City staff or the NAH representatives during the recent first hearing for this project before the Planning and Zoning Commission. There is some discussion of sustainability issues in the NAH written narrative, but no firm commitment to overall carbon neutrality is made.

The required analysis should include the impact of the construction and maintenance of the new campus, transportation upgrades including public transport, increased travel by patients to the new site, the relocation of dozens of health service providers, treatment of the existing campus and any other anticipated carbon impacts. There are many new materials, techniques, and processes that could be used, but putting together a carbon neutrality plan is a technical challenge that the public and probably City staff do not have the expertise to address. The NAH consultant team includes members who have experience with sustainable projects, and it is up to NAH to carefully define their carbon neutrality goal, explain how it will be accomplished and commit to it. Then the public, the Planning and Zoning Commission, and ultimately the City Council can decide if it is acceptable.

For these reasons, I urge the Commission to deny the NAH application or continue the case until sufficient information is provided by the applicant to ensure that the Regional Plan carbon neutrality goal and policies will be met. At this point in the process, the P&Z Commission does not have enough information to find that the proposal is consistent with the Regional Plan.

Thank you,

Sat Best

Northern Arizona Climate Change Alliance

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, April 10, 2023 12:40 PM
To: Jill Stephenson
Cc: stefansommer@nau.edu; best81@outlook.com; Tiffany Antol; Alexandra Pucciarelli
Subject: RE: New health care facility proposal

Thank you for your comment, it has been forwarded to the Commission.

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

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

From: Jill Stephenson <jillksteph@icloud.com>
Sent: Monday, April 10, 2023 10:18 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Cc: mjames@friendsofflagstaff.org.; stefansommer@nau.edu; best81@outlook.com
Subject: New health care facility proposal

[You don't often get email from jillksteph@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

The \$1 billion new hospital plan sounds like a tragedy in the making!

There is no indication of consideration of the carbon footprint, which undoubtedly will be huge with an enterprise this large. How can they possibly meet the requirements of Flagstaff's regional plan? Will there be any aim towards carbon neutrality by 2030?

Does this plan make any mention of reducing material and energy consumption in our region? New developments should be required to reduce carbon emissions from transportation, energy, and material consumption.

How does this plan address the infrastructure issue? Is the city, meaning us taxpayers, expected to assume the burden of these huge dollar costs?

What about transportation? Who foots that bill?

What will happen with the current healthcare facilities when vacated? This could be another huge problem for the city.

There are far too many unanswered questions to approve this proposal.

I hope the planning and zoning commission and the city Council will require answers to all these questions, and more. I hope serious consideration will be given to the future impact this development could have on our city and region. I am relying on you to make the best decision for everyone.

Thank you, Jill Stephenson

Sent from my iPhone

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, April 10, 2023 2:29 PM
To: kim curtis
Cc: Tiffany Antol; Alexandra Pucciarelli
Subject: RE: NAH

Thank you for your comment, it has been forwarded to the Commission.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: kim curtis <kfoscurt@gmail.com>
Sent: Monday, April 10, 2023 1:41 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH

You don't often get email from kfoscurt@gmail.com. [Learn why this is important](#)

Dear P and Z Commissioners,

I write to urge you to **table action** on the NAH's Specific Plan on grounds that in its present form it does not sufficiently support regional or city climate action goals. The lack of specificity around NAH's carbon reduction and carbon neutrality commitments **must be addressed** before any move to recommend action to the city council.

At the broadest of levels, the Specific Plan indicates eventual carbon neutrality of the hospital, but **no date is provided**. Further, the Specific Plan indicates that **eventual carbon neutrality is contingent upon** conducting an economic analysis to determine cost feasibility of renewable energy and storage systems.

This is far from reassuring. There are other hospitals in the US that have made very hard and very clear carbon neutrality plans from the outset.

From the Flagstaff City Council to the UN Secretary General to the Pope, leaders across the planet have recognized we are in the fight of our lives - a climate emergency.

Please **vote on April 12th to table this issue** so that these issues can be adequately addressed.

Thank you very much,

Kim Curtis
1805 N. Beaver St.

April 10, 2023

TO: Planning and Zoning Commission

FROM: Michele James, Executive Director, Friends of Flagstaff's Future

Subject: NAH Proposal (Specific Plan Approval and Rezoning Request) Does not Comply with the Carbon Neutrality Goals of the Regional Plan, April 12, 2023 Agenda Item

Friends of Flagstaff's Future (F3) is extremely concerned about the carbon footprint of the proposed new hospital and Ambulatory Care Center (ACC). The NAH proposal does not comply with a very important section of the Flagstaff Regional Plan goal and implementing policies related to carbon neutrality (Goal E&C.2., Policy E&C.2.1. and Policy E&C.2.4.). NAH must make a strong, detailed, and publicly-available commitment to building a carbon neutral hospital and ACC, or better yet, carbon negative buildings.

If NAH is unwilling to commit to carbon neutrality and the actions outlined below, the Commission must delay a final decision until NAH determines a suitable net energy plan that is in compliance with the Regional Plan and results in carbon neutrality for Scope 1 emissions (direct from sources owned or controlled by a company) and Scope 2 emissions (indirect from energy that is purchased).

The City's Staff Report addresses the lack of compliance to the Regional Plan stating "The projected reduction (or increase) in greenhouse gas emissions remains highly uncertain due to the proposal's many different options and suggestive language, and the lack of greenhouse gas emissions projections or goals for the Hospital relocation." The Commission must address carbon neutrality as a condition of approval or delay a final decision until such a commitment is in hand for our community.

Hundreds of Flagstaff citizens attended and supported the City Council decision in 2020 to demand the declaration of a Climate Emergency. Our City now has a Carbon Neutrality Plan and an amended Regional Plan that includes goals and policies that address carbon neutrality. As such, F3 demands that NAH make a strong commitment to carbon neutrality to ensure that the proposed new hospital building is in line with Flagstaff's Regional Plan.

F3 believes a strong commitment from NAH to meet the Regional Plan's carbon neutrality goals and policies is absolutely needed and extremely important as the Commission considers the proposed project because in-patient hospitals are among the largest commercial consumers of energy. The health care sector is responsible for 8.5% of U.S. greenhouse gas emissions, inpatient healthcare is ranked by the EPA as the second-largest commercial energy user in the United States, and health care facilities consume close to 10% of the total energy used in U.S. commercial buildings.

The impact of carbon and methane emissions from inpatient hospitals is well known and acknowledged by hospitals in the U.S. and internationally. [Research](#) indicates that annual greenhouse gas emissions associated with health care in the United States alone would cause 123,000 to 381,000 disability-adjusted life-years (DALYs) in future health damages, with malnutrition being the largest damage category. [DALYs](#) for a health condition are the sum of the years of life lost due to premature mortality and the years lived with a disability due to prevalent cases of the disease or health condition in a population.

NAH's commitment to carbon neutrality for the proposed new hospital and ACC must include the following actions to address Scope 1 and 2 emissions:

- 1) Build the hospital and ACC to have net zero emissions from the start. This can be achieved in many different ways but should include:
 - Complete a full lifecycle analysis of embodied carbon in the construction materials planned for use in building the new hospital and ACC,
 - Incorporate carbon negative construction materials and methods such as a) [mass timber](#) which has a low carbon footprint, requires less water and energy to produce than concrete or steel, and locks in carbon from the atmosphere, and, b) [ultra-low carbon concrete](#) that uses technology to remove CO2 from the air to harden low-carbon concrete masonry blocks that have 70-100% percent less embodied carbon than traditional concrete.
 - Minimize the use of natural gas to the maximum extent possible through the purchase of electric-based HVAC systems and other high-energy equipment. Natural gas combustion accounted for a [third of carbon dioxide emissions](#) from the U.S. power sector in 2018, and methane leaks from extraction and transportation of natural gas further exacerbate global climate change as methane (the primary component of natural gas) has a ["global warming potential"](#) 21 times higher than carbon dioxide over a 100-year period.
 - Purchase renewable electricity from sources of wind or solar sources for any electrical needs that cannot be met with on-site production,
 - Reduce waste anesthetic gasses vented through the rooftops that are a [major source of emissions](#),

If NAH is unwilling to commit to the actions outlined above, the Commission must delay their decision to allow NAH time to develop a suitable net energy plan that is carbon neutral for Scope 1 and 2 emissions. F3 suggests NAH work directly with the experts within Flagstaff's Sustainability Division staff to determine an energy plan that meets the goals of Flagstaff's Regional Plan.

Building a large development such as proposed by NAH, in a peripheral region of our city brings with it many secondary impacts to our community. This includes the increased carbon emissions that will result from single-occupant vehicle use to travel to the proposed hospital as well as

multiple NAH shuttle trips to and from Woodlands Village Boulevard as our community awaits transit funding for a new bus route and a low emission bus to the project area. The funding of public transit to the proposed new hospital is an issue that F3 believes falls directly to NAH and we continue to advocate that NAH pay 60% or more of these costs for at least two years as Mountain Line proposed in late 2022.

F3 is aware that the private negotiations taking place between the City and NAH will determine how much of the required off-site improvements related to the proposed new hospital such as road widening, fire equipment, a new fire station, and significantly more staffing, will become the responsibility of the Flagstaff community to pay. Much uncertainty is present today regarding these costs as the City has not heard if the RAISE grant proposal to pay for road improvements has been granted, nor does the City know if their request for earmarked funding for the new fire station will be granted. This is concerning to F3 as the Commission approval moves the proposed project forward without a full understanding of the financial impact to the Flagstaff community.

F3 understands the city is under to approve the relocated hospital. And, while the new hospital has the potential to be of great benefit to Flagstaff and northern Arizona residents, this benefit should not result in a free pass to NAH to not be required to comply with Flagstaff's Regional Plan carbon neutrality Goal and Policies. It is imperative that NAH meets the needs of the Flagstaff community as it looks to construct a new large hospital and ACC.

F3 looks to the Commission to ensure that the proposed project is carbon neutral (or negative carbon) in order to comply with the Flagstaff Regional Plan, and that there is a fair, equitable, and transparent agreement with NAH that allows for a clear understanding of the dollar amount for road improvements and Flagstaff Fire Department needs that will fall to the citizens of Flagstaff to pay.

Thank you for your consideration of our comments and concerns.

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, April 10, 2023 4:48 PM
To: Michele James
Cc: Tiffany Antol; Alaxandra Pucciarelli
Subject: RE: F3's Comments to P&Z Commission re: NAH proposal 4/12/2-23 meeting agenda

Thank you, your comment has been forwarded to the Commission.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Michele James <mjames@friendsofflagstaff.org>
Sent: Monday, April 10, 2023 3:57 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Cc: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: F3's Comments to P&Z Commission re: NAH proposal 4/12/2-23 meeting agenda

You don't often get email from mjames@friendsofflagstaff.org. [Learn why this is important](#)
April 10, 2023

TO:
Planning and Zoning Commission

FROM:
Michele James, Executive Director, Friends of Flagstaff's Future

Subject:
NAH Proposal (Specific Plan Approval and Rezoning Request) Does not Comply with the Carbon Neutrality Goals of the Regional Plan, April 12, 2023 Agenda Item

Friends of Flagstaff's Future (F3) is extremely concerned about the carbon footprint of the proposed new hospital and Ambulatory Care Center (ACC). The NAH proposal does not comply with a very important section of the Flagstaff Regional Plan goal and implementing policies related to carbon neutrality (Goal E&C.2., Policy E&C.2.1, and Policy E&C.2.4.). NAH must make a strong, detailed, and publicly-available commitment to building a carbon neutral hospital and ACC, or better yet, carbon negative buildings.

If NAH is unwilling to commit to carbon neutrality and the actions outlined below, the Commission must delay a final decision until NAH determines a suitable net energy plan that is in compliance with the Regional Plan and

results in carbon neutrality for Scope 1 emissions (direct from sources owned or controlled by a company) and Scope 2 emissions (indirect from energy that is purchased).

The City's Staff Report addresses the lack of compliance to the Regional Plan stating "The projected reduction (or increase) in greenhouse gas emissions remains highly uncertain due to the proposal's many different options and suggestive language, and the lack of greenhouse gas emissions projections or goals for the Hospital relocation." The Commission must address carbon neutrality as a condition of approval or delay a final decision until such a commitment is in hand for our community.

Hundreds of Flagstaff citizens attended and supported the City Council decision in 2020 to demand the declaration of a Climate Emergency. Our City now has a Carbon Neutrality Plan and an amended Regional Plan that includes goals and policies that address carbon neutrality. As such, F3 demands that NAH make a strong commitment to carbon neutrality to ensure that the proposed new hospital building is in line with Flagstaff's Regional Plan.

F3 believes a strong commitment from NAH to meet the Regional Plan's carbon neutrality goals and policies is absolutely needed and extremely important as the Commission considers the proposed project because inpatient hospitals are among the [largest commercial consumers of energy](#). The health care sector is responsible for [8.5% of U.S.](#) greenhouse gas emissions, inpatient healthcare is ranked by the EPA as the [second-largest](#) commercial energy user in the United States, and health care facilities consume close to [10% of the total energy](#) used in U.S. commercial buildings.

The impact of carbon and methane emissions from inpatient hospitals is well known and acknowledged by hospitals in the U.S. and internationally. [Research](#) indicates that annual greenhouse gas emissions associated with health care in the United States alone would cause 123,000 to 381,000 disability-adjusted life-years (DALYs) in future health damages, with malnutrition being the largest damage category. [DALYs](#) for a health condition are the sum of the years of life lost due to premature mortality and the years lived with a disability due to prevalent cases of the disease or health condition in a population.

NAH's commitment to carbon neutrality for the proposed new hospital and ACC must include the following actions to address Scope 1 and 2 emissions:

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- emissions from the start. This can be achieved in many different ways but should include:
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 - Incorporate carbon negative construction materials and methods such as a) [mass timber](#) which has a low carbon footprint, requires less water and energy to produce than concrete or steel, and locks in carbon from the atmosphere, and, b)
 - [ultra-low carbon concrete](#) that uses technology
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- to remove CO2 from the air to harden low-carbon concrete masonry blocks that have 70-100% percent less embodied carbon than traditional concrete.
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- gas combustion accounted for a [third](#)
- [of carbon dioxide emissions](#)
- from the U.S. power sector in 2018, and methane
- leaks from extraction and transportation of natural gas further exacerbate global climate change as methane (the primary component of natural gas) has a “[global](#)
- [warming potential](#)” 21 times
- higher than carbon dioxide over a 100-year period.
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- Purchase renewable electricity from sources
- of wind or solar sources for any electrical needs that cannot be met with on-site production,
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- Reduce waste anesthetic gasses vented through
- the rooftops that are a [major](#)
- [source of emissions](#),
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-

If NAH is unwilling to commit to the actions outlined above, the Commission must delay their decision to allow NAH time to develop a suitable net energy plan that is carbon neutral for Scope 1 and 2 emissions. F3 suggests NAH work directly with the experts within Flagstaff’s Sustainability Division staff to determine an energy plan that meets the goals of Flagstaff’s Regional Plan.

Building a large development such as proposed by NAH, in a peripheral region of our city brings with it many secondary impacts to our community. This includes the increased carbon emissions that will result from single-occupant vehicle use to travel to the proposed hospital as well as multiple NAH shuttle trips to and from Woodlands Village Boulevard as our community awaits transit funding for a new bus route and a low emission bus to the project area. The funding of public transit to the proposed new hospital is an issue that F3 believes falls directly to NAH and we continue to advocate that NAH pay 60% or more of these costs for at least two years as Mountain Line bus proposed in late 2022.

F3 is aware that the private negotiations taking place between the City and NAH will determine how much of the required off-site improvements related to the proposed new hospital such as road widening, fire equipment, a new fire station, and significantly more staffing, will become the responsibility of the Flagstaff community to pay. Much uncertainty is present today regarding these costs as the City has not heard if the RAISE grant proposal to pay for road improvements has been granted, nor does the City know if their request for earmarked funding for the new fire station will be granted. This is concerning to F3 as the Commission approval moves the proposed project forward without a full understanding of the financial impact to the Flagstaff community.

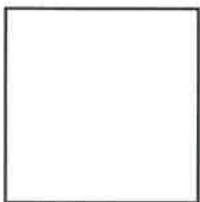
F3 understands the city is under to approve the relocated hospital. And, while the new hospital has the potential to be of great benefit to Flagstaff and northern Arizona residents, this benefit should not result in a

free pass to NAH to not be required to comply with Flagstaff's Regional Plan carbon neutrality Goal and Policies. It is imperative that NAH meets the needs of the Flagstaff community as it looks to construct a new large hospital and ACC.

F3 looks to the Commission to ensure that the proposed project is carbon neutral (or negative carbon) in order to comply with the Flagstaff Regional Plan, and that there is a fair, equitable, and transparent agreement with NAH that allows for a clear understanding of the dollar amount for road improvements and Flagstaff Fire Department needs that will fall to the citizens of Flagstaff to pay.

Thank you for your consideration of our comments and concerns.

Michele



Michele A. James
Executive Director
Friends of Flagstaff's Future
P.O. Box 23462
Flagstaff, Arizona 86002
"Building a Better Flagstaff"
www.friendsofflagstaff.org

Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 11, 2023 2:49 PM
To: Jill Bridge
Cc: Tiffany Antol
Subject: RE: Support for NAH's Proposed Plans

Thank you for your comment, it has been forwarded to the P & Z Commission.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Jill Bridge <Jill.Bridge@nahealth.com>
Sent: Tuesday, April 11, 2023 9:53 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Support for NAH's Proposed Plans

You don't often get email from jill.bridge@nahealth.com. [Learn why this is important](#)

I have lived in the Verde Valley for 20 years and am highly invested in the community, now raising my own family here. I am excited about the Health and Wellness Village plans that Northern Arizona Healthcare is proposing to the city of Flagstaff. I believe this will not only impact, Flagstaff, but the Verde Valley and the entire state of Arizona. There are too many reasons to support this growth into a new building to list in one email. I want to urge all of us to envision ourselves or family members needing medical care and the peace you will feel coming on to a campus that is state of the art, plenty of parking, a focus on nature and healing, supporting businesses close by, minimal traffic barriers, and satisfied staff. This. Is. Important. Vote yes for our community.

Jill Bridge BSN, RN, ONC
Joint Replacement/Spine Nurse Navigator
Inpatient Care Coordinator
Northern Arizona Healthcare
Office: 928-639-6297

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Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 11, 2023 2:50 PM
To: Laurie McKinney Hellman
Cc: Tiffany Antol
Subject: RE: Proposed new Health and wellness village

Thank you for your comment, it has been forwarded to the P & Z Commission.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Laurie McKinney Hellman <Laurie.Hellman@nahealth.com>
Sent: Tuesday, April 11, 2023 1:54 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Proposed new Health and wellness village

You don't often get email from laurie.hellman@nahealth.com. [Learn why this is important](#)

Flagstaff Planning and Zoning Commission:

Flagstaff Medical Center has served our community well, but now is the time to look to the future. The reality is the current Flagstaff Medical Center cannot be expanded or retrofitted with the latest healthcare technologies and innovations without making significant compromises in the care we provide.

For advocates of Flagstaff's future vitality, I believe it's important to keep in mind that access to high-quality health care is a deciding factor for people who are moving for new job opportunities. This includes NAH's ability to recruit and retain health care professionals, many of whom wish to build long-term relationships with their patients and who will want to do so using the best health care technologies.

Many ask why we cannot renovate the current FMC campus. Renovations or expansions of the current Flagstaff campus would require that we close or limit available services during and after the construction. We would have to combine surgical suites to accommodate new health care technologies, which would reduce how many patients we could treat and undermine our overall ability to care for our patients. Expanding at the current location would reduce parking, which is already insufficient for our current patient and employee needs. We cannot make necessary improvements for our Emergency Department to meet current and anticipated community needs.

The current location of FMC is often difficult to access, especially in times of significant weather events or tourist traffic. The new village will be easily accessible via I-17 & I-40, our future campus will allow us to serve more patients from

across northern Arizona closer to home rather than deferring them to hospitals several hours away in Phoenix, Las Vegas or elsewhere.

This is NAH's largest-ever *investment in Flagstaff* and northern Arizona and speaks to our commitment to this community and our shared future. This will be a more than \$850 million investment by NAH in providing state-of-the-art healthcare services to our patients and the communities we serve across northern Arizona.

Please consider this proposal as a positive move forward for all of the greater Flagstaff community.

Respectfully submitted,

Laurie McKinney-Hellman, M.S. CCC-SLP
Lead Therapist, Children's Health Center
Flagstaff Medical Center
5130 N. US HWY 89
Flagstaff, AZ 86004
Laurie.Hellman@nahealth.com
928 213-6239

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Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 11, 2023 2:51 PM
To: Kathy Flaccus
Cc: Tiffany Antol
Subject: RE: Please postpone action on NAH until climate neutrality is specifically addressed

Thank you for your comment, it has been forwarded to the P & Z Commission.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Kathy Flaccus <kkflaccus@gmail.com>
Sent: Tuesday, April 11, 2023 2:18 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Please postpone action on NAH until climate neutrality is specifically addressed

You don't often get email from kkflaccus@gmail.com. [Learn why this is important](#)

Dear P and Z Commissioners,

Please postpone action on NAH's Specific Plan until it outlines **specific commitments to carbon neutrality**. The new hospital and health village will be a huge collection of brand new buildings that should commit to detailed plans for attaining carbon neutrality before the zoning change is approved.

I taught AP Environmental Science and other sciences at Sinagua High School until it changed to a middle school, with a total of 26 years teaching science in Flagstaff. I am very proud that Flagstaff declared a climate crisis and adopted a Climate Action and Adaptation Plan plan. But to be effective, the plan must be part of everything the city considers, especially in planning and zoning. I am concerned about how NAH's move will impact our goals of reaching carbon neutrality and prevent the worst ravages of climate change. I cannot see how the increased transportation to the new NAH, huge new construction project, and whatever happens to the old hospital buildings can follow Flagstaff's climate goals and plans. I do know, however, that we need to see specifics of how NAH will achieve carbon neutrality, not that they just have an eventual goal of reaching it.

I urge you to postpone action on the NAH Specific Plan until they do actually have a specific plan for carbon neutrality, complete with dates, construction materials, transportation, energy supplies, and waste stream reduction plans.

Please vote on April 12 to postpone this issue until these issues are completely addressed.

Respectfully,
Kathy Flaccus
1021 N Hopi Dr
Flagstaff, AZ 86001

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 5:16 PM
To: Tiffany Antol
Subject: FW: Comment regarding P&Z meeting on 4/12 for NAH Specific Plan approval meeting

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Nicolaus Hawbaker <nicolaus.hawbaker@gmail.com>
Sent: Wednesday, April 12, 2023 2:47 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Comment regarding P&Z meeting on 4/12 for NAH Specific Plan approval meeting

You don't often get email from nicolaus.hawbaker@gmail.com. [Learn why this is important](#)

Dear Commissioner,

As a physician in the Flagstaff community, I'm concerned about the NAH proposal to move the hospital.

Flagstaff is not immune from the ever worsening climate crisis. I take care of patients every summer who suffer the effects of poor air quality from forest fires. Our citizens are driven from their homes by flooding as a result of the fires that occur every year. Flagstaff spends millions of dollars in mitigation efforts to recover from these climate disasters. This cost will only continue to increase as we continue to emit greenhouse gases. This is why it is so important that Flagstaff has committed to carbon neutrality by 2030.

The NAH proposal does not comply with the Flagstaff Regional Plan to meet carbon neutrality. Expansion of the healthcare capabilities of northern Arizona may be necessary, however it must be done in a carbon neutral manner. Healthcare is responsible for 8.5% of greenhouse gas emissions. By ignoring this sector or giving it a pass, the climate crisis will only worsen. Fortunately, there exists a path forward where the hospital can expand and reduce its emissions at the same time. Several new hospitals have been built with net zero emissions and many resources exist to help with the development process. Practice Greenhealth (<https://practicegreenhealth.org/>) and Health Care Without Harm (<https://noharm-uscanada.org/>) are two examples.

Without a commitment from NAH to expand with net zero emissions from the start, I can not recommend or support the NAH proposal to move the hospital. Without this commitment from NAH, I request the Commission issue a continuance to allow NAH to come up with a net energy plan while working with Flagstaff's Sustainability Division staff.

Respectfully,

Dr. Nicolaus Hawbaker

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 5:16 PM
To: Tiffany Antol
Subject: FW: NAH rezone

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Sandra Lubarsky <sandralubarsky@gmail.com>
Sent: Wednesday, April 12, 2023 3:30 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH rezone

You don't often get email from sandralubarsky@gmail.com. [Learn why this is important](#)

Dear Commissioners,

I hope you will reject the NAH request for rezoning as the current proposal violates our Regional Plan in several important ways. Most egregiously, it flies in the face of our city's commitment to in-fill. The intended development is not simply to build a hospital, but to develop an entire business center on the outskirts of the city. Not only does this promote sprawl but it also empties the city of an important center--a double violation of the Regional Plan's commitment to density.

NAH's proposal also gives inadequate attention to our commitment to carbon neutrality and sustainability. There is no clear information on how NAH will address building construction, energy use, or transportation needs so that they are in line with our sustainability commitments.

Finally, the Regional Plan is meant to ensure that economic development benefits the city as a whole. The NAH proposal seems to be a benefit to a single corporation only. In fact, it seems like the plan is to develop a Company Town, rather than to be a benefit to the city as a whole.

Thank you for taking these concerns into consideration. I hope you will reject the request for rezoning proposed by NAH.

Sincerely,

Sandra Lubarsky

928-380-6952
1021 N. Navajo Drive
Flagstaff, AZ 86001

--

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 5:16 PM
To: Tiffany Antol
Subject: FW: NAH Health and Wellness Village Support - from an FMC ICU RN

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Kathleen Reisner <Kathleen.Reisner@nahealth.com>
Sent: Wednesday, April 12, 2023 3:40 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH Health and Wellness Village Support - from an FMC ICU RN

You don't often get email from kathleen.reisner@nahealth.com. [Learn why this is important](#)

Hello,

My name is Kathleen Reisner. I am currently the clinical manager of the surgical trauma ICU here at FMC. I would like to voice my STRONG support for the new wellness center/hospital being planned to better serve the northern Arizona.

I have worked at FMC for the past 14 years. I have spent 13 of those years working as an RN within critical care. Within that time I have seen many transitions of leadership, policy and practice change, physicians and overall staff. I would like to outline the below reasons why I am in full support of a new campus for Flagstaff Medical Center.

There are many specific concerns that I have with our current facility. I could spend hours outlining those issues. However, that isn't an appropriate use for any of our time. Bottom line is we have outgrown our current FMC facility. There are things that cannot be remodeled or "fixed." The longer we stay in this facility we are doing a disservice not only to the Flagstaff community but the ENTIRE northern Arizona community which FMC serves. FMC has adapted to healthcare changes as much as possible in its current (and may I add original) location. It is time to ensure we have the ability to provide the highest level care to EVERY patient we serve. Healthcare is about WELLNESS and providing holistic healing to all those we serve. That is not something we can do at our current facility.

- I want to be able to provide sunshine for my extremely ill patients.
- I want to be able to provide a professional conference area for family meetings related to patient plans of care.
- I want to provide appropriate waiting area space for each unit not force families to herd into small areas shared by multiple units.

- I want to support an environment of patient family centered care where a patient family member has their own designated space when they are with their loved one and not feel “pushed out” or in the way related to all the equipment required for care.
- I want to be able to turn any and every unit into an ICU if another respiratory pandemic hits our community like COVID did.
- I want to provide a workspace for my staff that is welcoming, bright, safe and a place they want to go to give their all, as they do each and every shift.
- I don’t want to have to store required medical equipment in hallways because of significant lack of storage.
- I want all FMC patients to have significant levels of privacy and space for their healing. That is done through the ELIMINATION of double patient rooms.

All of the things listed above are basic expectations of any new hospital built currently around the country. None of them are consistent or are able to be “remodeled” or “fixed” at our current FMC location.

The bottom line is if we are truly going to support the northern Arizona community through FMC healthcare it has to be done at a new facility. The plan for the new facility addressed EVERY one of my patient, family and safety concerns I have with our current hospital. Acting like this new facility is not necessary or needed is downright ignorant. I hope that Flagstaff can put its ego and politics aside and do what’s right for the northern Arizona community and the healthcare workers who work so hard to care for them.

Kathleen Reisner, RN, MSN, CCRN-K
 Clinical Manager Surgical Trauma ICU
Kathleen.Reisner@nahealth.com
 Office Ext. 12687

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Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 13, 2023 9:17 AM
To: John Mougín, MD
Cc: Steven Eiss; Tiffany Antol
Subject: RE: New Hospital for NAH

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: John Mougín, MD <John.Mougín@nahealth.com>
Sent: Wednesday, April 12, 2023 5:49 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Cc: Steven Eiss <Steven.Eiss@nahealth.com>
Subject: New Hospital for NAH

You don't often get email from john.mougín@nahealth.com. [Learn why this is important](#)

Thank you for taking the time to review my thoughts.

My name is John Mougín and I have been a practicing physician in Flagstaff for 26 years, most of this time I have cared for patients in the hospital. I wanted to share some very important aspects to patient care that the new hospital will bring from the perspective of a practicing Physician.

One of my roles in the past couple years has been as leader in pandemic response. As some of you may know during the pandemic surge COVID overwhelmed our ICU capacity and we had to turn other parts of the hospital into ICU care. This was somewhat chaotic and not optimal. In the design of the new hospital our hospital rooms will be designed to be able to be converted to ICU rooms as needed and this will make us much more pandemic ready.

Northern Arizona Healthcare is on a journey to be a nationally recognized Healthcare Organization for quality and Safety. We currently are leaders in preventing hospital acquired infections in the state of Arizona for many categories. Our patients and community deserve world class health care and we have a committed team to continue our journey to take us to that level.

When designing healthcare processes one of the barriers is our current hospital design. A new hospital will allow for design improvements to allow our staff to respond more quickly to our patients needs and keep our patients safer from things like falls.

Furthermore, a design with all private rooms will provide a more private, quiet, and SAFER environment for healing. Private rooms will reduce the risk of transmission of infections from patient to patient and will help us to continue to provide excellent care in a healing environment. They will be a bit larger that will allow for easier movement of essential equipment in and out of the room and allow more room for family and visitors. Private rooms will also improve the sleep of our patients as the current double occupancy rooms often leads to interruptions from sleep due to treatments and noise while caring for the other patient. Overall, I believe our patient satisfaction in their experience in the hospital as well as their risk of complications will improve.

These are just a few of the improvements that are near and dear to my heart as a treating physician in Flagstaff.

I appreciate your consideration into this wonderful opportunity.

John Mouglin, MD

Physician Executive, Quality and Safety.

928-214-2934 | 12934

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Executive Assistant: Halie Erwin

928-773-2010 Halie.Erwin@nahealth.com

Tiffany Antol

From: Stacy Saltzburg
Sent: Thursday, April 13, 2023 8:58 PM
To: Tiffany Antol
Subject: FW: Comments on Public Hearing - NAH Health & Wellness Village vote

Hi Tiffany,

This comment came in yesterday to the Council's public comment email. I wasn't sure if you wanted to include it in your files.

Thanks,

Stacy Saltzburg, MMC, MPA
City Clerk
City of Flagstaff
(928) 213-2076 – office
(928) 525-6775 - cell

From: Maris Fisler <Maris.Fisler@nahealth.com>
Sent: Wednesday, April 12, 2023 5:20 PM
To: PublicComment <publiccomment@flagstaffaz.gov>
Subject: Comments on Public Hearing - NAH Health & Wellness Village vote

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

As an employee of Northern Arizona Healthcare since 2004 I can speak personally to all of the problems the organization has in terms of growing the current Flagstaff Medical Center campus to serve the community better and into the future. The current campus is literally bursting at the seams and we cannot continue to grow and serve the Northern Arizona community and its continually growing population. We cannot add new clinical services or hospital personnel in our current campus.

A personal example is the current supply warehouse on the current campus. Since the beginning of the COVID-19 pandemic we found that we had to purchase a lot of new clinical supplies to be able to keep both the clinical staff and the community members safe from the pandemic. To be able to support this in the current warehouse we have had to supplement the warehouse space with 5 "connex" storage boxes and 2 53 foot trailers parked in our parking lot as well as offsite storage for more than 50 additional pallets of supplies. Of course some of these additional space needs have been minimized over the past year or so but the pandemic has made it clear that hospitals, and all other industries, were ill-prepared for something of this nature and warehousing strategies have had to adjust with this new reality. Warehousing strategies now include not only having more safety stock on hand but also having much more "disaster supplies" on hand and this requires more square footage and the current warehouse at Flagstaff Medical Center does not have enough square footage to do so. This lack of space ultimately will put our patients and community at risk because we will not have the needed supplies on hand to handle a large disaster when it happens.

As a Flagstaff community member since 2001, I have watched a lot of growth in the city's population but not as much growth in the overall city infrastructure to provide for the influx of new residents. The lack of space to grow the medical services in the city is a major concern of mine. I am in the latter stages of my work career and will be looking for a safe and convenient place to get my healthcare in my retirement. With my inside knowledge of the current Flagstaff Medical

Center campus, I am not sure I will feel as safe or know that the services will be convenient in the new future. This is already a personal measurement of what city I will plan to retire in and moving out of Flagstaff to get the needed services and convenience is a real possibility without and new hospital of some kind.

In my humble opinion it is imperative that Flagstaff has a new, state of the art hospital to provide the best and most convenient healthcare to the growing community. Whether it is the NAH proposed Health Village or something else, I would certainly rather see Northern Arizona Healthcare provide that new hospital than have some other hospital system do it who has not served the Flagstaff community for over 80 years.

Thank you for considering the proposal for the new NAH Health & Wellness Village,

Maris Fisler
NAH Director of Supply Chain Management
1200 N. Beaver St.
Flagstaff, AZ 86001
Office: 928-214-3559
Maris.Fisler@Nahealth.com

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Tiffany Antol

From: CD P and Z Commission
Sent: Friday, April 14, 2023 2:21 PM
To: Stefan Sommer
Cc: Tiffany Antol
Subject: RE: the incomplete NAH plan

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Stefan Sommer <Stefan.Sommer@nau.edu>
Sent: Thursday, April 13, 2023 5:42 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: the incomplete NAH plan

You don't often get email from stefan.sommer@nau.edu. [Learn why this is important](#)

Dear Planning and Zoning Commissioners,

Thank you for doing the hard work of evaluating NAH's proposed plan. There is clearly a lot to work through in a \$1billion project. Thank you also for taking the time for public comments. As you all know, our Regional Plan calls for new developments to help the City meet its goal of net zero carbon emissions by 2030. The presentation by NAH last night did not address this. While they made some disclosures about the energy efficiency built into their proposal, they nowhere discussed the actual carbon footprint of their construction or ongoing operations. Y'all need their carbon footprint numbers in order to begin to assess whether their proposal meets the carbon neutrality goal or how large of an impact their project would have on that goal. Once they present these data to you, then the City of Flagstaff's Sustainability Division can assess how this will affect the Regional Plan's carbon neutrality goal.

There were many things in the NAH presentation last night that made it clear they do not prioritize the carbon neutrality goal. Their statement that they had 'looked into' putting solar panels over the parking lots, but had decided that 'it wasn't in the budget' and that they might consider it at 'some future time' is but one example showing they do not prioritize carbon neutrality. Their lack of commitment to funding the entirety of the added fire fighting costs does not indicate that they care about the Flagstaff community. Their complete lack of funding for additional electric buses for Mountain Line also suggests that they want to dump their added costs onto the Flagstaff community AND that they do not care about their carbon impact on the goals of the City and the Regional Plan.

I believe you need to hold their feet to the fire until they commit to covering the community's costs from their project and they provide you with carbon footprint amounts for every aspect of their project including all of the added transportation footprint it will require. You cannot accept statements of 'we will add this or that in the future'. The plan you evaluate must be inclusive of all aspects of their proposal and they must commit in writing to completing all of those elements that affect their carbon footprint.

Once they begin compiling the data on their carbon footprint and realize that the City is serious about the carbon neutrality goal, I think you will begin to see them taking their effect on the carbon neutrality goal more seriously. There are many ways that they can improve the carbon footprint of their plan and y'all should insist that they use them. Here are a few suggestions:

- 1) fund emission-free buses for Mountain Line to cover the additional transportation required for their new location
- 2) at least fifty electric car charging stations to encourage the community to move away from combustion vehicles
- 3) bike parking stanchions for at least 100 bicycles including bikes with kiddie wagons, recumbent bikes, and e-bikes to encourage the community to move away from combustion vehicles
- 4) solar panels covering all parking lots and building wherever feasible (this needs to be built into the plans from the get go)
- 5) using CO₂ absorbing cement wherever feasible in all of their construction (the Flagstaff Sustainability Division is working with a local supplier and companies like BioMason are testing new advancements in microbially generated concrete that absorbs large amounts of CO₂)
- 6) use locally sourced building materials for all construction
- 7) where steel girders are used require that they come from all electric and/or hydrogen powered foundries (for example: <http://cesfoundry.com/>)
- 8) follow the examples of other net zero hospital designs: *Practice Greenhealth* (<https://practicegreenhealth.org/>) and *Health Care Without Harm* (<https://noharm-uscanada.org/>)
- 9) they should also provide a list of suppliers for greener medical equipment, say what they will be using and project the carbon footprint of these products

I am a retired NAU professor concerned about climate change and its impacts on my Flagstaff community where I have lived for over 20 years. I am concerned because I do keep up with the scientific studies of climate change and know how dire our situation is and how much worse it will get if we do not reduce our emissions to net zero as quickly as possible. I care deeply about my community and the suffering that climate change has already brought to its citizens in the form of drying forests and rangelands, skyrocketing wildfire risk, torrential downpours, and associated flooding. There is also an enormous effect of climate change on Flagstaff's housing market. Rising temperatures in central Arizona have become extreme. Thousands end up in hospital emergency rooms every summer now from heat stress-related illness. The folks who can afford it, seek to buy second homes in Flagstaff or look for short term rentals for a weekend out of the heat. These pressures will continue to mount if we do not reign in our carbon emissions in every way we can.

Over 9,000 folks in Flagstaff have signed NAZCCA petitions (Northern Arizona Climate Change Alliance) stating that they are very concerned about climate change and urge the City and County to do something about it. Please do the right thing for the people of Flagstaff.

Thank you for your good work on this.

Best Wishes!

Stefan

Dr. Stefan Sommer

Director of Education (retired), NAU Merriam-Powell Center for Environmental Research

Board of Directors, Northern Arizona Climate Change Alliance www.NAZCCA.org

Editor/Author, *Spotlight on Climate*, monthly column for the AZ Daily Sun

https://azdailysun.com/search/?nsa=eedition&app=editorial&d1=&d2=&s=start_time&sd=desc&l=25&t=article&q=%22Spotlight+on+Climate%22&d1=&d2=&utm_so