

# NAH Health Village Phase 1 Specific Plan & Concept Zoning Map Amendment

1120 W Purple Sage Trail





# It Takes A-Team



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## City Clerk

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# NAH Health Village



## Property

1120 W Purple Sage Trail

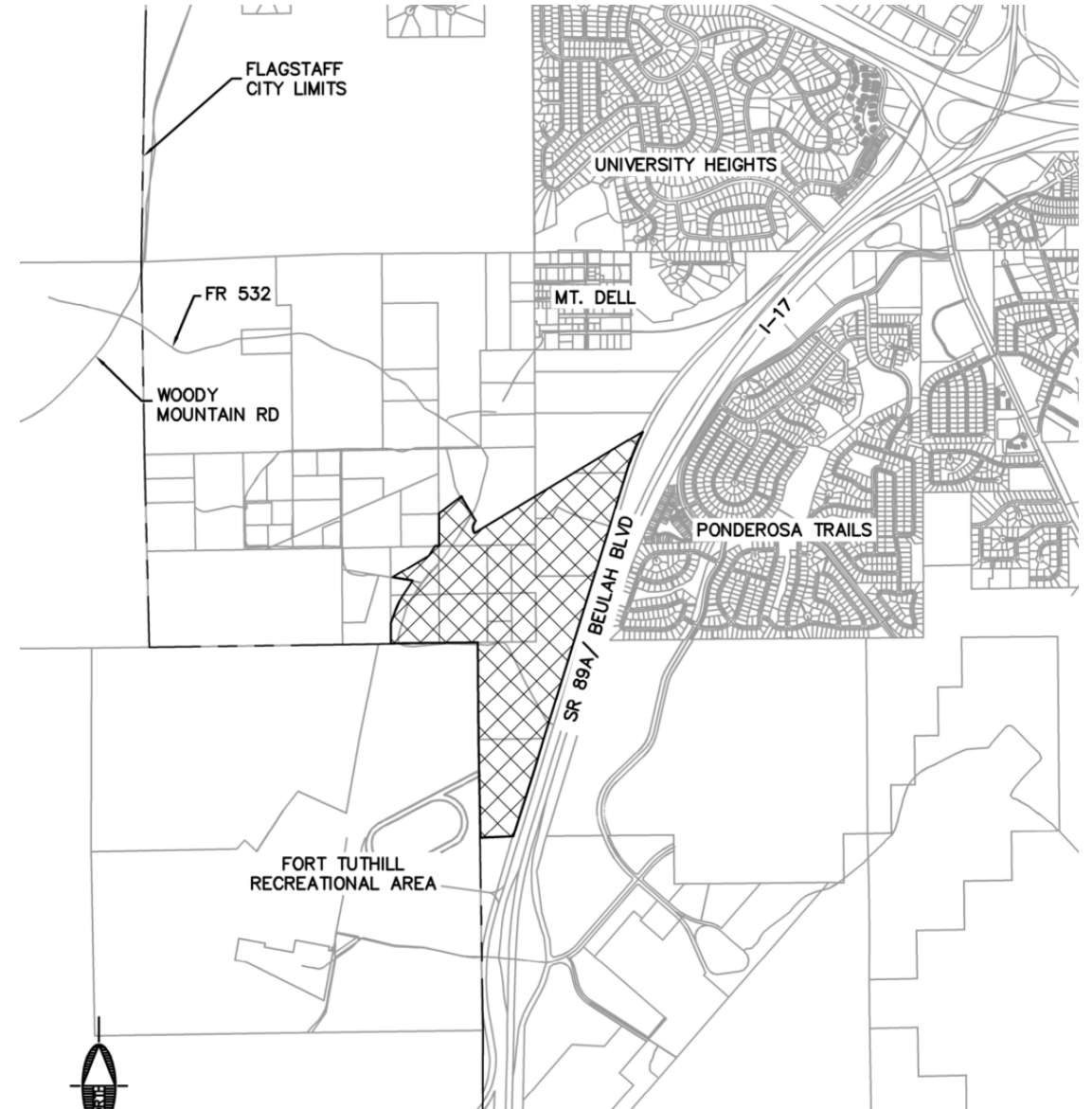
## Proposed Use

Phase 1: 1.15 million square feet of Hospital and Medical Offices and 31.2 acres of Open Space and Civic Space.

Phase 2: supporting uses including approximately 315 residential dwelling units as part of a mixed-use development, approximately 230,000 square feet of non-residential uses, and approximately 250,000 square feet of Research and Development uses.

## Request

1. Adoption of a new Specific Plan for approximately 172.6 acres located at 1120 W Purple Sage NAH Health Village currently zoned Rural Residential (RR – 74.62 acres), Estate Residential (ER – 97.76 acres), and Single Family Residential (R1 – 0.25 acres).
2. Concept Zoning Map Amendment of 98.39 acres from Rural Residential (RR – 40.47 acres) and Estate Residential (ER – 57.92 acres) to Highway Commercial (HC – 63.18 acres) and Public Facilities (PF – 35.21 acres). Adding three parcels into the Resource Protection Overlay (RPO).







# NAH Health Village Specific Plan



## Purpose of Specific Plan

The purpose of a specific plan is to provide a greater level of detail for a geographic area or element of the Regional Plan, and to provide for the systematic implementation of the Regional Plan. Specific plans can also be adopted as master plans for development when they accompany a request for rezoning. The development of specific plans is essential for implementation of the Flagstaff Regional Plan and its vision. These plans are necessary to further determine the nature and scale of activity centers, corridors, and neighborhoods, the cross-sections and alignment of future corridors, and the priority of goals and policies in a particular area.



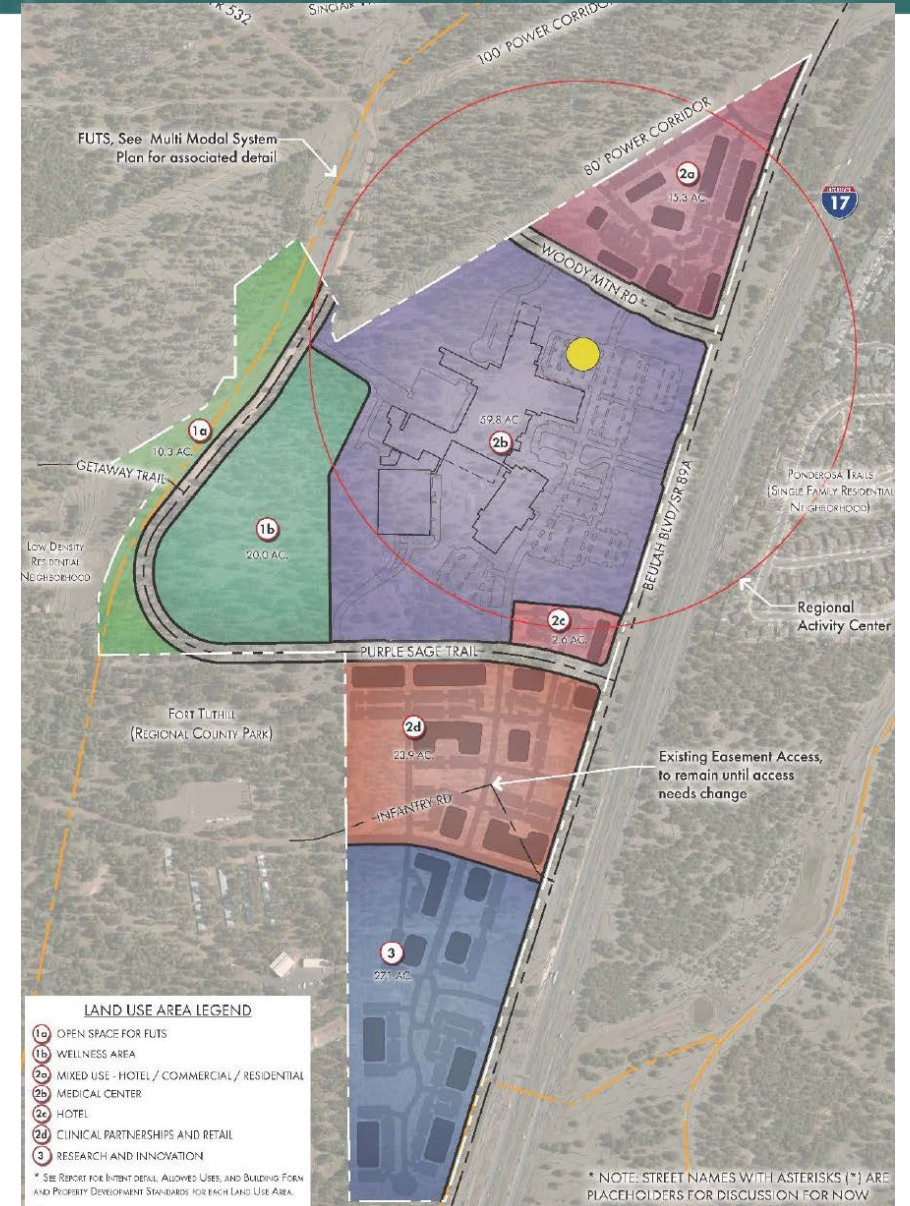
# NAH Health Village Specific Plan



## Planning Framework

The Specific Plan divides the 172.6-acre site into seven land use areas, each with their own proposed zoning category and intended level of development.

- Land Use areas 1a and 1b comprise 35.2 gross acres and are intended as open space or as active or passive recreation areas.
- Land Use Area 2a is a 17.4 gross-acre site at the northern end of the planning area. It is intended for mixed-use, and it may include a combination of residential and commercial uses, including retail and lodging.
- Land Use Area 2b comprises 63.2 gross acres and will be the location of the Hospital and ACC.
- Land Use Area 2c is a 3.4 gross acre site within the same block as the Hospital and ACC. It will accommodate commercial use, most likely lodging with a restaurant and/or retail component.
- Land Use Area 2d is located south of the realigned Purple Sage Trail just outside of the activity center. This area is 25.7 gross acres and is intended for commercial uses, particularly clinical patterns, medical offices, retail, and service uses.
- Land Use Area 3 is 27.8 gross acres intended for research and development uses including research, labs, training, and education as well as light manufacturing.





# NAH Health Village Specific Plan



## Zoning Code Modifications

Arizona Revised Statutes (ARS) Section 9-461.08 provides the authority and scope for municipalities to adopt a Specific Plan. Specific Plans may, in addition to recommended zoning ordinances and subdivision regulations, include the following:

- Regulations determining the location of buildings and other improvements with respect to existing rights-of-way, floodplains, and public facilities.
- Regulations of the use of land, buildings and structures, the height and bulk of buildings and structures and the open spaces around buildings and structures.

The proposed Specific Plan includes modified standards specific to the development of the NAH Health Village regarding building placement, allowed uses, building height, architectural design standards, and bicycle parking. Additionally, the plan modifies the definition of Meeting Facilities, Public or Private.



# NAH Health Village Specific Plan



## Zoning Code Modifications

### Site Planning Design Standards

NAH states that the new Hospital and other patient-centric buildings need to be setback from the street to provide buffers from highway and airport operation noise impacts. Additionally, the Hospital needs parking and emergency circulation between the building and street for patient visibility and access, especially for unfamiliar users during stressful experiences.





# NAH Health Village Specific Plan



## Zoning Code Modifications

### Architectural Design Standards

- The NAH guidelines modify the Building Materials requirement to allow External Insulation and Finishing Systems (EIFS) stucco as a primary building material where the City's standards consider EIFS a secondary material and limits the finish to less than 25 percent of individual building elevations.
- The NAH guidelines modify the Building Massing and Scale requirements to remove the specific requirements for articulation as follows.



Image 58, EIFS as a primary material. EIFS forms provide a modern façade treatment at a larger scale.



# NAH Health Village Specific Plan



## Zoning Code Modifications

### **Bicycle Parking**

The Zoning Code requires a minimum of two bicycle parking spaces, or five percent of the required vehicle parking for each development. The proposed Hospital and ACC would require just under 100 bicycle parking spaces based on the total number of vehicle parking spaces. The Specific Plan will require 200 bicycle spaces of which 20 percent must be covered. These requirements exceed the standards found in the current code.

### **Definitions**

NAH is proposing to alter the definition of Meeting Facilities, Public or Private to include conference center and/or convention centers. This particular use has been contemplated throughout the review of the Plan but was not included in the current Development Plan, although it may be included in the future. The City of Flagstaff does not have a use that allows for a stand-alone conference center.



# NAH Health Village Specific Plan



## Zoning Code Modifications

### Public Facility Zone Specific Standards

Land use areas 1a and 1b are proposed to be rezoned to the Public Facility (PF) zone. The PF zone applies to areas of the City owned by public or quasi-public agencies. The PF zone is intended to preserve and encourage the establishment of public lands and to provide an area within the City for active and passive recreation uses, parks, public open space, governmental buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related uses. NAH proposes to amend the allowed uses of the PF zone to prohibit the development of Libraries, Museums, residential uses, Cemeteries, Government Offices, Government Service/Maintenance Facilities, and Municipal Airports. All other listed uses remain the same. None of the PF zone building form and property development standards are modified by this Plan.



# NAH Health Village Specific Plan

## Zoning Code Modifications

### Highway Commercial Zone Development Standards

NAH proposes to amend the uses of the HC zone by prohibiting most of the uses that are not compatible with the proposed Hospital and ACC uses.

Hospital is modified from requiring a Conditional Use Permit to being a Permitted Use.

Any other listed use is only permissible as an accessory use to the Hospital and ACC.

One new use has been added Airports/Landing Strips, Heliports, or Helistops which is not currently listed as a permitted or conditional use in the HC zone. A Helipad is proposed for the roof of the patient tower to assist with emergency transportation of patients, medical teams, and/or medical cargo to and from the facility. This helipad will not include any service, maintenance, or refueling for flight training for helicopters on site. The placement of the helipad at the top of the patient tower provides the helicopters with a flight orientation that is close to parallel to the aircraft traffic at Flagstaff Pulliam Airport, thereby reducing potential conflicts with other air traffic. The primary helipad user will be Guardian Air.



# NAH Health Village Specific Plan

## Zoning Code Modifications

### Highway Commercial Zone Development Standards

The Building Form and Property Development Standards are modified to allow a maximum Building Height of 160 feet. A footnote is added stating “The 160’ building height is limited to patient towers. Other uses will conform to a 60’ height maximum.”

Vertical orientation provides a greater efficiency than a horizontal layout for patient care. The patient tower will be located directly above the emergency operations and other clinical services. Building floors within a hospital are much taller than a typical commercial structure. The floor heights range between 14 and 20 feet based on their occupancy. The patient tower is anticipated to be six stories overall.

The applicant has provided a viewshed analysis of what the proposed tower will look like from surrounding properties. These include scenes from Mountain Dell, Fort Tuthill, the Sinclair Wash FUTS trail, and Ponderosa Trails. The images indicate the building will not be visible from surrounding locations. Actual elevations of the proposed Hospital have not been included as part of this application. It is anticipated that the actual height of the patient tower will be less than 160 feet in height based on measurements as required by the Zoning Code.



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**EXISTING CONDITION - VIEW FROM MOUNTAIN DELL**

PHOTO 8/23/2022



**PROPOSED CONDITION - VIEW FROM MOUNTAIN DELL**

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT



**VIEW LOCATION KEY MAP**



**EXISTING CONDITION - VIEW FROM SINCLAIR WASH FUTS**  
PHOTO 8/23/2022



**VIEW LOCATION KEY MAP**



**PROPOSED CONDITION - VIEW FROM SINCLAIR WASH FUTS**

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT

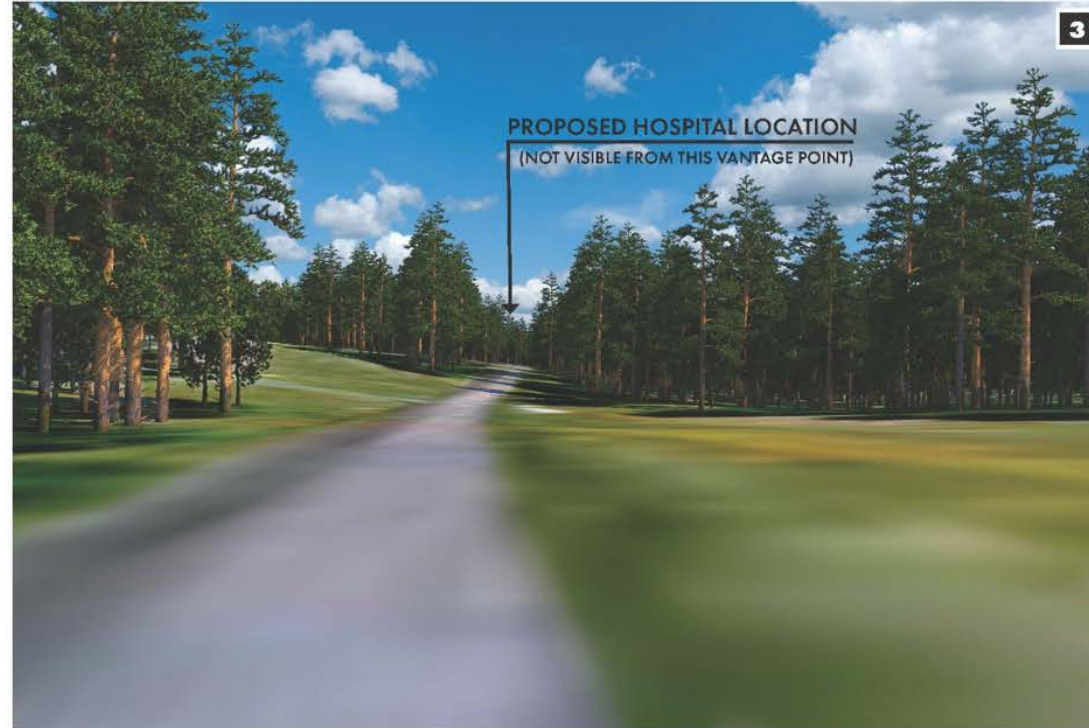


**EXISTING CONDITION - VIEW FROM GETAWAY TRAIL**

PHOTO 8/23/2022



**VIEW LOCATION KEY MAP**



**PROPOSED CONDITION - VIEW FROM GETAWAY TRAIL**

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT



**EXISTING CONDITION - VIEW FROM WOODY MTN RD AT N-S DRIVE**  
PHOTO 9/27/2022



**PROPOSED CONDITION - VIEW FROM WOODY MTN RD AT N-S DRIVE - NO PROPOSED LANDSCAPE**

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT
- NO PROPOSED LANDSCAPING IS SHOWN IN THIS VIEW



**VIEW LOCATION KEY MAP**



**EXISTING CONDITION - VIEW FROM FORT TUTHILL**

PHOTO 8/23/2022



**VIEW LOCATION KEY MAP**



**PROPOSED CONDITION - VIEW FROM FORT TUTHILL**

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT



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**EXISTING CONDITION - VIEW FROM PONDEROSA TRAILS**

PHOTO 8/23/2022



**VIEW LOCATION KEY MAP**



**PROPOSED CONDITION - VIEW FROM PONDEROSA TRAILS**

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT



# NAH Health Village Specific Plan

## Community Services Impact Analysis - Police

The City of Flagstaff Police Department waived the requirement for an impact analysis on this project but provided the following information about this request.

- In general, providing police support for the proposed new hospital will be the same type and scope of service provided currently to the existing hospital.
- The project plans anticipate a hospital that eventually may have about one-third more capacity than the existing facility, so it is reasonable that FPD costs of service will also increase. FPD does not separately track its costs for servicing the existing hospital.
- The new hospital will be about 4.6 miles from FPD headquarters/CCSO Jail compared with a distance of 1.8 miles to the current medical center. This may result in response times a couple minutes slower than currently provided, and the extra distance will have a marginal cost impact to the department.



# NAH Health Village Specific Plan

## Community Services Impact Analysis -Fire

- The Wildland Fire Risk Assessment & Mitigation Report was prepared by Fire Management Group, LLC on November 21, 2021. This report addresses the possible wildland fire impacts of placing a medical complex (NAH Health Village) near the local Wildland Urban Interface (WUI) area.
- The results of this study recommend mitigation measures for fuel management, building materials, as well as general recommendation for the proposed NAH Health Village development to minimize wildland fire impacting the parcel as well as slowing fire spread across the landscape. These measures have been incorporated into the Specific Plan.



# NAH Health Village Specific Plan

## Community Services Impact Analysis -Fire

NAH contracted with the City's consultant already working on a John Wesley Powell Fire Station Siting study for a standards of cover analysis to include impacts from the proposed NAH Health Village. Facets Consulting provided a final report to the City on November 22, 2022. The purpose of this analysis is to understand how Flagstaff Fire Department fire station locations, station capacity, and service delivery depth be completed to determine if the existing station locations, apparatus housing capabilities, and emergency service capabilities are appropriate for the longer term.

General findings of this report are identified below:

- The Flagstaff Fire Department does not meet the minimum staffing requirements of relevant national standards and best practices; given the City of Flagstaff's risk profile, regional importance, and limited surrounding mutual-aid resources. The City of Flagstaff should work toward full compliance with the NFPA 1710 Standard.
- The high-rise tower affiliated with the NAH Health Village demands additional response units beyond what would be required for a lower-risk occupancy and accentuates the need for a fully staffed ladder company for the City.
- The closest fire station to the proposed NAH Health Village is Station #6. The report recommends that a second emergency response unit, staffed to national standards, be provided at Station #6. This station is not suitable for additional emergency response unit (too small,) so a new station will be necessary as close as possible to the current location.



# NAH Health Village Specific Plan



## Community Services Impact Analysis - Schools

In lieu of a school impact analysis, Flagstaff Unified School District (FUSD) provided a letter about the application. The letter states that the Health Village will include up to 177 residential units. This has since been expanded to 315 units. FUSD provided the following information regarding the proposed Health Village:

- The location of the proposed NAH project lies within the area served by Flagstaff High School, Mount Elden Middle School, and DeMiguel Elementary School.
- FUSD generally estimates school enrollment generated from residential development at 0.2 percent of total residential units. For 177 units, this would mean about 35 students (for 315 units, this would mean 63 students).
- Capacity at the schools listed will not be significantly impacted by new enrollments generated by the proposed project.
- Vehicular circulation within the proposed development should be carefully planned to allow easy maneuverability of school buses.
- In order to serve shifting population centers within the City of Flagstaff, FUSD anticipates the need for a new elementary school south of I-40 along the I-17 corridor. This will require a 14-acre site. If the NAH development is not suitable for a school site, then new residential development north and west of the new hospital should take this need into consideration.



# NAH Health Village Specific Plan



## Community Services Impact Analysis – Economic Impacts

An analysis of the economic impacts associated with the entire proposed Health Village development was provided in conjunction with this application. The analysis was completed by Applied Economics and is dated December 2022. The analysis does not break down the anticipated economic impacts by phase. A summary of impacts is provided on page 5 of that report and highlighted below:

- Construction expenditures are projected at \$1.08 billion over 23 years
- Project construction could support over 10,000 direct jobs and close to 3,200 indirect jobs during the 23-year construction period.
- Once the entire Health Village is developed, the project could generate an annual economic impact of \$387 million in the region and could employ an estimated 1,985 people at buildout.
- An estimated \$113 million direct labor income (or earnings) are anticipated at buildout.
- Annual off-site visitor spending is estimated at \$9.8 million by 2036.
- The jobs generated by the Health Village could support an estimated local population of 2,600 people (approximately half would reside in Flagstaff).
- The Health Village could generate an estimated \$39.1 million in sales tax, board and beverage tax, property taxes and state shared revenues to the City of Flagstaff over the next 23 years.



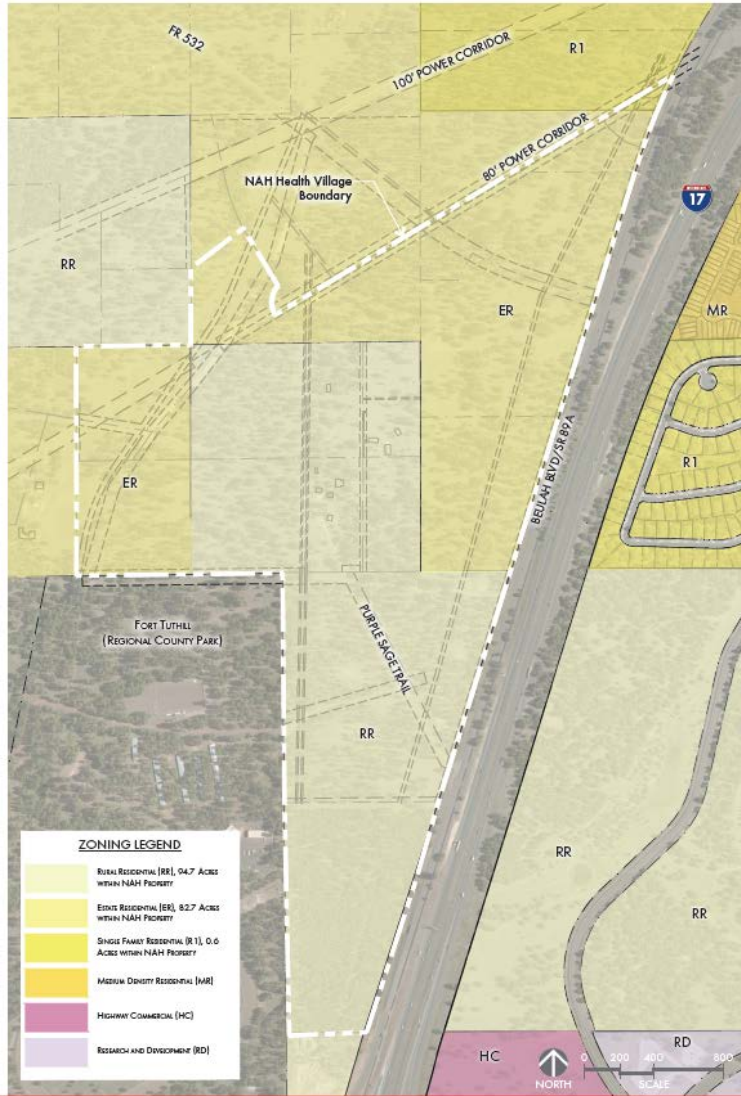
# NAH Health Village Specific Plan



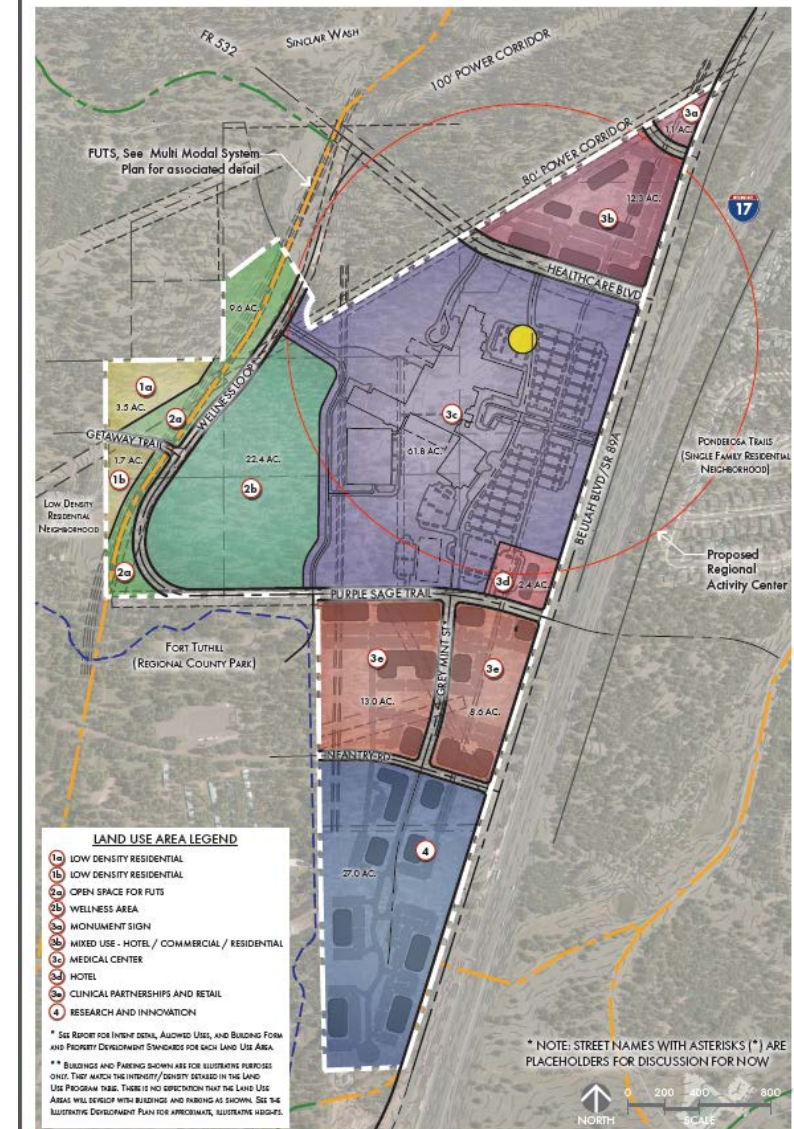
## Community Services Impact Analysis – Parks

- The City of Flagstaff Parks and Recreation Master Plan identifies a deficiency of public parks, sports fields, and community recreation facilities (such as the Aquaplex) within the southwestern portion of the city.
- Parks, Recreation, Open Space and Events (PROSE) staff requested the applicant further the goals of the master plan by providing additional resources that would fulfill these community needs. The applicant has agreed to make the open space areas as designated within this rezoning request open to the public.
- Additionally, PROSE staff requested that some form of “active” recreation amenity (wellness gym) be added to the Wellness Retreat area operating and maintained by the applicant. The applicant has agreed to evaluate options for an amenity.

# NAH Phase 1 Concept Zone Plan



- 63.18 acres will be rezoned to the Highway Commercial zone (area shown in purple)
- 35.21 acres will be rezoned to the Public Facility zone (area shown in green)
- Of the 14 parcels included in this request, all but three (APN 112-10-036, 112-10-037, and 112-05-125) are currently within the Resource Protection Overlay (RPO). These remaining three parcels will be added to the RPO as part of this request
- The remaining areas will be included in the Phase 2 rezoning



## Conceptual Land Use Area Program

Land Use Area		Possible Uses	Retail Bldg SF	Office/Specialty Bldg SF	Hospital Beds	Hotel SF	Residential Bldg SF	Total Bldg SF	Max Bldg Hght, FT
<b>Within Activity Center</b>									
2a	Mixed Use	Mixed Use: Hotel, Commercial, Residential	28,000	-	-	72,000	346,000	446,000	60
2b	Medical Center (Full Build Out)	Hospital, Emergency, MOB	-	1,152,937	448	-	-	1,152,937	160
	Medical Center at opening			956,892	276				
	Medical Center surgery expansion			67,003					
	Medical Center in-patient bed tower expansion			108,460	150				
	Medical Center emergency dep't expansion			5,494					
	Medical Center west tower level 1 infill			15,088	22				
2c	Commercial	Hotel	-	-	-	80,000	-	80,000	60
<b>Within Activity Center Subtotals:</b>			<b>28,000</b>	<b>1,152,937</b>	<b>448</b>	<b>152,000</b>	<b>346,000</b>	<b>1,678,937</b>	<b>n/a</b>
<b>Outside of Activity Center</b>									
1a	Open Space	Open Space for FUTS	-	-	-	-	-	-	40
1b	Wellness Retreat	Open/Civic Space for Wellness Area	-	-	-	-	-	-	40
2d	Clinical Partnerships and Retail	Clinical Partners, Behavioral Health, Retail, Service, MOB	50,000	160,000	-	-	-	210,000	60
3	Research and Innovation	Research Incubator, Lab, Training Center, Education, Assembly	-	250,000	-	-	-	250,000	60
<b>Outside of Activity Center Subtotals:</b>			<b>50,000</b>	<b>410,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>460,000</b>	<b>n/a</b>
<b>Project Totals:</b>			<b>78,000</b>	<b>1,562,937</b>	<b>448</b>	<b>152,000</b>	<b>346,000</b>	<b>2,138,937</b>	<b>n/a</b>



The rezoning request is to permit the development of a new regional Hospital, Ambulatory Care Center (ACC), associated medical offices and includes over 30 acres of open space intended to function as a wellness retreat.

The first phase of development includes:

- a 751,850 square foot hospital with room for future expansion,
- a 205,042 square foot ACC,
- a 472,800 square foot parking garage, and an affiliated central utility plan.

The first phase of the Hospital will include 276 patient beds, which is 35 more beds than the current Hospital.

# Resource Protection



- The entire planning area will be in the Resource Protection Overlay.
- There are no floodplain or steep slope resources to preserve within the planning area. The only resource on site are forest resources.
- The Zoning Code requires 30 percent of the tree resources to be saved within both proposed zoning categories.
- A high-level resource protection plan indicates that the proposed development will have little problem attaining this preservation rate.

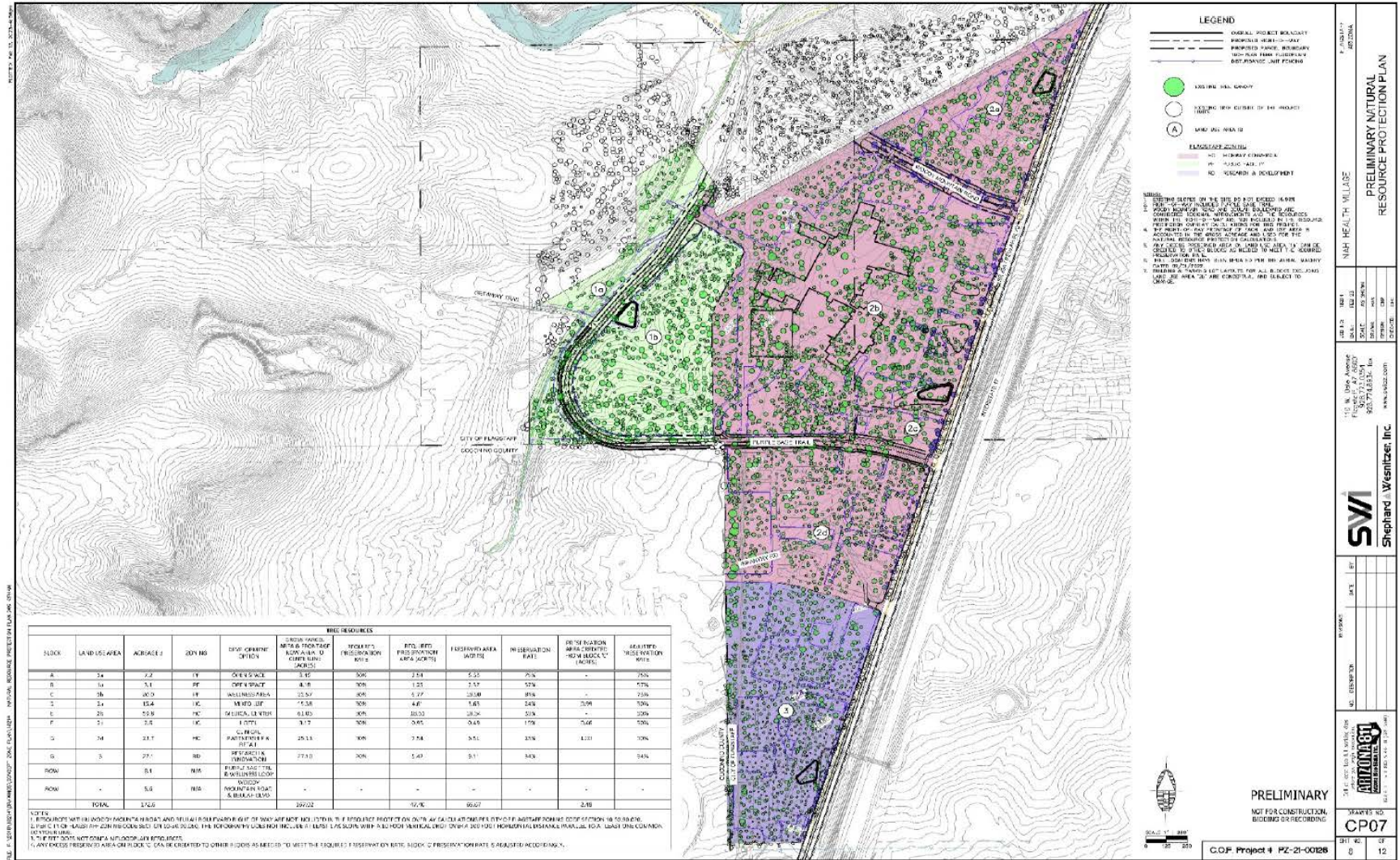


Image 21, Preliminary Natural Resource Protection Plan

# Open Space & Civic Space

- The primary purpose of the area zoned Public Facilities is to fill the need for developed open space with the greater Health Village as well as provide a buffer between the Hospital and adjacent residential development.
- Section 10-30.60.060.B.1.b of the Zoning Code requires the development of each site over 20,000 square feet or developments with 50 or more dwelling units to provide a total of 5 percent of the gross site to be used as civic space. These civic spaces will be required at the time of site plan approval for each portion of the development.



NAH HEALTH VILLAGE | CONCEPT PLAN - WELLNESS AREA

02/13/2023

# Landscaping & Outdoor Lighting



Landscaping and Outdoor Lighting plans are not required in conjunction with a Concept Zoning Map Amendment application. If this rezoning is approved, Staff will review the required plans and ensure compliance with the Zoning Code during site plan review.

Firewise landscaping is recommended for areas in and around the Hospital which requires moving foundation landscaping further away from the building. A condition of approval has been added to this application in support of the guidance provided as part of the Wildland Fire Analysis.

The Outdoor Lighting Standards do not include requirements to address impacts from internal illumination sources. Because of the proposed height of the Hospital bed tower, it was requested that windows visible from the Naval Observatory be treated to reduce potential impacts. The applicant intends to provide shades on each of the windows on the North and East elevations that will operate on a timer to reduce these impacts. Additionally, architectural elements have been added to the building to help screen these windows from the direction of the Observatory.

# Parking Calculations

Hospitals are required to provide 1 parking space per 3 employees plus 2 parking spaces per 3 patient beds.

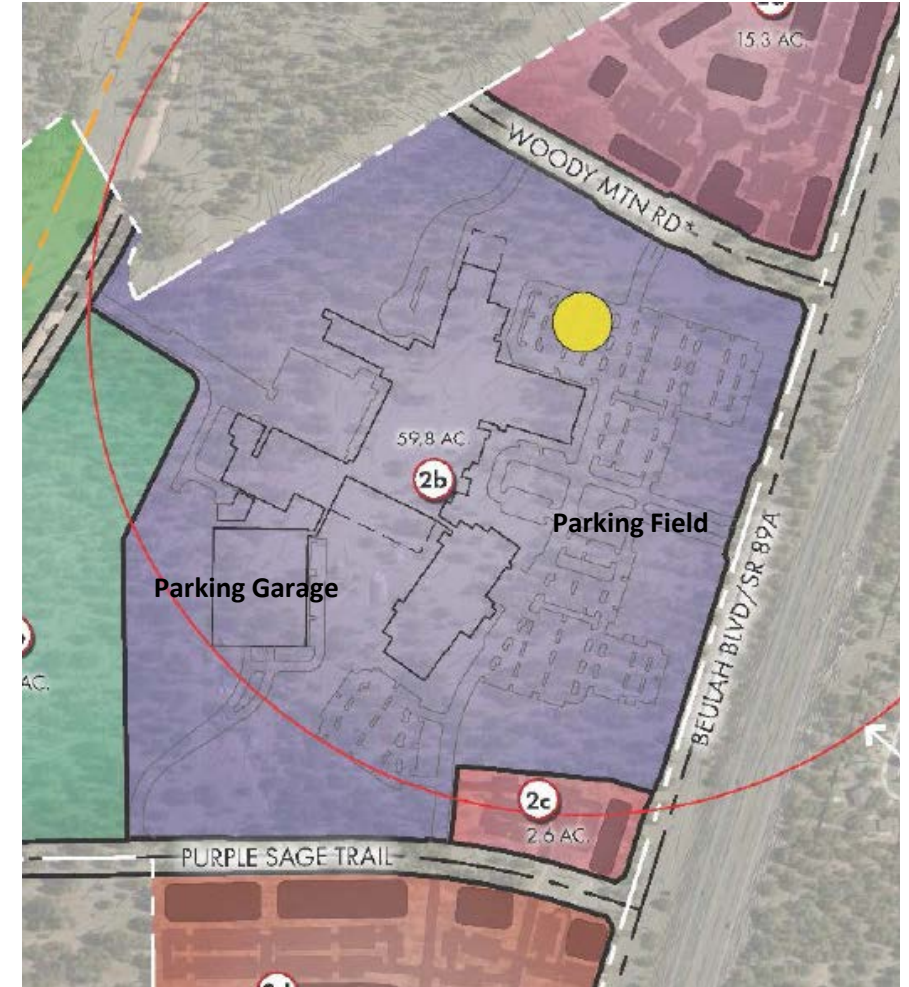
- NAH identifies a total of 898 employees at peak capacity and a total of 276 patient beds. This would require 483 parking spaces.

The ACC would be parked as a medical office requiring 1 parking space per employee and 5 parking spaces per doctor.

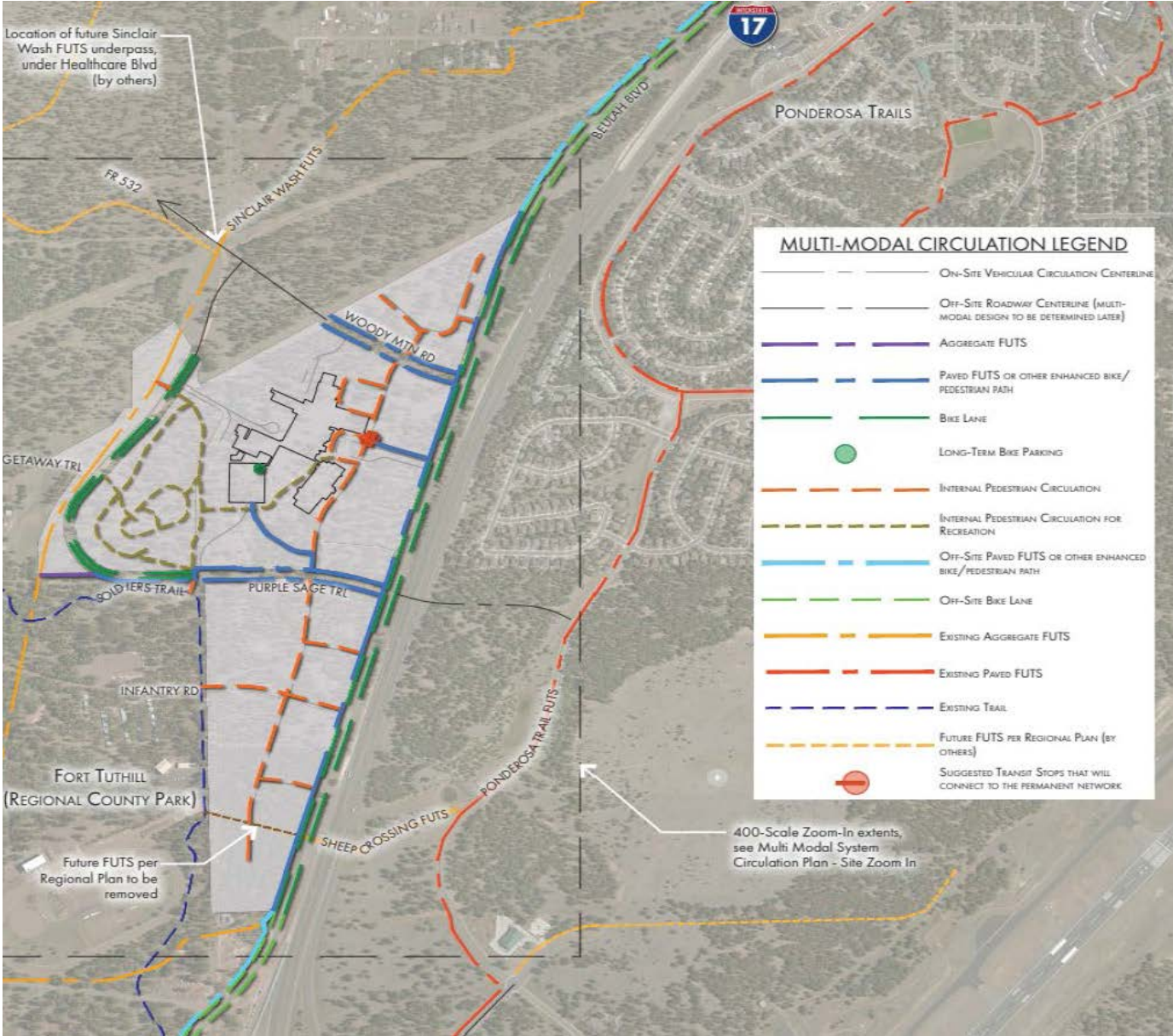
- There are 282 employees and 80 doctors which would require 682 parking spaces. The Hospital and the ACC together require a total of 1,165 parking spaces.

The development site provides 2,355 parking spaces. The site is allowed to exceed maximum parking requirements because a parking garage is provided.

Bicycle parking is also required to be provided. The applicant intends to provide both customer and employee bicycle parking spaces including indoor spaces with the garage.



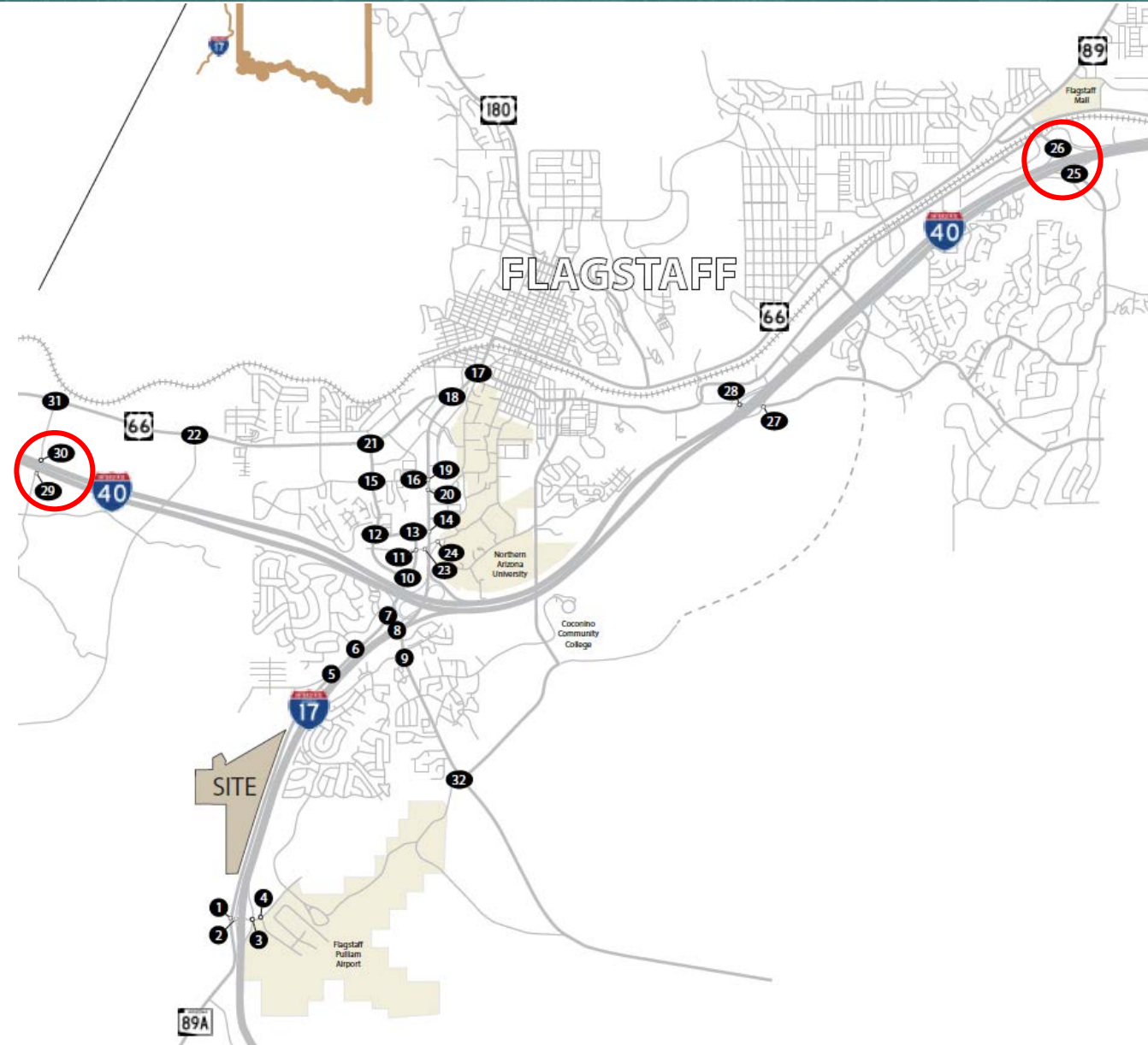
# Ped & Bike Circulation System





# Full-Buildout Pre-Scoping/TIA

- Regional Hospital
- Studying 32 Intersections
  - From the West - Flagstaff Ranch TI to the east – Country Club TI
- 2040 full buildout  
53,190 new daily trips





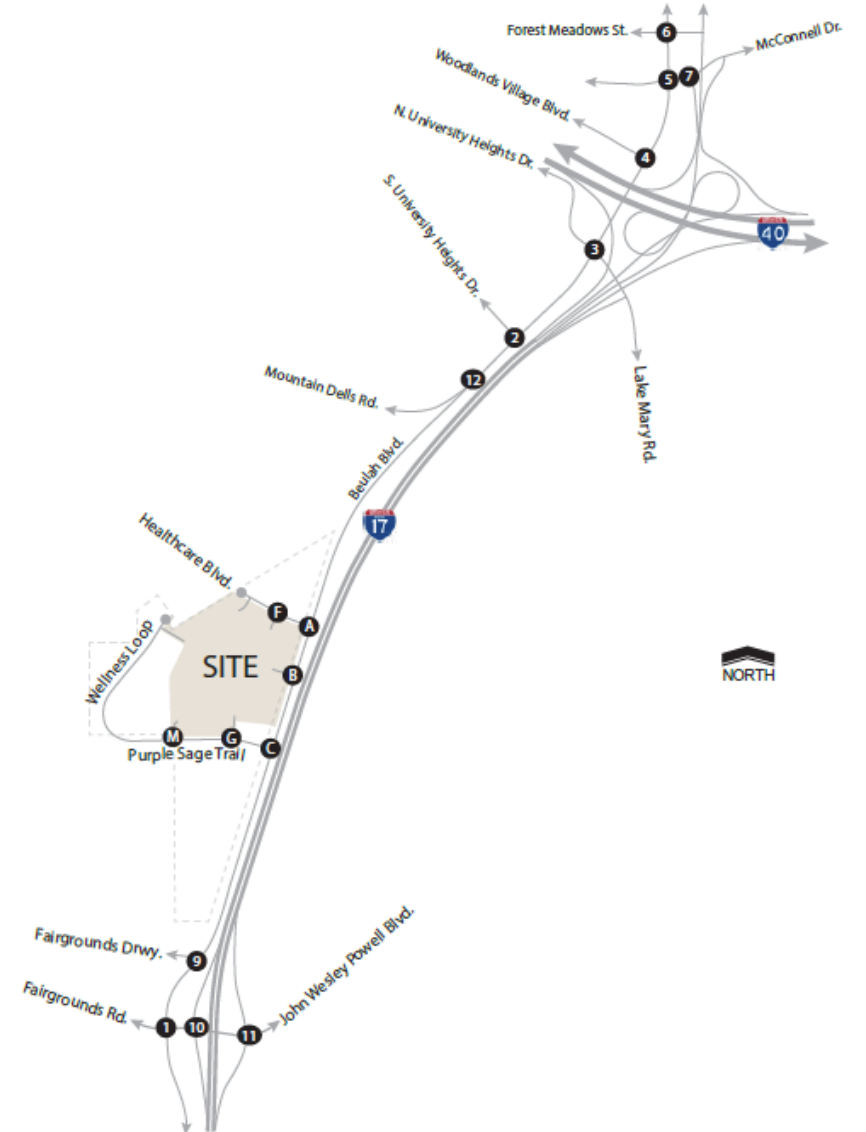
# Phased TIA Request

- Due to the compressed timeline and the complexity of the TIA, NAH requested to shift to a phased TIA process, allowing them to move forward with the construction of just the Hospital and Ambulatory Care Center
- Phase 1 utilized a 2027 study year and is projected to generate 14,934 new daily trips
- Phase 2 (Full Buildout TIA) is expected shortly after Phase 1 completion
- The Phase 1 TIA was approved March 30, 2023



# Phase 1 TIA

- The required Phase 1 improvements include:
  - The widening of the Beulah corridor to a 4-lane cross section from Woodlands Village Blvd to JWP
  - Specific intersection improvements along the Beulah & JWP corridors

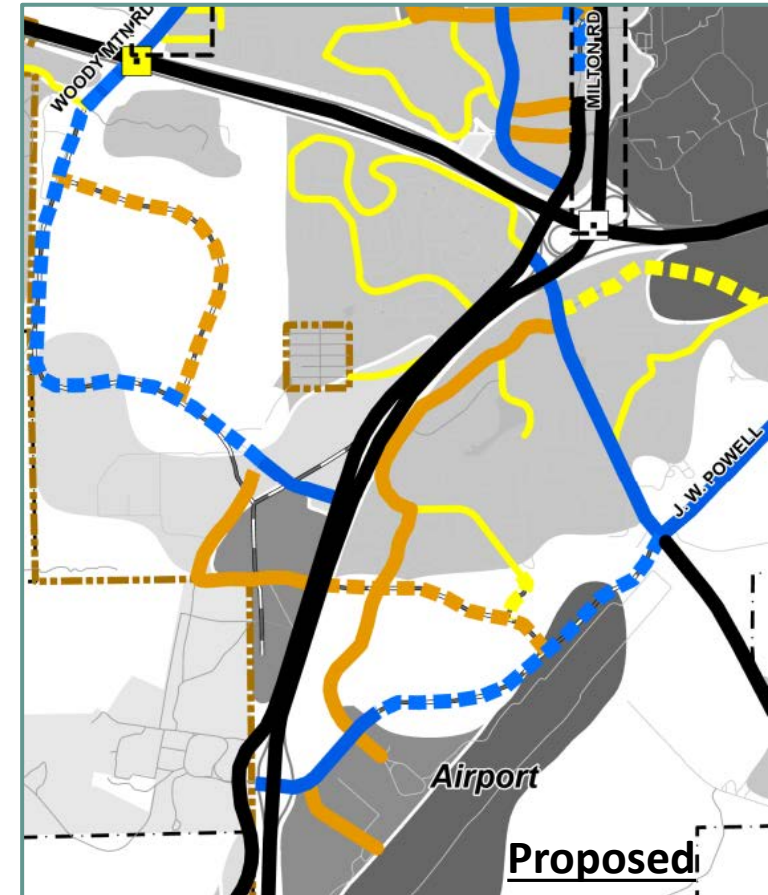
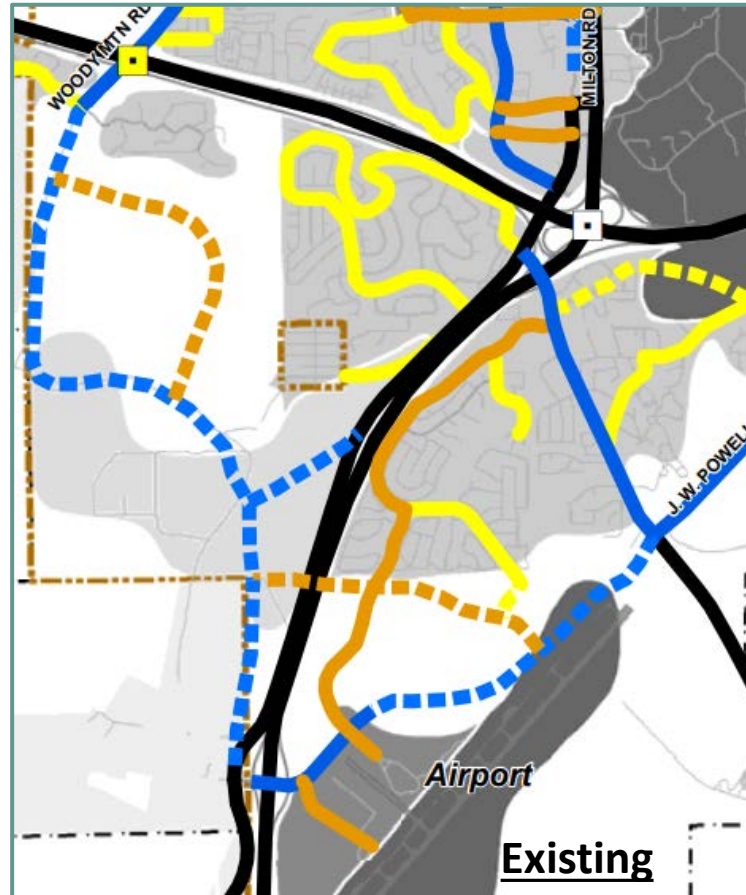




# Regional Plan Roadway Network

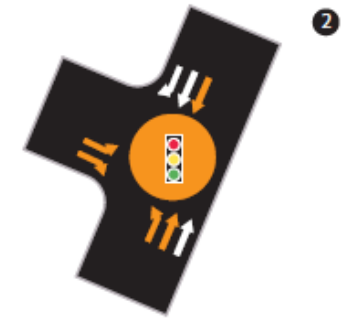


- NAH was granted a Regional Plan Amendment to keep Beulah in its existing location for better development of their parcel
- The Purple Sage underpass is still proposed in the new Regional Plan
- JWP & Lake Mary is 3-miles apart, good spacing
- Allows trips to be distributed between Lake Mary, Purple Sage, & JWP
- For full buildout of NAH there is 11% capacity left on JWP bridge

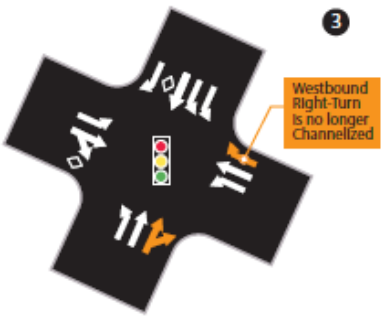




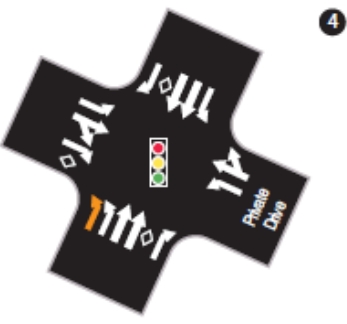
1 Beulah Blvd & Fairgrounds Rd/JW Powell Blvd



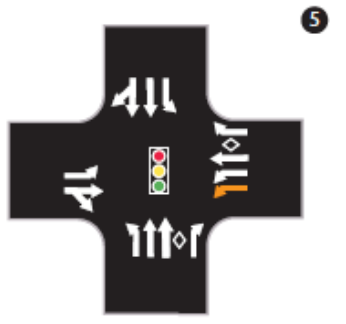
2 Beulah Blvd & University Heights Dr South



3 Beulah Blvd & Lake Mary Rd/Uni. Heights Dr N



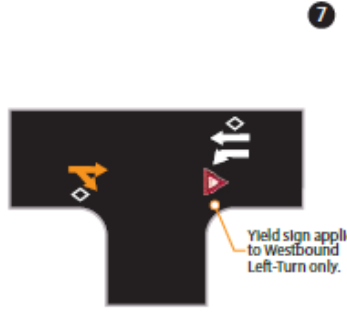
4 Beulah Blvd & Woodlands Village Blvd



5 Beulah Blvd & McConnell Dr



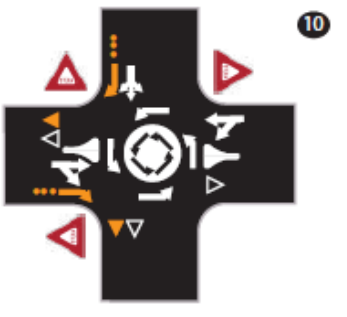
6 Beulah Blvd & Forest Meadows St



7 I-17 SB On-Ramp & McConnell Dr



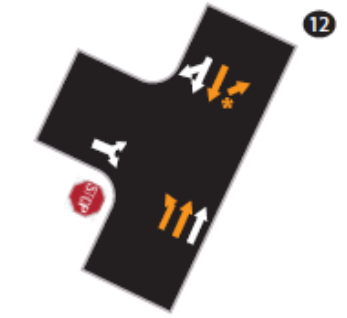
9 Beulah Blvd & Fairgrounds Drwy.



10 I-17 SB Ramp & JW. Powell Rd.



11 I-17 NB Ramp & JW. Powell Rd.



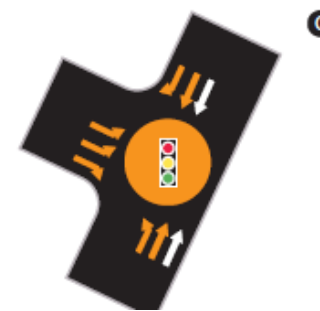
12 Beulah Blvd & Mountain Dells Rd.



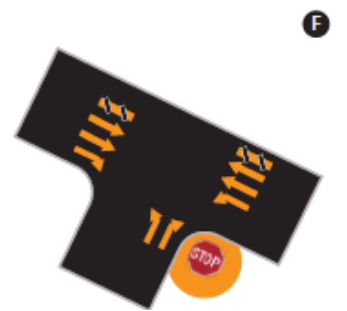
A Beulah Blvd & Healthcare Blvd



B Beulah Blvd & Access B



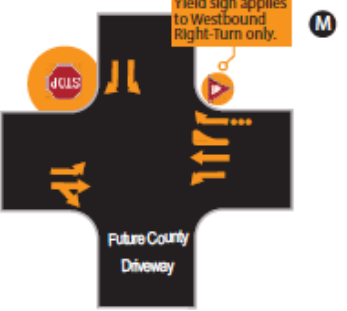
C Beulah Blvd & Future County Driveway



F Beulah Blvd & Future County Driveway



G Beulah Blvd & Future County Driveway



M Beulah Blvd & Future County Driveway



**LEGEND**

- Thru or Turning Movement
- Bike Lane
- Raised Pork Chop
- Free Flow Right-Turn Lane
- Refuge Lane
- Striped for Future Lane
- Traffic Signal
- Speed Limit
- Stop Sign
- Yield Sign
- Developer Improvements

# Water Sewer Impact Analysis (WSIA)



A Water and Sewer Impact Analysis (WSIA) was completed on February 9, 2022 and amended by letter on December 5, 2022. The proposed development is located within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built.

## Water

- Required water infrastructure includes a proposed 16” water main extended through the project site. This waterline will create a loop from a well on the Fort Tuthill property to the existing 12” main located at the intersection of Liztler Drive and University Heights Drive South.
- Waterlines to be constructed within the site shall feed off the proposed 16” main that connects to the Fort Tuthill Extension at junction J-171 and to the 12” line at University Heights Drive South.
- The applicant must also construct a water storage tank and the associated waterlines to connect it to the Zone ‘B’ system. The tank shall store a minimum net volume of 685,000 gallons and must be placed at an elevation that will provide adequate pressure for the zone ‘B’ system.

## Waste Water

The main sewer service for this project is the completed 18” sewer extension from Fort Tuthill to University Heights. The County paid for the cost to complete this infrastructure improvement and has elected to participate in the reimbursement agreement. The applicant will be required to reimburse the County the cost of their proportionate share as determined in the reimbursement agreement. The applicant will be required to build the minimum 8” sewer lines to connect to the new 18” main.

# Stormwater Analysis



The development of the subject project is proposing on-site, pre vs post, volumetric mitigation in lieu of a Drainage Impact Analysis. The proposed stormwater management design will provide surface retention to not increase the volume of pre-development flows off-site. Basin will also provide peak flow mitigation of post development flow rates to at or below pre-development flow rates. LID requirements will be met per City standards. The Stormwater Manager has provided preliminary acceptance of the proposed on-site mitigation and LID methods.



# What is Staff's Role in this review

- Code review – staff ensures that the project complies with current codes or that modifications or waivers are considered when necessary.
- Policy review - staff provides guidance on how a project can best conform to the policies that have been adopted by the City.
- The Inter Division Staff (IDS) review team includes both types of reviews. IDS approvals are indications from staff that the required information has been relayed to the applicant and that all code requirements are met or addressed. A final policy analysis is provided by staff as part of the recommendation to Planning & Zoning Commission and City Council in accordance with the required findings.



# Regional Plan Conformance



## Finding #1

The proposed Specific Plan and Concept Zoning Map Amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code prior to considering the proposed amendment.

# Finding #1



If the Specific Plan is approved, it will include the following goals and objectives for the development of the Planning area.

1. Implement goals and policies of the General Plan.
2. Establish a new regional hospital and ambulatory care facility, and provide for compatible clinical partnerships, retail and commercial, residential, and research uses.
3. Develop a planned activity center integrating employment and residential opportunities while providing open space and preserving significant natural features and resources.
4. Provide for pedestrian and bicycle networks throughout the Planning Area to interconnect all land uses, create a unifying element within the project, and reduce the need for automobile trips.
5. Develop land uses across the Planning Area to achieve appropriate intensity and scale as well as continuity of design and landscaping, to establish a sense of identity.
6. Assure compatibility of new development with existing surrounding uses through regulation of land uses, creation and preservation of open space, density transitions, variation in building height, and design of vehicular, bicycle, and pedestrian linkages.
7. Create a functionally and aesthetically integrated development that enhances the image of the City of Flagstaff.
8. Ensure coordinated, responsible planning and development using cohesive regulations, standards, and guidelines.
9. Provide a backbone infrastructure system and public facilities to support development in an efficient and timely manner.

These goals and objectives support the proposed Concept Zoning Amendment for the Hospital, ACC, and open space areas. A future rezoning will be required for the remaining areas within the Specific Plan. That rezoning will also be reviewed for conformance with the Specific Plan.



# Carbon Neutrality Goals & Policies

## Carbon Neutrality Plan

- Statement of Council policy.
- Compliance with the Carbon Neutrality Plan is not a finding for either NAH application.

## Regional Plan

- Approved by Council and the voters (original plan only)
- Compliance with the Regional Plan is required for both NAH applications.
- Certain amendments to the Regional Plan in December 2021 incorporated the City's carbon neutrality goals.
- These amendments represent community goals and do not require that any specific project be carbon neutral.



# Zoning Map Amendment Findings



## Finding #2

The proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff, and will add to the public good as described in the General Plan.



# Zoning Map Amendment Findings



## Finding #3

The site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

# Draft Development Agreement Contents



Development Agreements are now required to be noticed to the public similar to other public hearing cases. This item has been noticed for May 16, 2023. A full presentation on this item will be provided then. The primary purpose of this agreement is to set out roles and responsibilities regarding the following (not limited to):

- Off-site water infrastructure improvements
- Water Storage Requirements
- Sewer Reimbursement
- On-site and Off-site Transportation Improvements
- Fire Department Requirements
- Future affordable housing contribution
- Sustainability contributions

# Citizen Participation Plan



At least 60 days before notice of the first hearing of the Planning & Zoning Commission on a Specific Plan, the proposal shall be submitted for review and further comment to all government agencies listed in A.R.S. Section 9-461. The Specific Plan was transmitted for this 60-day review on June 3, 2022. To date, staff has only received formal 60-day review comments from Coconino County, FUSD, and Friends of Flagstaff's Future, all of which are attached to this report for the Commission's review.

The applicant held three neighborhood meetings for this application in addition to a proposed Specific Plan and Concept Zoning Map Amendment. These meetings were held on January 6 and January 18, 2022, at 5:30 p.m. and October 10, 2022, at 6:00 p.m. via Zoom. The January 6, 2022, meeting had approximately 70 attendees, and the January 18, 2022, meeting had approximately 100 attendees. The October 10, 2022, meeting had approximately 154 attendees. Common themes of support included economic development impacts, better access to care and new clinical services, and the overall health and wellness vision. Common themes of concern included transit and bus service, access to the new campus, traffic, re-use of the existing NAH campus, helicopter/ambulance noise, and building height.

# Specific Plan Recommendation



The Planning & Zoning Commission recommended denial of this application due to nonconformance with the Regional Plan Goals and Policies. If the City Council is able to make the required findings for this application, staff recommends the following conditions of approval:

1. The subject property shall be developed in substantial conformance with the Specific Plan and project narrative including but not limited to the density and intensity and general layouts provided except as modified herein.
2. The existing aggregate FUTS trail north of Lake Mary Road will be paved to facilitate year-round travel. This section of trail (approximately 370-feet), that is adjacent to Beulah Boulevard, needs to be brought up to the roadway grade so there is adequate sight distance of cyclists for vehicles traveling southbound in the right turn lane. The profile is currently too low for vehicles to adequately see cyclists.
3. A final Specific Plan shall be provided to the City of Flagstaff in both paper and digital format with all conditions of approval incorporated. This document shall denote that it includes all required revisions if any as well as include copies of both relevant ordinances and resolutions.
4. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
5. All terms, conditions, and restrictions detailed within the “NAH Health Village Development Agreement” must be fully satisfied.

# Concept Zoning Map Amendment Staff Recommendation



The Planning & Zoning Commission recommended denial of this application due to nonconformance with the Regional Plan Goals and Policies. If the City Council is able to make the required findings for this application, staff recommends the following conditions of approval:

1. The subject property shall be developed in substantial conformance with the approved Specific Plan and concept zoning plan (included in the Specific Plan) and combined project narrative including but not limited to the density and intensity and general layout except as modified herein.
2. All intersections shall be designed and constructed as “protected intersections” for enhanced bicycle and pedestrian safety as feasible subject to the City Engineer’s approval.
3. Foundation landscaping may be located further than 25 feet from the building to comply with Firewise landscaping requirements as recommended by the Wildfire Mitigation Analysis.
4. To mitigate the proposed building placement, a 60-foot front landscape buffer from Beulah Boulevard shall be provided with the intent of preserving as many mature Ponderosa Pine trees as possible.
5. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development as amended within the NAH Health Village Phase 1 Specific Plan.
6. All terms, conditions, and restrictions detailed within the “NAH Health Village Development Agreement” must be fully satisfied.
7. If the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of Rural Residential (RR) and Estate Residential (ER) in accordance with A.R.S. § 9-462.01.

Thank you for  
your time and  
participation

Questions or Comments

