Northern Arizona Healthcare

NAH Health Village
Phase I Specific Plan

Adopted by City of Flagstaff
Ordinance 2023-___
_____, 2023

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I. Purpose and Intent

A. Introduction

Northern Arizona Healthcare Corporation (NAH) seeks to bring to Flagstaff a new, state-of-the-art hospital and ambulatory care facility including surgery, surrounded by a Health Village designed as a location for the community to gather for a full range of medical, health and wellness services, together with a broad mix of commercial, retail, research and housing opportunities.

The NAH Health Village will consist of a regional hospital, an ambulatory care facility, medical office and administration buildings, hotels, mixed-use commercial, retail and residential uses, and research and development facilities. The NAH Health Village Illustrative Development Plan is depicted in Image 1 below.

In Flagstaff, hospitals are permitted nowhere as of right, and almost anywhere if under a conditional use permit, subject to the development standards of the underlying zoning district. Because of the size and cost, complexity, use mix, and phased development of the NAH Health Village, the Specific Plan is necessary to secure development rights, provide a greater level of detail for its geographic area in relation to Flagstaff's General Plan (defined below) including specifying zoning regulations and development standards, to protect the goals of a Health Village, and to support its successful and timely completion.

B. Location

The Flagstaff Regional Plan 2030 is the City of Flagstaff's General Plan as provided in Section 9-461.05 of the Arizona Revised Statutes. The NAH Health Village is located within the General Plan's Urban Growth Boundary, the Flagstaff City Limits, and the Flagstaff Metropolitan Planning Organization Boundary. The legal description for the first phase of Specific Plan adoption is set forth in Appendix 1 (Land Use Areas 1a and 1b) and Appendix 2 (Land Use Area 2b). The legal description for the exterior boundaries of the entire Planning Area is set forth in Appendix 3. The Planning Area consists of 172.62 +/- acres, and it is depicted on the Vicinity Map, Image 2 below.

The Planning Area is located generally north and east of the Fort Tuthill County Park. It is bounded on the north by undeveloped property zoned for single-family residential use, on the east by Beulah Blvd. (SR 89A) and Interstate 17, on the south by City-owned utility property, on the southwest by Fort Tuthill County Park, and on the northwest by properties zoned rural residential and estate residential with intermittent development, as depicted in the Context Analysis Map, Image 4 below.

Image 1, Illustrative Development Plan

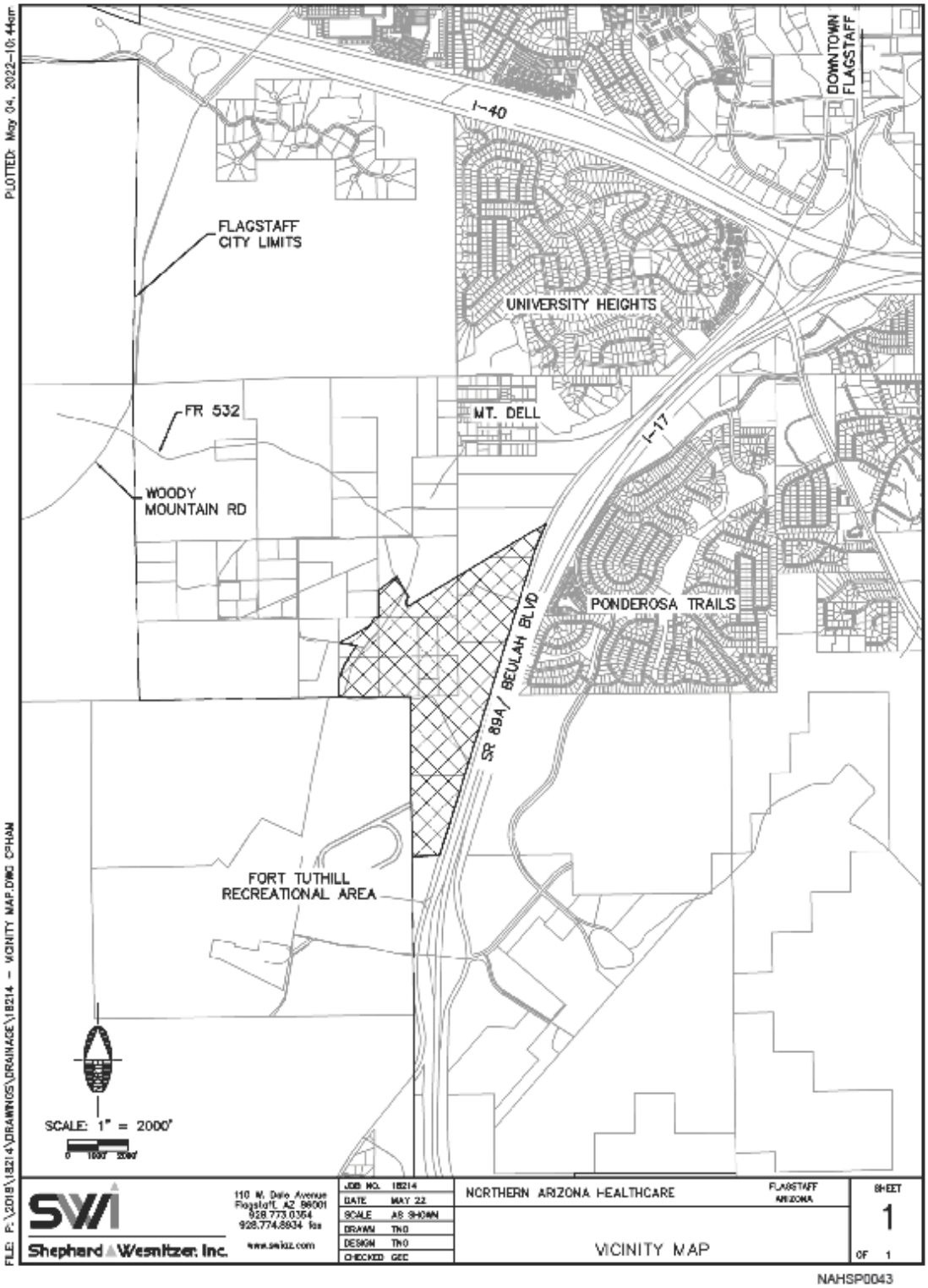


Image 2, Vicinity Map

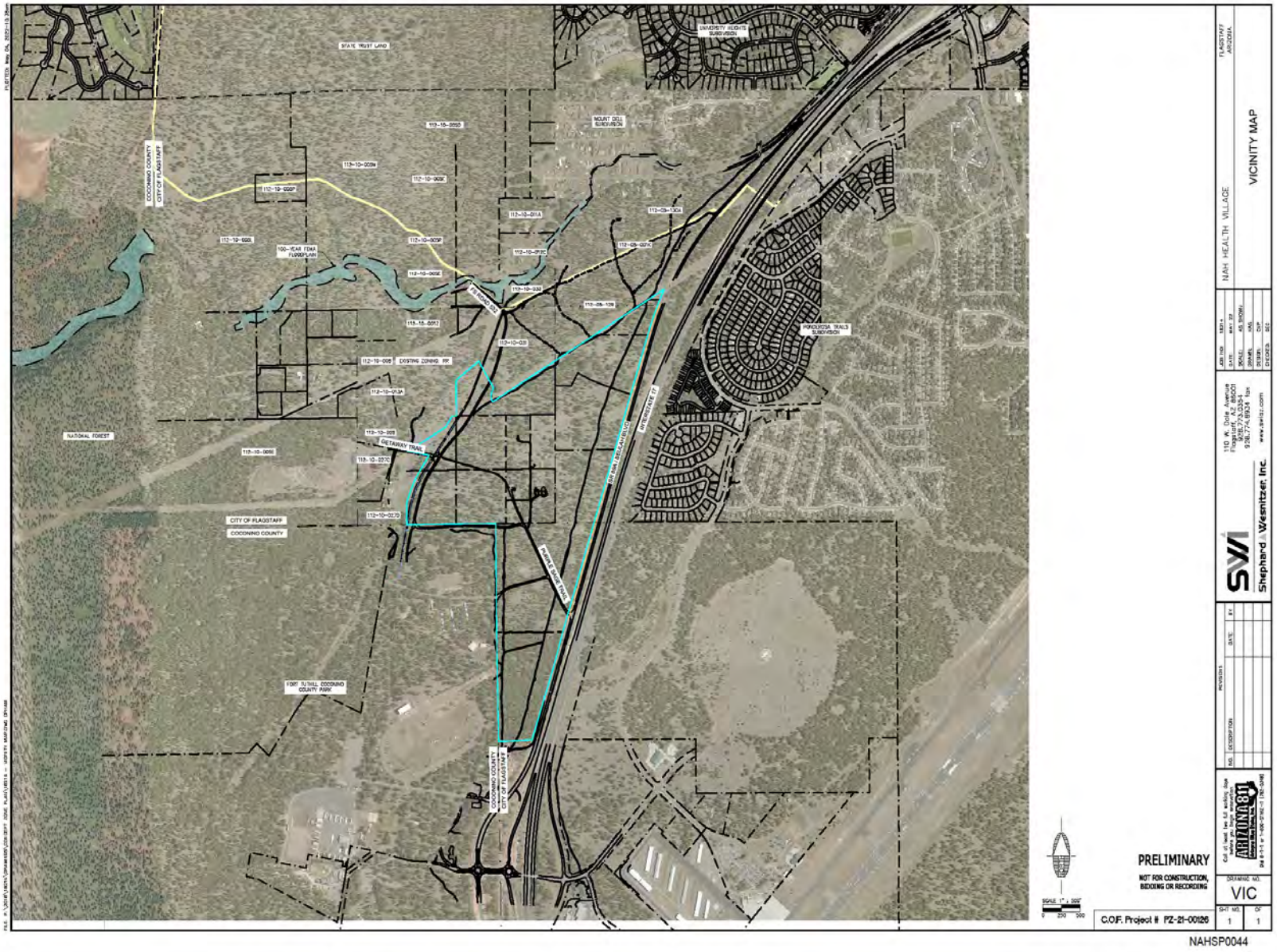


Image 3, Vicinity Map – Aerial View

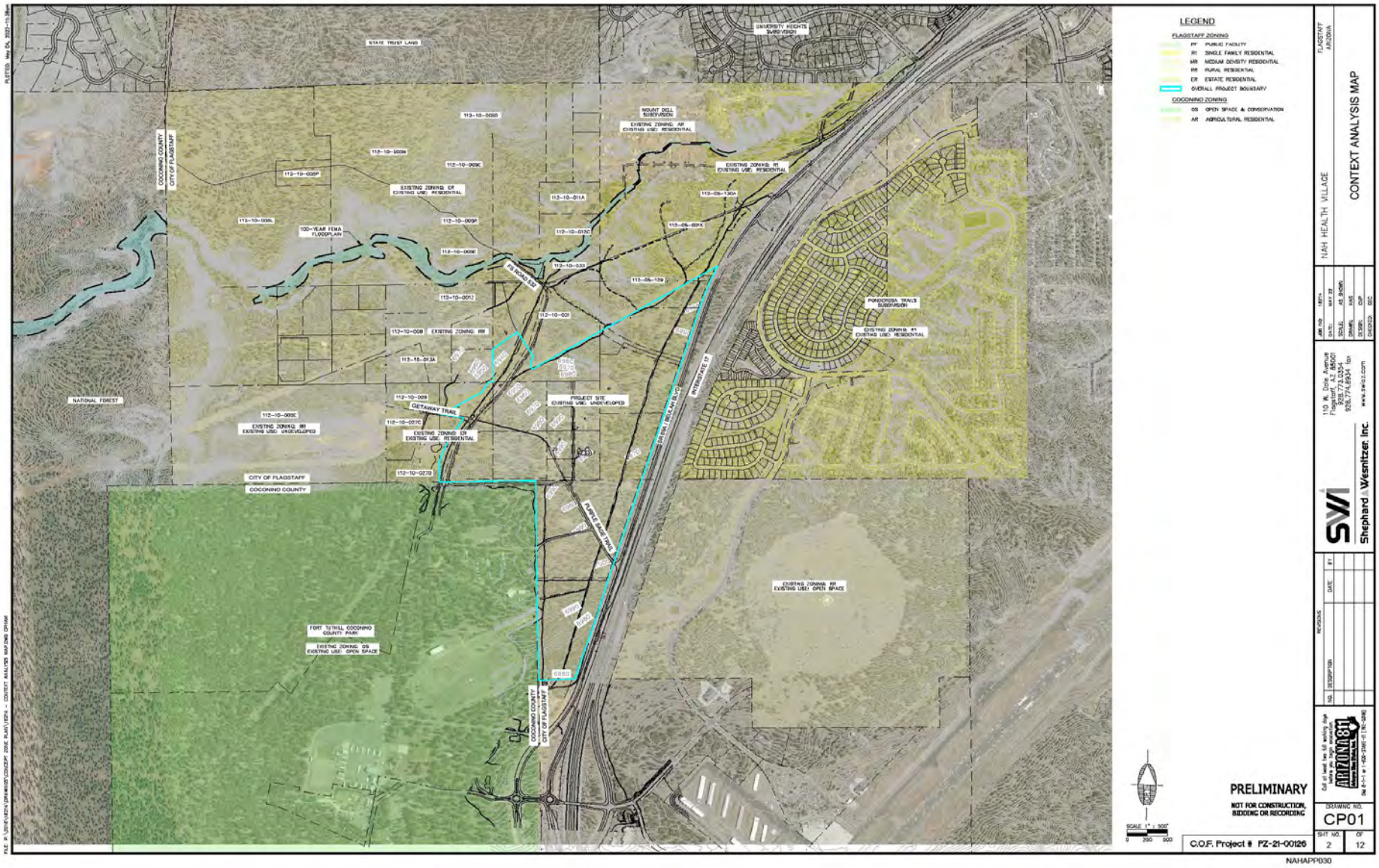


Image 4, Context Analysis Map

C. Authority and Scope

The NAH Health Village Specific Plan is adopted in accordance with the provisions of Arizona Revised Statutes, Sections 9-461 through 9-461.17, and the Flagstaff City Code, Title 11, Division 11-10.30. As approved by the City of Flagstaff, the Specific Plan serves both planning and regulatory functions. The Specific Plan is intended to be adopted in two phases. In the first phase, the Specific Plan will serve as a regulatory document for Land Use Areas 1a, 1b, and 2b (defined in the Concept Land Use Plan, Image 10 in Section III(A) below), and it will provide a planning framework for all of the Planning Area. Upon adoption of the second phase, the Specific Plan will serve both regulatory and planning functions over all of the Planning Area. Section IV, Development Standards-Narrative and Section V, Development Standards-Form and Use Tables, in this Specific Plan will serve as the regulatory and planning functions for the first phase of the Specific Plan adoption. The development standards for phase two of the Specific Plan are included as Appendix 10 of this Specific Plan. The development standards set forth in Appendix 10 are not intended to be approved as part of the first phase, but will require approval as phase two of the Specific Plan in conjunction with a Zoning Map Amendment for the phase two Land Use Areas.

As a planning document, the Specific Plan is a "detailed element of the General Plan enacted under the provisions of Arizona Revised Statutes Section § 9-461.08 that provides a greater level of detail for a specific geographic area or element of the General Plan, and that provides specific regulations and standards for the systematic implementation of the General Plan." (General Plan at IX-2).

As a regulatory document, the Specific Plan, among other things, controls the location of buildings and other improvements with respect to existing and planned rights-of-way, floodplains and public facilities; the use of land, buildings and structures, the height and bulk of buildings and structures and the open spaces around buildings and structures; and the location of infrastructure service area boundaries. A.R.S. § 9-461.08; Flagstaff City Code § 11-10.30.020(B).

The Specific Plan serves both planning and regulatory functions related to zoning regulations and development standards for the Planning Area. Regulations and standards not specifically set forth in the Specific Plan are governed by the Flagstaff City Code. In the event of conflict between the provisions of the Specific Plan and the Flagstaff City Code, the terms of the Specific Plan will control. In the event of a conflict between provisions of the Specific Plan that are not otherwise resolved by the Specific Plan (see, for example, introductory language in Sections III and VI, below), then the more restrictive standard will control. Provisions of the Flagstaff City Code not expressly modified by the Specific Plan will apply within the Planning Area.

Proposed uses, development plans or agreements, and any other development approval, including concept, preliminary and/or final plats and site plans, must be consistent with the Specific Plan. Proposed projects that are determined to be consistent with the Specific Plan will be deemed consistent with the General Plan.

D. General Plan Compatibility and Implementation

The Specific Plan is compatible with and will implement the General Plan within the Planning Area. The Future Growth Illustration of the General Plan identifies the Planning Area as a future

growth area. As amended in conjunction with the adoption of the Specific Plan, this area is planned to include a Regional Suburban Activity Center. (General Plan at IX-26 to IX-29, IX45 to IX-51; City of Flagstaff Resolution No. 2022-56 (Dec. 6, 2022)).

The Specific Plan is consistent with the General Plan's forecasted use of the Planning Area. A significant portion of the Planning Area, including the location of the new hospital and ambulatory care facility, lies within Future Activity Center S16, which, as amended in conjunction with the adoption of the Specific Plan, is planned as a Regional Suburban Activity Center. (See General Plan at IX-47 & IX-67). Activity centers are "mixed-use centers that vary by scale and activity mix depending on location. They include commercial, retail, offices, residential, shared parking, and public spaces." (General Plan at GL-1). Suburban activity centers are an "area typically located at the intersection of two collectors or neighborhood streets, with vertical or horizontal mixed-use (mix of any: businesses, retail, residential, offices, medical services, etc.), serving the surrounding neighborhoods." (General Plan at IX-47). Regional commercial-scale activity centers are characterized as "[l]arger, mixed-use centers at intersections of Regional Travel and Circulation Corridors; with access to large residential developments; with entertainment and cultural amenities; public spaces; serves regional residents and visitors. Large-scale high occupancy housing and transit oriented development is appropriate in this scale of activity center." (General Plan at IX-47). Within the activity center, residential density in a mixed-use development should be 14 or more units per acre, and floor area ratios should be 0.5 or higher.

The Specific Plan promotes the General Plan's desired commercial activity within the Planning Area. Commercial activity within S16, as amended in conjunction with the adoption of the Specific Plan, is planned as "all commercial and service uses that serve the needs of the entire region, those which attract a regional or community-wide market, as well as tourism and travel-related businesses. While uses located in this category typically tend to be auto-oriented, the regional commercial category emphasizes safe and convenient personal mobility in many forms, with planning and design for pedestrian, bicycle and transit access and safety as an activity center." (General Plan at IX-47). Employment is tied to "Research and development parks, business parks, and associated services within suburban context and contextual with surrounding neighborhoods, campus settings, or within mixed-use development preferred within the pedestrian shed or 'employment' locations." (General Plan at IX-47).

The Specific Plan furthers transportation and circulation described in the General Plan. Transportation to and within S16 should be characterized by "Easy-to-access parking available via shared lots, shared parking structures, lots and on-street parking with pedestrian paths through and around parking areas. Transit stops [should be] available. Suburban block sizes may be larger than urban areas but must have highly connected bike and pedestrian infrastructure across the block and not solely around the block edges." (General Plan at IX-47).

Some of the specific goals and policies of the General Plan that are achieved through implementation of phase one of the Specific Plan include:

- ✓ Providing high-quality emergency response and public safety services including medical and ambulance transport service. (Goal PF.3)

- ✓ Investing in the development of a new, planned activity center, which promotes the continued physical and economic viability of the region's commercial districts. (Goals ED.8, LU.15., LU.18)

- ✓ Promoting varied modes of mobility, especially pedestrian and bicycle access. (Goal T.2 & T.6)

- ✓ Promoting and improving the region's healthy system of convenient and accessible trails. (Goal REC.1)

- ✓ Use of open space as opportunity for non-motorized connectivity, interaction with nature, and enjoyment of views. (Policy OS.1.4).

- ✓ Preservation of the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, water courses, floodplains, and meadows, and conservation of stands of ponderosa pine. (Policy CC.1.1).

- ✓ Achievement of grouping medical and professional offices, research, and skill training with other necessary workforce services and transportation options. (Policy LU.15.1).

- ✓ New development, on the periphery, which will contribute to completing neighborhoods, including interconnecting with other neighborhoods; providing civic space, and a variety of housing types; all while protecting sensitive natural features. (Policy NH.1.6).

Additional goals and policies of the General Plan that are achieved through implementation of phase two of the Specific Plan include:

- ✓ Increasing the variety of housing options and expanding opportunities for employment and neighborhood shopping within this suburban neighborhood. (Goals NH.3 & LU.13)

- ✓ Variation of housing types and employment options through planned new development, including increase to residential densities, live-work units, and home occupations within an activity center's pedestrian shed. (Policies LU.6.1 & LU.18.8).

- ✓ Use of commercial core areas, corridors, activity centers, employment centers, and research and development parks as appropriate place types and area types for employment opportunities. (Policy LU.6.2).

- ✓ Development of a new mixed-use neighborhood in an appropriate location within the growth boundary. (Policy LU.6.3).

E. Goals and Objectives

Goals and objectives for the Specific Plan include the following:

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.

II. Existing Conditions: Site & Area Analysis

A. Zoning and Land Use

The Planning Area is comprised of 17 parcels, of which 16 are zoned either rural residential (RR) or estate residential (ER), with one quarter-acre parcel at the northern tip zoned single-family residential (R1), all as depicted in the Existing Zoning Map, Image 5 below.

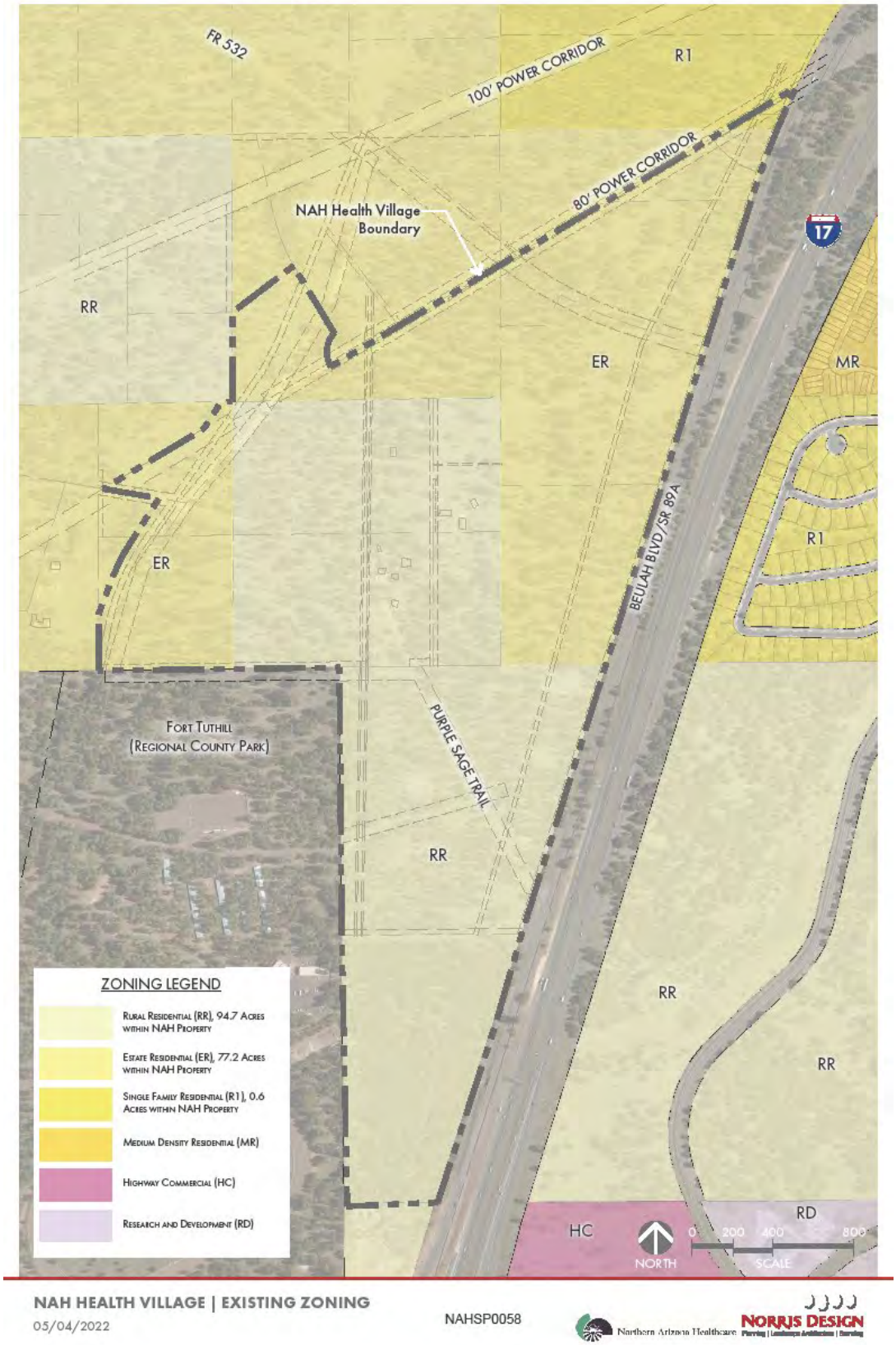


Image 5, Existing Zoning Map

Of the 17 parcels comprising the Planning Area, 14 are already within the City of Flagstaff Resource Protection Overlay (Flagstaff City Code § 10-90.30.050). However, there are currently three parcels, APNs 112-10-036, 112-10-037, and 112-05-125, that are not currently located within the Resource Protection Overlay ("RPO") and such parcels will be added into the RPO as part of the applicant's rezoning request.

Also shown on the Existing Zoning Map are the zoning designations for the property surrounding the Planning Area. These are single family residential (R1) to the north, estate residential (ER) to the north and west, and rural residential (RR) to the northwest. The Planning Area also is bounded by Fort Tuthill County Park to the west and southwest, and by a City-owned utility parcel to the south. Beulah Blvd. (SR 89A) and Interstate 17 bound the Planning Area to the east. Across Interstate 17, zoning designations are medium density residential (MR), single-family residential (R1) and rural residential (RR).

Pre-existing land uses are shown on the Existing Land Use Map, Image 6 below. For the most part, the Planning Area is vacant and undeveloped. The Existing Land Use Map depicts some residential structures accessible from Purple Sage Trail, all of which will be removed as part of the NAH Health Village development.

Uses surrounding the Planning Area also are shown on the Existing Land Use Map. These are vacant/undeveloped property to the north and northeast, rural character residential use to the west, and Fort Tuthill County Park to the south and southwest. The county park is outside of city limits, but all of the Planning Area is within city limits. Beulah Blvd. and Interstate 17 bound the Planning Area to the east. Across Interstate 17, uses are medium-density, suburban character residential; single-family, suburban character residential; and vacant/undeveloped.

B. Topography and Slope

The highest elevation within the Planning Area is approximately 7006 feet, and the lowest elevation is approximately 6932 feet. The site has a natural ridge that divides it in half. It generally slopes downward toward the west and northeast. Slopes of 5-11% exist along the westerly portion of the site. These elevations and slopes are shown in the Site Analysis Map, Image 7 below.

Since the entire Planning Area will be within the RPO, subject to the provisions of Division 10-50.90 of the Flagstaff City Code, site slopes do not exceed 16.99%. The topography does not contain a 17% slope with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The site, therefore, does not contain steep slopes as defined in Flagstaff City Code § 10-50.90.050.

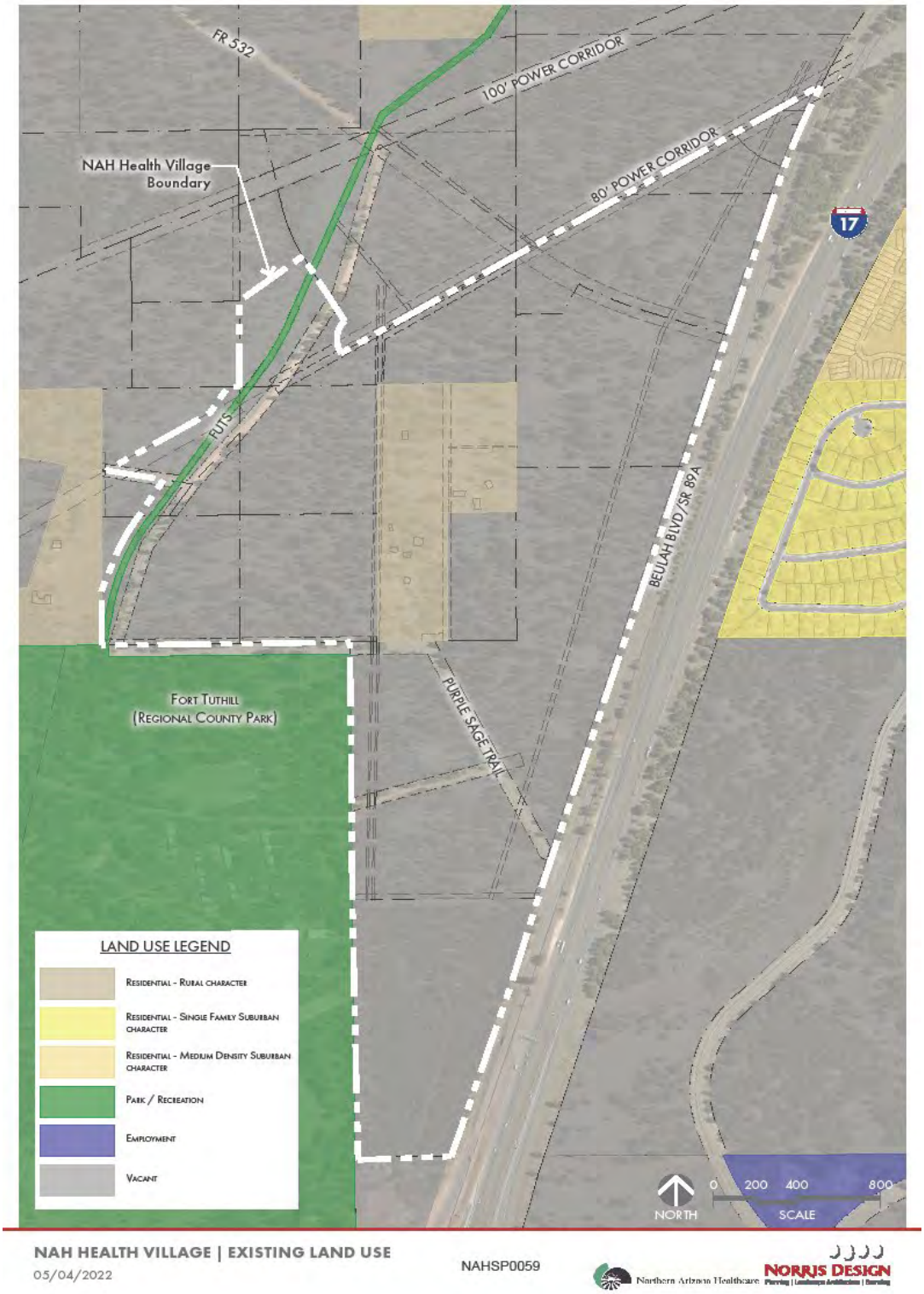


Image 6, Existing Land Use Map

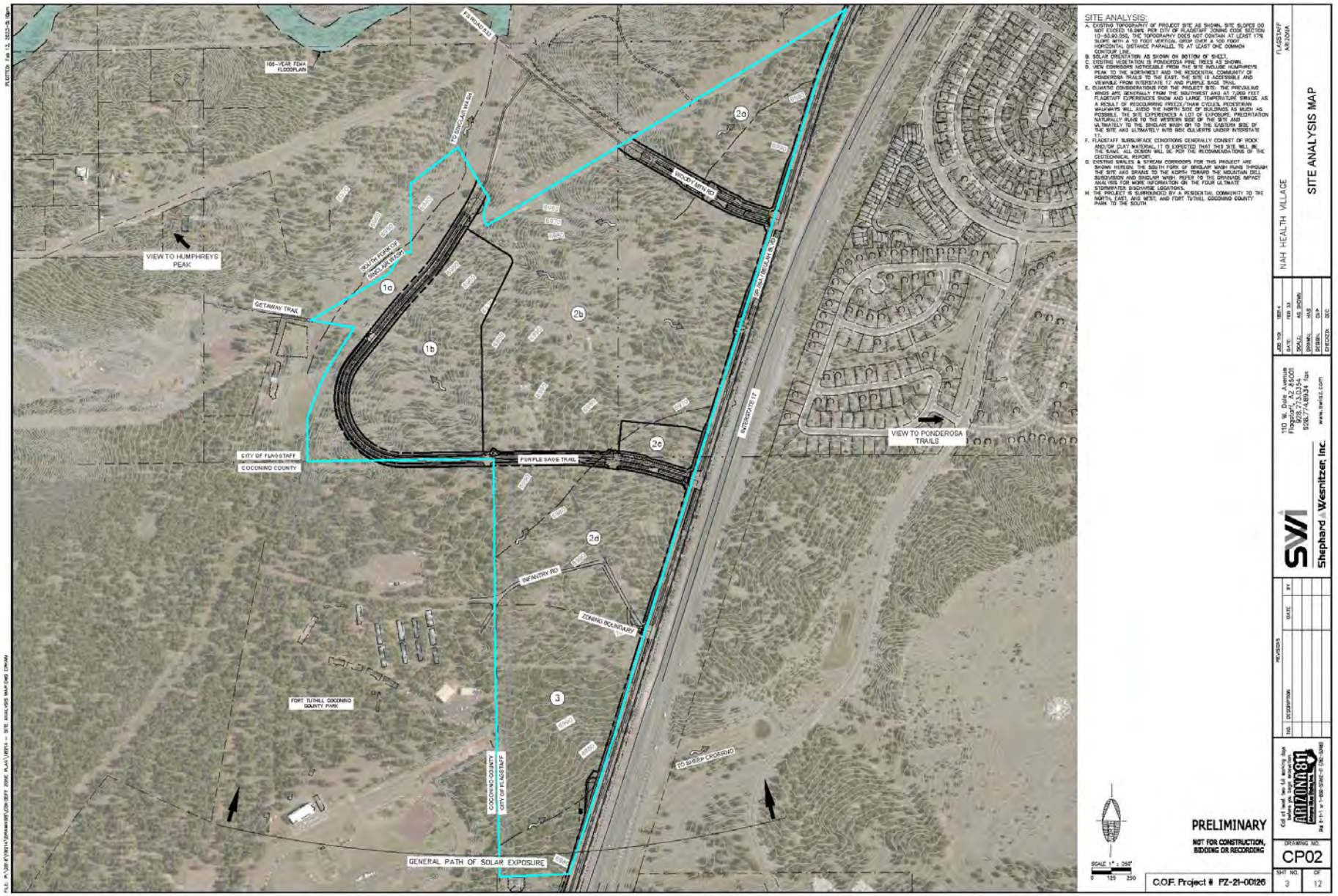


Image 7, Site Analysis Map

C. Surface Hydrology; Soils

All of the Planning Area lies within Zone X of the FEMA Flood Insurance Rate Map (FIRM), Maps #04005C6812G, #04005C6814G, #04005C6816G, and #04005C6818G. These maps are set forth in consolidated format in the FEMA Firm Map, Image 8 below. Additionally, the FEMA 100-year floodplain limits (outside of the Planning Area) are depicted in the Overall Utility Map (Image 9, in Section II(F)(2), below). Per FEMA, areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood (or 500-year flood), are labeled Zone C or Zone X. Because the site is in Zone X, no 100-year FEMA floodplains are impacted by development on the property.

The South Fork of Sinclair Wash runs through the site and drains to the north toward the Mountain Dell subdivision and Sinclair Wash. Three additional outfall locations are identified in the Preliminary Drainage Report, Appendix 4, each of which discharges into the Beulah Blvd. right-of-way, one with no culvert and two improved with concrete box culverts. The locations of these outfalls are shown in Appendix E of the Preliminary Drainage Report.

Soils are primarily in Hydrologic Group D with a small area of Hydrologic Group B. The locations of these soil designations are shown in Appendix D of the Preliminary Drainage Report.

Image 8, FEMA Firm Map

D. Visual Resources

The dominant views from the site are of the San Francisco Peaks at 12,633 feet in elevation and approximately 13 miles to the north of the Planning Area, and of Mount Elden at 9,300 feet in elevation and approximately 8 miles to the northeast. These views are intermittent at ground level due to the presence of mature stands of ponderosa pine. The residential community of Ponderosa Trails is viewable from the site to the east.

Views onto the site are predominated by stands of mature ponderosa pine. The general height of ponderosa pines on the site is approximately eighty (80) feet. The site is viewable from Beulah Blvd. and I-17.

E. Access and Traffic

Access to the Planning Area is off Beulah Blvd., running along the full eastern side of the site. In the General Plan, Beulah Blvd. is designated as an arterial street for regional travel. Connections to Beulah Blvd. are Lake Mary Road one mile north of the site, and the I-17/J.W. Powell Blvd. interchange one-third of a mile to the south. The Planning Area is near both the I-17/I-40 interchange and the I-17/J.W. Powell Blvd. interchange.

Beulah Blvd. is an asphalt-paved, north-south, two-lane minor arterial road with one lane in each travel direction. The road begins just north of Forest Meadows Street and transitions into State Route 89A south of Fairgrounds Road, providing direct access to Arizona Veterans Highway (I-17) and SR-89A. The posted speed limit is 45 mph within the vicinity of the site.

Fairgrounds Road / J.W. Powell Blvd. is an asphalt-paved, east-west, two-lane minor arterial road with one lane in each travel direction. The road begins just east of Pulliam Drive as J.W. Powell Blvd. and transitions into Fairgrounds Road west of I-17. Fairgrounds Road effectively acts as a loop road providing access to SR-89A and I-17 for the Fort Tuthill Park. The posted speed limit is 20 mph within the vicinity of the site.

Lake Mary Road is an asphalt-paved, northwest-to-southeast, minor arterial road. Lake Mary Road begins east of Beulah Blvd. and transverses southeasterly to its terminus at SR-87. The posted speed limit nearest the Planning Area is 45 mph.

Regarding public transportation, the Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA) is the transit agency in northern Arizona operating the Mountain Line. Mountain Line operates nine fixed route bus lines, and paratransit service for people with disabilities who do not have the functional ability to ride fixed-route buses either permanently or under certain conditions. Public transit service to the Planning Area does not exist as of the adoption of the Specific Plan and is not presently prioritized in the General Plan as a future service area. (See General Plan at X-28). However, with the applicant's proposed development of the activity center, the General Plan will prioritize transit to the Planning Area, as a developed activity center. Additionally, the General Plan forecasts future express transit service to Flagstaff Pulliam Airport.

Pedestrian and bicycle access to the Planning Area is provided by two FUTS (Flagstaff Urban Trail System). The Sinclair Wash FUTS connects Fort Tuthill Park to Mountain Dell, University Heights, and continues to other destinations further north. It passes through the western side of the Planning area with an aggregate surface. The Sheep Crossing FUTS connects Fort Tuthill Park to the eastern side of I-17, providing connectivity toward the Airport and Ponderosa Trails. It parallels Beulah Blvd near the southern edge of the Planning Area with an aggregate surface. The General Plan prioritizes maintaining the two existing FUTS, adding another along the alignment of Beulah Blvd., and adding a short connecting FUTS between Beulah Blvd. and Forth Tuthill Park near the south end of the Planning Area. Beulah Blvd. does not have any sidewalks or bike lanes in the vicinity of the Planning Area.

F. Infrastructure

1. Roadways

In addition to the access roadways outside of the Planning Area, as detailed in Section E, above, there are also several existing roadways within the Planning Area itself. Purple Sage Trail is an existing roadway traversing the site. This roadway consists of roadway easements on private property and is constructed of asphalt millings which do not meet current city standards. The road is used as primary access to intermittent residential use in the area. Purple Sage is shown on the Existing Land Use Map, Image 6 above.

Additional roads within the Planning Area are Getaway Trail, which connects to Purple Sage Trail in the western portion of the site, and Infantry Road, which connects to Purple Sage Trail in the southern portion of the site. These roads consist of roadway easements or rights-of-way on private property and are not constructed to meet current city standards. There are also existing roadway easements branching off Purple Sage Trail, which are unpaved access to preexisting residential uses.

2. Utilities

Three 69KV overhead electric lines and one 12KV overhead electric line are shown on the Existing Utility Map, Image 9 below. Two of the 69KV lines run northeast to southwest along the northern boundary of the Planning Area. The other 69KV line runs north-south through the site. The 12KV line runs north-south near the eastern boundary of the Planning Area. The Specific Plan will not alter the existing 69KV overhead electric lines. The 12KV line will be relocated and buried in connection with improvements to Beulah Blvd. to be made under the Specific Plan. (See Section III(I), below, regarding infrastructure under the development plan).

In the same location as the 12KV overhead electric line there exists a telephone line, as shown on the Existing Utility Map. The telephone line will be relocated and buried as with the 12KV OHE.

The Planning Area is served by a 16-inch water line and a 12-inch sewer line running north-south along the western boundary of the site. These lines are specified on the Overall Utility Map, Image 31 below, including connection locations to serve the NAH Health Village. (See Section III(I), below, regarding infrastructure under the development plan).

A natural gas line runs north-south along the eastern boundary of the Planning Area. The Existing Utility Map shows its location, which will remain unchanged under the Specific Plan.

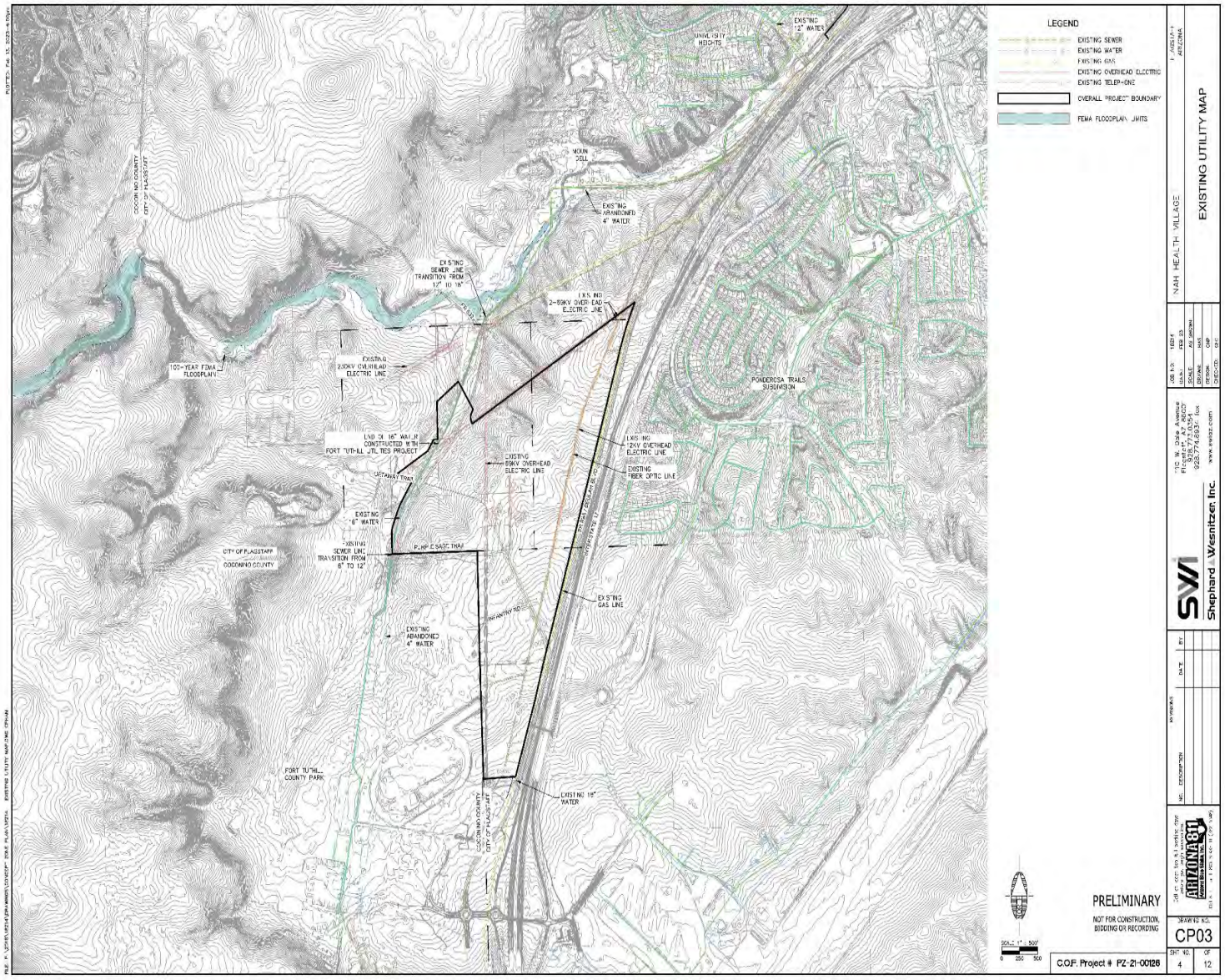


Image 9, Existing Utility Map

3. Structures

Residential structures and outbuildings are located north of Purple Sage Trail, spread across four lots in the Planning Area. These structures are unoccupied and will be removed as part of the NAH Health Village development.

G. Public Services

The Planning Area is within the Flagstaff Unified School District. It is served by Flagstaff High School, Mount Elden Middle School and DeMiguel Elementary School.

The Flagstaff Police Department is located at 911 E. Sawmill Road, which is approximately 5.0 miles from the Planning Area.

The site is currently nearest Flagstaff Fire Department Station 6, located at 3877 Lake Mary Road, approximately 2.5 miles from the site. This station includes three on-duty staff, a Type I engine, Type I tender and a Type VI engine. An additional fire station is located at Flagstaff Pulliam Airport, about 1.4 miles from the site; however, the resources at this station do not routinely respond off of the airport unless the off-airport emergency involves aircraft. (See Section III(J), below, regarding public services under the development plan). Additional fire stations nearby are Highlands Fire District Stations 23 in Kachina Village and 25 in Forest Highlands.

H. Open Space, Recreational Facilities, Parks, and Trails

The Planning Area is largely undeveloped, and it is contiguous with Fort Tuthill County Park. There is an existing Flagstaff Urban Trail System (FUTS) pathway on the site that is part of the Sinclair Wash Trail. The Sinclair Wash Trail is a 10-foot unpaved trail running north-south along the site's western boundary connecting the Fort Tuthill County Park to University Heights subdivision and points north. The FUTS trail is shown in the Existing Land Use Map, Image 6. The existing FUTS trail is located within an existing easement. There is no other pedestrian or bicycle infrastructure on the site. Apart from the FUTS, there are no parks or recreational facilities on the site. Contiguous with the Planning Area, Fort Tuthill County Park is 633 acres in size.

Fort Tuthill County Park is a regional park open year-round. In the summer, Fort Tuthill hosts equestrian events, concerts, festivals, and the Coconino County Fair. In the winter, Fort Tuthill offers passive snow play opportunities, as well as snowshoeing and cross-country skiing. Amenities within Fort Tuthill include an archery range, a bike park, a disc golf course, fairgrounds, equestrian arenas and stables, five picnic ramadas, a corporate board room, and the FUTS trail system.

I. Cultural and Environmental Resources

The site was evaluated under Flagstaff City Code, Section 10.30-30-050 (Cultural Resources) and General Plan Goal CC.1 (Reflect and respect the region's natural setting and dramatic views in the built environment). To this end, both a Cultural Resource Investigation, and a Cultural Resource Inventory, were performed in connection with the Specific Plan.

"Vegetation is ponderosa pine forest vegetation consisting primarily of ponderosa pine with an understory of mullein, sparse native grasses, annuals, and other forbs. Ground surface visibility ranges from 20% to 100% with an average of approximately 70%. The area is relatively flat with a general slope toward the north/northwest that varies slightly in direction and degree depending on the precise location within the project area. The substrate consists of grayish brown loam with some areas of exposed Kaibab limestone bedrock, often visible on the slopes of small hills and low ridges within the current project area." (Cultural Resource Investigation, at 1).

Flagstaff subsurface conditions generally consist of rock and/or clay material, and it is expected this site will be the same. (Site Analysis Map, Image 7 above).

The prevailing winds are generally from the southwest. At 7,000 feet in elevation, the site will experience snow and large temperature swings. Precipitation naturally runs to the western side of the site and ultimately to Sinclair Wash, or to the eastern side of the site and ultimately into box culverts under I-17. (Site Analysis Map, Image 7 above).

The Cultural Resource Investigation and Cultural Resource Inventory disclosed portions of an historic fencerow and of an old rail line. Both of these sites are poorly preserved due to neglect and construction activities, such as installation of the FUTS trail and placement of a sewer line.

Findings and recommendations were presented to the Flagstaff Heritage Preservation Commission at hearing on July 21, 2021 with a staff recommendation that the Cultural Resource Inventory findings and recommendations be approved with three conditions as follows:

- Identified stone piers/fence remains and impacted rail alignment are to be avoided.
- If not avoided additional archival research is to be conducted along with appropriate mitigation that can include but not limited to interpretive signage/installation(s).
- Include these conditions as a policy in the specific plan for the site.

The Heritage Preservation Commission unanimously approved the recommendation. The existing stone piers/fence runs along the property line between the NAH site and Fort Tuthill, while the rail line runs along the existing FUTS trail. Neither of these locations is intended to be substantially disturbed from current conditions under the Specific Plan. These conditions are iterated in Section III(E) below as regulatory under the Specific Plan.

III. Development Plan

The NAH Health Village Specific Plan serves both planning and regulatory functions related to zoning regulations and development standards for the Planning Area that will be developed in two phases. In the first phase, the Specific Plan will serve as a regulatory document for Land Use Areas 1a, 1b, and 2b (defined in the Concept Land Use Plan, Image 10 below), and it will provide a planning framework for all of the Planning Area. Upon adoption of the second phase, the Specific Plan will serve both regulatory and planning functions over all of the Planning Area. Regulations and standards not specifically set forth in the Specific Plan are governed by the Flagstaff City

Code. In the event of conflict between the provisions of the Specific Plan and the Flagstaff City Code, the terms of the Specific Plan will control. In the event of a conflict between provisions of the Specific Plan that are not otherwise resolved by the Specific Plan (see, for example, introductory language in this Section and in Section VI, below), then the more restrictive standard will control. Provisions of the Flagstaff City Code not expressly modified by the Specific Plan will apply within the Planning Area.

This Section III contains a description of various Specific Plan components, which are supplemented by development standards set forth in Sections IV and V, below. In the event of conflict between the provisions of this Section III and Sections IV and V, the terms of Sections IV and V will control. The development plan and development standards regulate future development within the Planning Area. While the master developer intends to subdivide the Planning Area in the future, such subdivision request will be included in a block plat application and is not addressed specifically in the Specific Plan.

A. Concept Land Use Plan and Program

The Planning Area encompasses 172.6 acres. It is divided into three zones defined in the Flagstaff Zoning Code (Flagstaff City Code, Title 10), with modifications defined in this Specific Plan. The Planning Area is divided into seven land use areas, specifically, Land Use Areas 1a, 1b, 2a, 2b, 2c, 2d, and 3, all of which are shown on the Concept Land Use Plan, Image 10 below, and described in the Concept Land Use Program set forth in this section. In the first phase, Land Use Areas 1a, 1b, and 2b will be rezoned. In the second phase, rezoning will occur for the rest of the Planning Area, which includes Land Use Areas 2a, 2c, 2d, and 3. These zones are illustrated in the Conceptual Zoning Plan, Image 11 below. The acreages stated below and shown in the legal descriptions include right-of-way areas.

In the first phase, on the western side of the site, Land Use Areas 1a and 1b, consisting of 35.2 acres, will be rezoned to public facilities (PF). Also in the first phase, Land Use Area 2b, consisting of 63.2 acres, will be rezoned to highway commercial (HC). In the second phase, on the southern end of the site, Land Use Area 3, consisting of 27.8 acres, will be rezoned to research and development (RD), and the rest of the site, Land Use Areas 2a, 2c, and 2d, comprising 46.5 acres, will be rezoned highway commercial (HC). Color gradations within the HC zone shown on the Conceptual Zoning Plan correspond to Land Use areas defined in the Concept Land Use Plan, Image 10, and discussed further below. The legal description for Land Use Areas 1a, 1b, and 2b, the land use areas subject to the first phase of the Specific Plan adoption, are set forth in Appendices 1 and 2, respectively. The legal descriptions for the entire Planning Area and each zoning district at complete phasing are set forth in Appendices 3 (entire planning area), 3A (HC zoning district), 3B (RD zoning district), and 1 (PF zoning district).

The Concept Land Use Plan and Program show the proposed distribution, location and extent of all land uses with densities and building heights. The center point and boundary of Future Activity Center S16 are shown on the Concept Land Use Plan. Acreages listed on the Concept Land Use Plan are net, while corresponding sections of the Concept Land Use Program list both gross and net acres. All land uses are integrated with regard to circulation, infrastructure, aesthetic and visual character, as further described in this Section III.

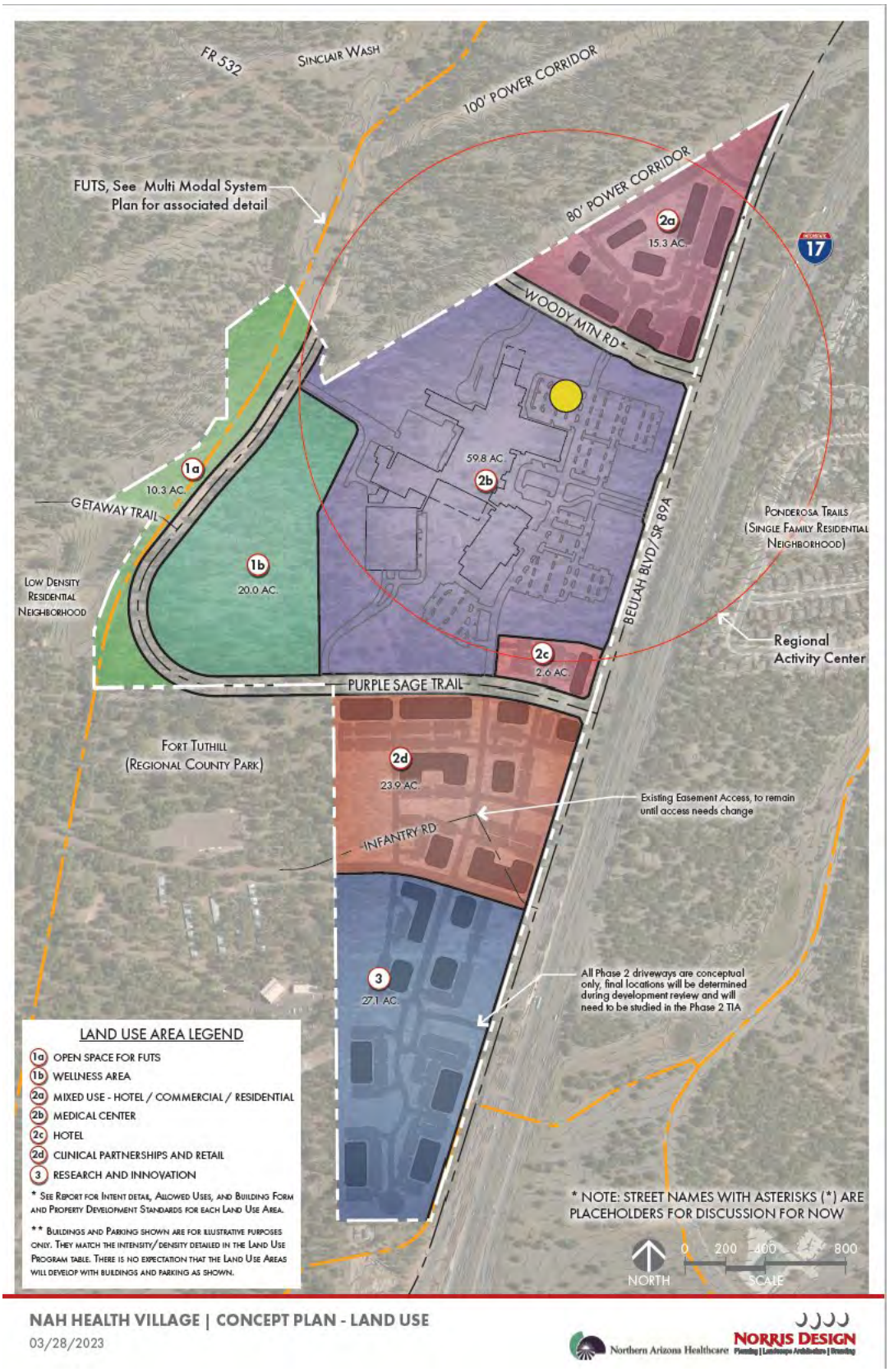


Image 10, Concept Land Use Plan

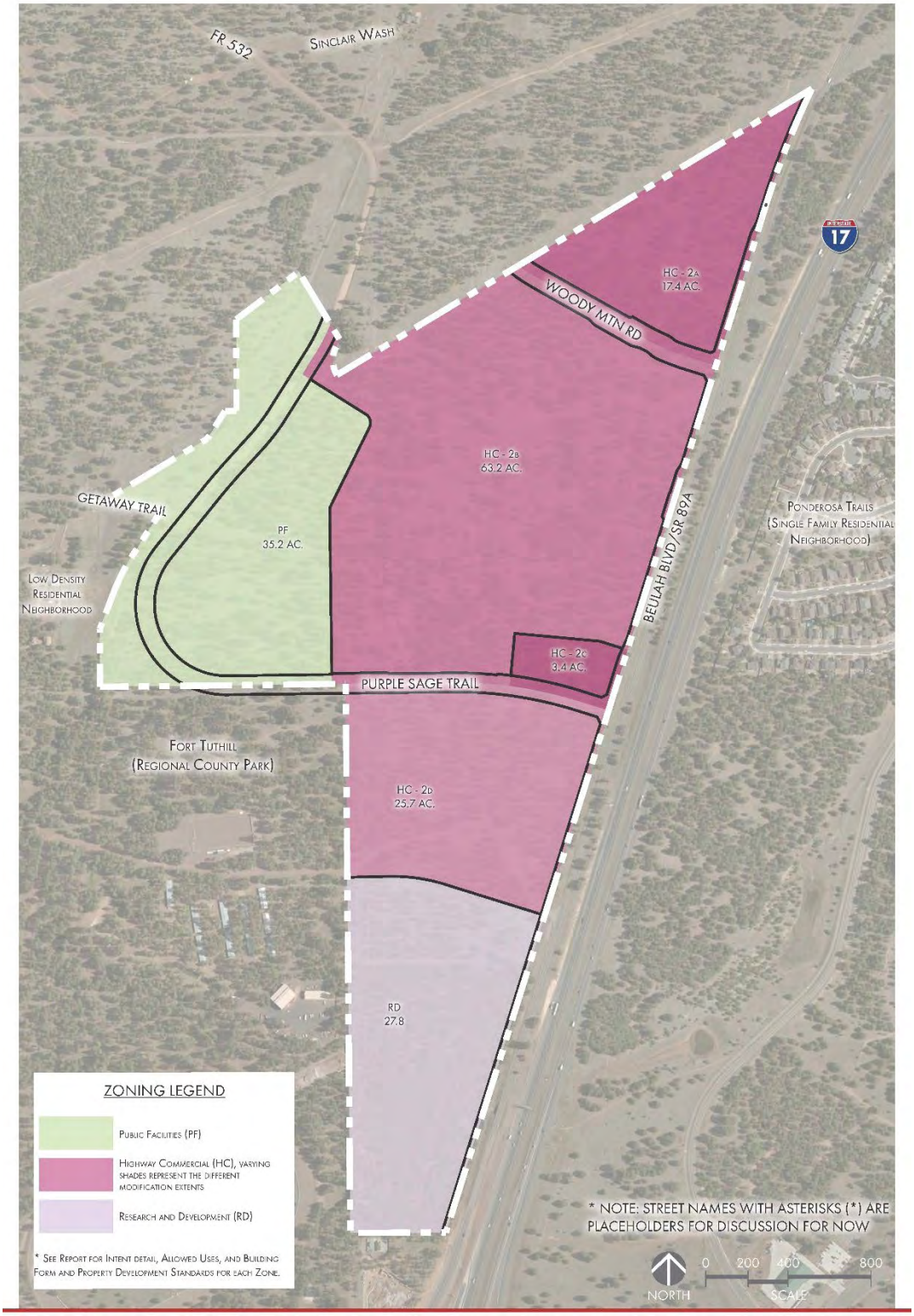


Image 11, Conceptual Zoning Plan

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
Within Activity Center									
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-patent 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
Within Activity Center Subtotals:			28,000	1,152,937	448	152,000	346,000	1,678,937	n/a
Outside of Activity Center									
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
Outside of Activity Center Subtotals:			50,000	410,000	-	-	-	460,000	n/a
Project Totals:			78,000	1,562,937	448	152,000	346,000	2,138,937	n/a

Conceptual Land Use Areas, Intensities, Densities, Phasing

Land Use Area		Gross		Net		FAR	DU/ AC	Hotel Rooms	Phase	Expected Year
		SF	Ac	SF	Ac					
Within Activity Center										
2a	Mixed Use	755,931	17.4	666,783	15.3	0.67	18.10	120	1-3	2025-2030
2b	Medical Center	2,752,297	63.2	2,606,899	59.8	0.44	-		1-4	2025-2045
2c	Commercial	148,394	3.4	114,928	2.6	0.70	-	120	2-4	2027-2035
Within Activity Center Subtotals:		3,656,622	83.9	3,388,610	77.8	0.50	15.14	240		
Outside of Activity Center										
1a	Open Space	550,396	12.6	449,249	10.3		-	-	NA	NA
1b	Wellness Retreat	983,247	22.6	870,678	20.0	-	-	-	NA	NA
2d	Clinical Partnerships and Retail	1,118,542	25.7	1,040,987	23.9	0.20	-	-	2 & 4	2025-2035
3	Research and Innovation	1,210,223	27.8	1,180,543	27.1	0.21	-	-	3-4	2030-2040
Outside of Activity Center Subtotals:		3,862,408	88.7	3,541,457	81.3	0.13	-			
Project Totals:		7,519,030	172.6	6,930,067	159.1	0.31	2.0			

Land Use Areas 1a and 1b comprise 35.2 gross acres, which are intended as open space or as active or passive recreation areas. Area 1a features the Sinclair Wash Trail FUTS. Area 1b will be a wellness retreat immediately adjacent to the hospital and ambulatory care facility and will feature programmed open space comprised of paths, trails, gathering areas and civic space, among other amenities. These areas are discussed further in Section III(B) below, in connection with the Specific Plan's overall strategy for open space and civic space.

Land Use Areas 2a, 2b and 2c are within Activity Center S16. Area 2b comprises 63.2 gross acres. It will be the location of the regional hospital, ambulatory care facility, and medical administrative offices. These improvements at full build out will combine for more than 1.1 million square feet of hospital and office space. The hospital will vary in height up to seven floors and 160 feet, and it will contain an estimated 448 beds. The hospital will be built out in phased expansions. Initially, Land Use Area 2b will consist of 956,892 square feet and an estimated 276 beds. The hospital will be designed to expand in the following stages: (i) a 67,003 square foot surgery center expansion (floors 1 and 2); (ii) a 108,460 square foot north patient bed tower (floors 2 through 6 above the emergency department); (iii) a 5,494 square foot emergency department expansion (floor 1 only); and (iv) a 15,088 west tower infill (floor 1 only). These planned expansions will be triggered by patient/community demand. When combined, development planned for Land Use Areas 2a, 2b and 2c will result in an FAR within the activity center of 0.49, not including a planned 472,000 square foot parking garage. Because of the specialized use of Area 2b, it is not suitable for residential use and is excluded from calculations of dwelling units per acre within the activity center.

Land Use Area 2a is 17.4 gross acres at the northern end of the site. It is intended for mixed use, and it may include a combination of residential and commercial uses, including retail and lodging. The Concept Land Use Program anticipates this area will accommodate 315 dwelling units, while also hosting other uses. In combination with Area 2c, but excluding Area 2b, residential use in Area 2a will result in not less than 15.14 dwelling units per acre within the activity center. While not currently anticipated, residential uses may be expanded within the activity center. The Specific Plan allows flexibility on the location of residential units within the Planning Area and market forces and specific development opportunities will dictate whether housing moves from Area 2a to Areas 2d and/or 3, or whether additional units are added in Areas 2d or 3. However, Land Use Areas 2d and 3 are intended primarily for commercial and research and development uses, respectively.

Land Use Area 2c is 3.4 gross acres within the same block as the hospital and ambulatory care facility. It is suited for commercial use, most likely lodging with a restaurant and/or retail feature, and this area is intended to accommodate a future hotel.

South and outside of the activity center, Land Use Area 2d is 25.7 gross acres intended for commercial use, particularly clinical partners, medical offices, retail and service.

At the southern end of the Planning Area, Land Use Area 3 is 27.8 gross acres intended for research and innovation. Uses in this area could include research, labs, training and education, light manufacturing.

The general descriptions above identify likely uses across the Planning Area. The Specific Plan also provides flexibility of uses across the site to accommodate community needs, market requirements, and future trends. For example, the hospital will be located in Area 2b, but hospital uses are allowed anywhere within the HC and RD zoned portions of the site.

B. Open Space; Civic Space

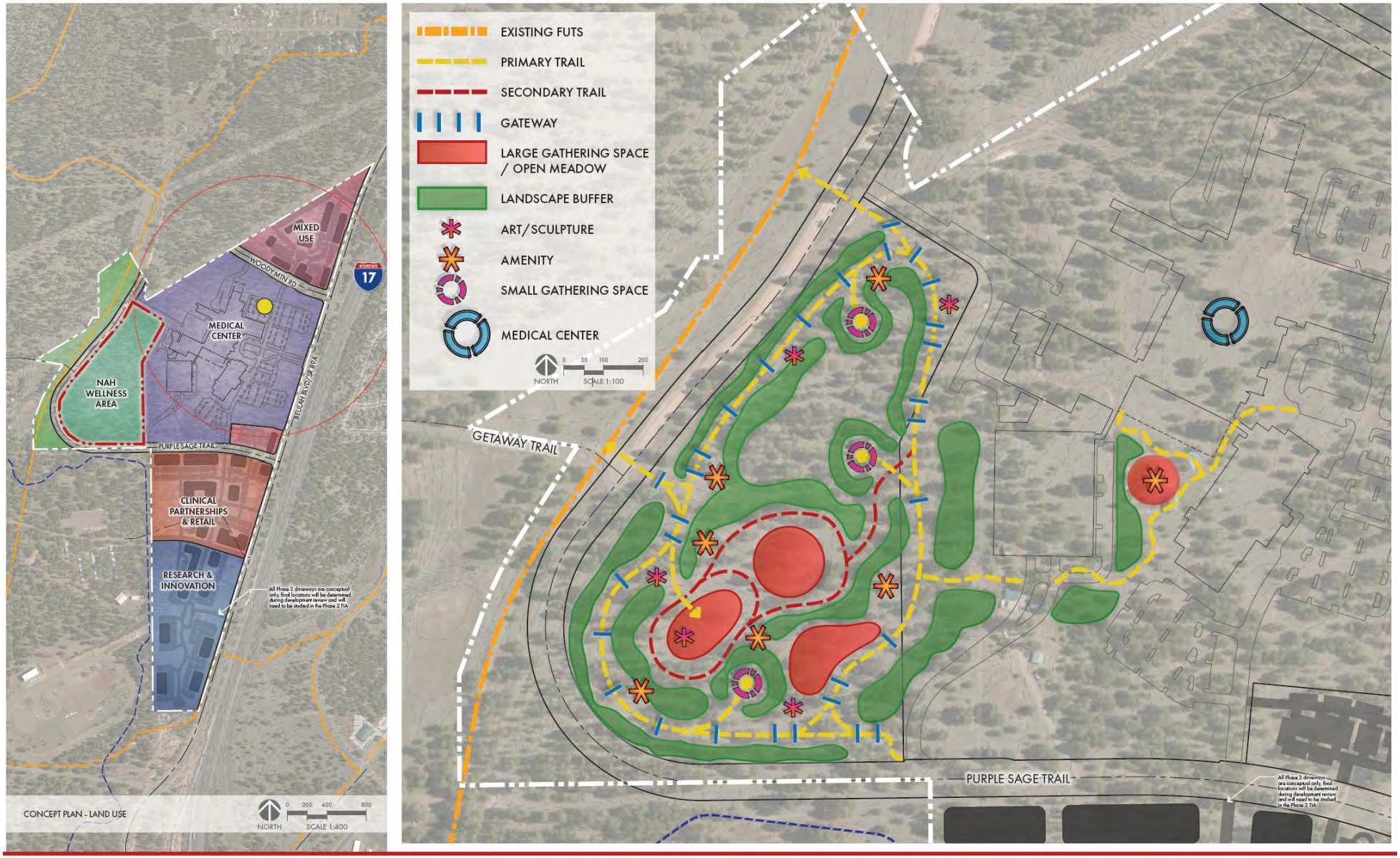
Open space and civic space are achieved across the Planning Area and in focused locations at the western side of the site. Land Use Areas 1a and 1b total 35.2 gross acres, which are intended as common open space or as active or passive recreation areas. In combination, these Land Use Areas comprise more than twenty percent of the entire Planning Area. Land Use Areas 1a and 1b will be open to the general public, subject to a recorded public access easement. The public access easement covering these Land Use Areas will include terms necessary to ensure public access while also protecting the project, including uses by the master developer, its employees, patients, vendors, and the like. Accordingly, proposed restrictions in the public access easement include open hours, prohibitive language regarding camping, possession of firearms, open fires, etc.

Area 1a features the Sinclair Wash Trail FUTS, which will remain unaltered under the Specific Plan and which will remain in its existing easement area. This area will be characterized by uses such as passive/active (unstructured) open space, civic uses, trails for bicycles and pedestrians, community gardens, playgrounds.

Area 1b will be a wellness retreat, which is conceptually illustrated in Images 12-14, below. This 23.1 gross acre space will be programmed to include trails (including connectivity to FUTS), paths, outdoor gathering space, art/sculpture, fitness and similar compatible uses. This area will be characterized by uses such as passive/active (unstructured) open space, civic uses, paths and trails, woodland and open shelters, community gardens, playgrounds. In addition to the civic space provided in Land Use Areas 1a and 1b, each of the Land Use Areas in the Planning Area will provide the civic space required by the Flagstaff City Code.

The wellness retreat is a signature feature of the Specific Plan and is integral to the concept of a Health Village. It is located immediately adjacent to the hospital complex uninterrupted by public streets. This will make it accessible for pedestrian (or bicycle) use by hospital patients and their families, hospital staff, surrounding businesses and residences, and the public. The paths and trails in this area will provide access to various amenities, while being an amenity themselves, but they will not be designed to accommodate connectivity to further destinations. The wellness retreat feature, together with careful orientation of the hospital to preserve and maximize view sheds, especially for patients, is what enables the Heath Village to become a sanctuary highly integrated with its natural environment, that helps community members relieve stress and engage in healthy lifestyle choices.

Natural resource preservation is achieved throughout the Planning Area, as discussed further in Section III(E), below. This means that site planning for all parcels will include an emphasis on open space and civic space to augment and compliment the FUTS trail and wellness retreat.



NAH HEALTH VILLAGE | CONCEPT PLAN - WELLNESS AREA

03/28/2023

Northern Arizona Healthcare

NORRIS DESIGN
Planning | Landscape Architecture | Branding

Image 12, Wellness Retreat Concept Plan

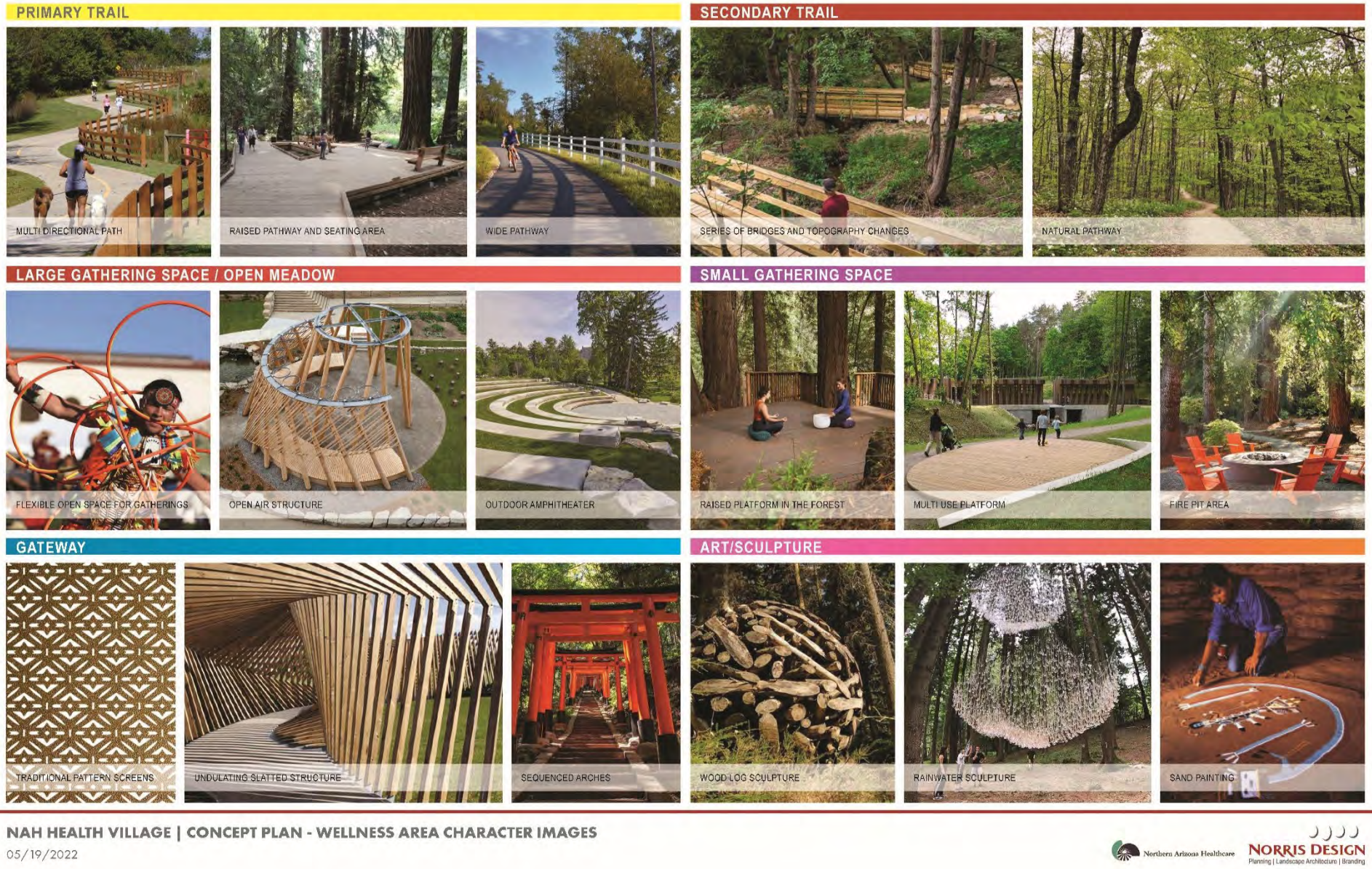


Image 13, Wellness Retreat Character Concept Images

Image 14, Wellness Retreat Concept Images

C. Vehicular Access & Circulation

All existing roadways traversing the Planning Area will be removed, or relocated and improved, as illustrated in the Vehicle Circulation Plan and Conceptual Roadway Plan, Images 15 and 16, respectively. All required access will be maintained for existing and future residential development surrounding the development area.

The NAH Health Village Vehicle Circulation Plan, Image 15 below, establishes the configuration, capacity and design standards for roadways within and adjacent to the Planning Area at buildout. Traffic improvements for the first phase of this Specific Plan are discussed in this Section III(C).

Primary access to the Planning Area will be from Beulah Blvd, as illustrated on the Vehicle Circulation Plan, Image 15. There are a total of three (3) proposed access points on Beulah Boulevard as part of Phase 1. Land Use Area 2b, which will be the location of the regional hospital and ambulatory care facility, will be accessed by emergency vehicles from Woody Mountain Road, and by patients and visitors from either Beulah Blvd. or Woody Mountain Road. Hospital staff will access the area primarily from Purple Sage Trail, which will connect to an onsite parking structure. On-site vehicle circulation also is shown on the Vehicle Circulation Plan.

Emergency access will be off Woody Mountain Road on the north of the site. It will be a full movement access located approximately 475 feet west of Beulah Blvd. Woody Mountain Road is planned to be aligned approximately 3,660 feet south of Mountain Dell Road. Main access from Beulah Boulevard is on the east of the site. It will be a full movement access located approximately 715 feet south of Woody Mountain Road along Beulah Boulevard. Additional access, designed for staff and wellness retreat access, is the intersection of Beulah Blvd. and Purple Sage Trail. Purple Sage will access the regional hospital and ambulatory care facility in two locations. The first will be a full movement access located approximately 560 feet west of Beulah Blvd. along Purple Sage Trail, giving access to the main entrances of the hospital and the ambulatory care facility. The second will be a full movement access located approximately 800 feet further west of the first along Purple Sage Trail, giving access to the onsite parking structure. Purple Sage Trail is planned to be aligned approximately 1,033 feet south of Mountain Dell Road.

A Traffic Impact Analysis ("TIA") is provided as Appendix 9. The purpose of the analysis is to determine whether the planned street system in the vicinity of the site is adequate to accommodate the increased traffic that results from the development; and to recommend additional street improvements or traffic control devices, where necessary, to mitigate the additional site-generated traffic. The scope of the TIA is focused on Beulah Blvd. from J.W. Powell Blvd. to Forest Meadows St., and it also considers proposed traffic improvements at and adjacent to the J.W. Powell / I-17 Interchange. The TIA encompasses traffic analysis and proposed improvements for the planned hospital opening year of 2027. Phase two of the Specific Plan will require additional traffic study prior to adoption.

At opening of the regional hospital, the project is anticipated to generate 14,834 weekday daily trips, 1,119 trips during the AM peak hour, and 1,398 trips during the PM peak hour. These traffic

volumes result in traffic improvement recommendations as set forth in the TIA, and which are presented below, including off-site improvements.

All onsite traffic improvements will be finalized during site planning and constructed by the master developer. Off-site traffic improvements will include widening of Beulah Blvd. to a four-lane road with two lanes of travel in each direction along the frontage of the site and extending from Woodlands Village Boulevard to the north to J.W. Powell Blvd. to the south. Conceptual street section details are set forth on Image 17 below and may be finalized during site planning. Intersection improvements are set forth in Table 6 of the TIA, and queue length improvements are set forth in Table 7 of the TIA. The phasing of the construction of onsite and off-site improvements is discussed in Section III(K) below, and further in the Development Agreement between the applicant and the city accompanying this Specific Plan.

The following improvements are included in the onsite transportation improvements:

- Signalized intersection for Beulah Blvd and Woody Mountain Rd
- Stop-Controlled intersection for Beulah Blvd and Main Entrance of the Hospital and ACC to include underground utilities for a future signal and to be constructed with correct approach grades and signal ramp slopes
- Re-alignment of Purple Sage Rd
- Signalized intersection at Beulah Blvd and the re-aligned Purple Sage Rd to include construction at the correct grades for a future underpass at I-17
- Improvements to the intersection of Beulah Blvd and Infantry Rd (current Purple Sage Rd) to include underground utilities for a future signal and to be constructed with correct approach grades and signal ramp slopes
- Improvements to the Cosmic Ray Tunnel on Sheep Crossing Trail to accommodate the widening of Beulah Blvd
- Internal intersection improvements as determined by the TIA

The following improvements are included in the off-site transportation improvements:

- Widening Beulah Blvd from University Heights Drive N/Lake Mary Road to JW Powell Blvd to a 4-lane cross section with 10-foot FUTS and 5-foot parkway on the west side, buffered bicycle lanes, a median, drainage improvements, and curb and gutter on the east side.
- Improvements to the intersection of Beulah Blvd and McConnell Dr to include:
  - Addition of a second westbound left turn lane
  - Restriping the eastbound left turn lane to add storage capacity
  - Make the driveway into Walmart right in/right out
  - Restrict the lefts out of the driveway at the Comfort Inn 1-17 & I40
- Improvements to the intersection of Beulah Blvd and Woodlands Village Blvd:
  - Addition of a second northbound left turn lane and extending the storage
- Improvements to the intersection of Beulah Blvd and University Heights Dr N/Lake Mary Rd:

    - Configuring the dedicated northbound right turn lane into a shared through/right turn lane
    - Configuring the westbound channelized right turn lane into a dedicated right turn lane
    - Addition of northbound and southbound buffered bicycle lanes.
- Improvements to the intersection of Beulah Blvd and University Heights Dr S:
    - Addition of a signal
    - Addition of a new northbound left turn lane
    - Addition of a second northbound and southbound through lane
    - Addition of northbound and southbound buffered bicycle lanes
    - Providing dedicated eastbound left and right turn lanes
- Re-alignment of Mountain Dell Rd and improvements to the intersection of Beulah Blvd and the re-aligned Mountain Dell Rd:
    - Addition of underground utilities for a future signal and intersection constructed with correct approach grades and signal ramp slopes
    - Addition of a new southbound right turn lane
    - Addition of a new northbound left turn lane
    - Addition of a second northbound and southbound through lane
    - Addition of a northbound and southbound buffered bicycle lanes
    - Providing an eastbound left turn refuge lane for at least one vehicle on Beulah Blvd
- Improvements to the intersection of Beulah Blvd and Fairgrounds Rd:
    - Addition of underground utilities for a future signal and intersection constructed with correct approach grades and signal ramp slopes
    - Addition of a second northbound and southbound through lane
    - Addition of a northbound and southbound buffered bicycle lanes
- Improvements to the roundabout at Beulah Blvd and JW Powell Blvd:
    - Addition of a westbound right by-pass/U-turn lane adjacent to the dual roundabouts
    - Addition of a southbound left turn approach lane and a second eastbound receiving lane
    - Addition of a north leg receiving lane and transitioning bicycle lanes and buffers into the roundabout
- Improvements to the roundabout at JW Powell Blvd and the I-17 southbound ramps:
    - Addition of a southbound right by-pass/U-turn lane adjacent to the dual roundabouts
    - Addition of an eastbound right to southbound channelized right turn lane and a south leg receiving lane
- Improvements to the intersection of JW Powell Blvd and the I-17 northbound ramps:
    - Addition of a single lane roundabout with two approach lanes northbound and eastbound, and one approach lane westbound, and, if necessary, bicycle and pedestrian facilities

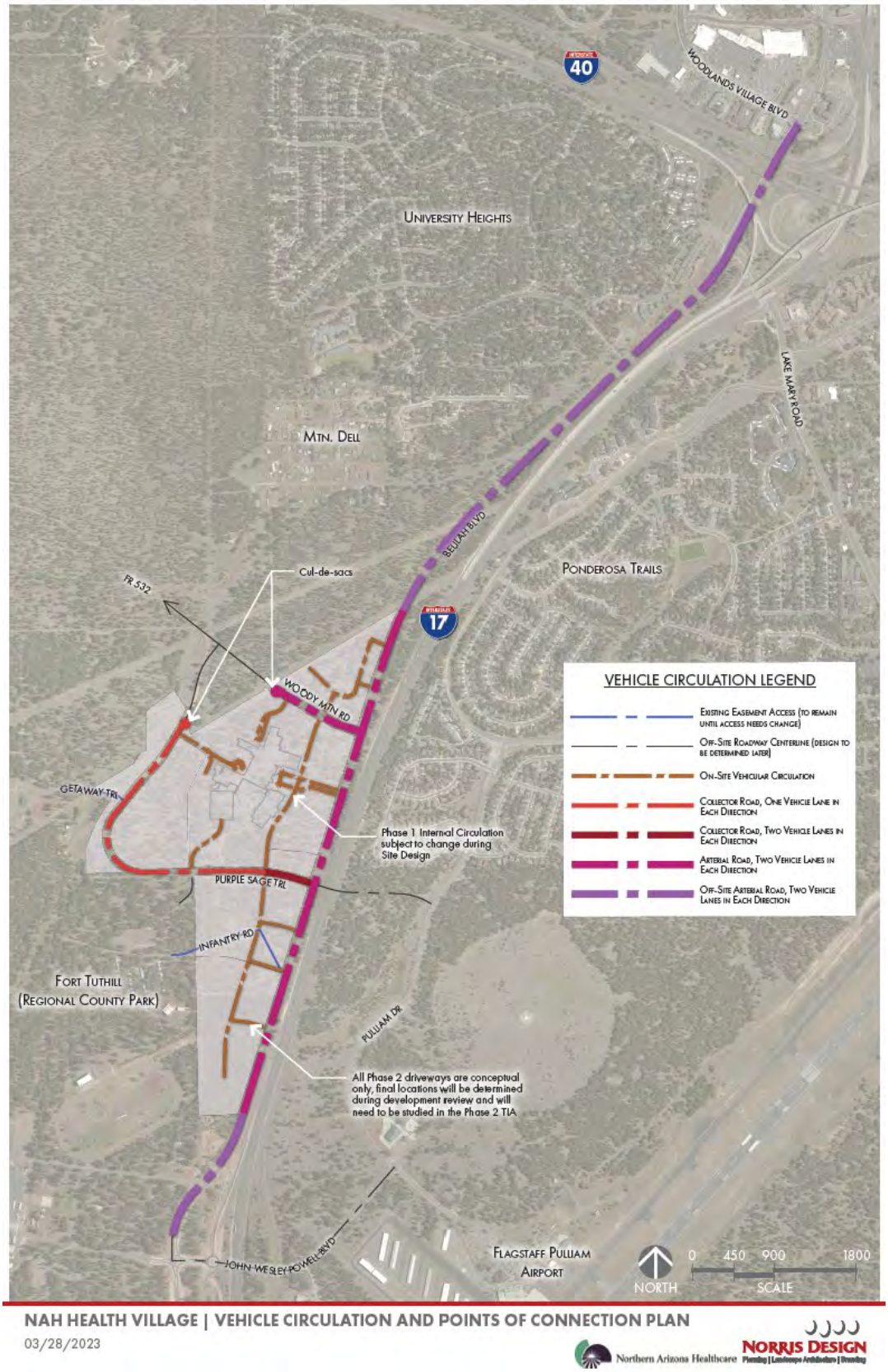


Image 15, Vehicle Circulation Plan

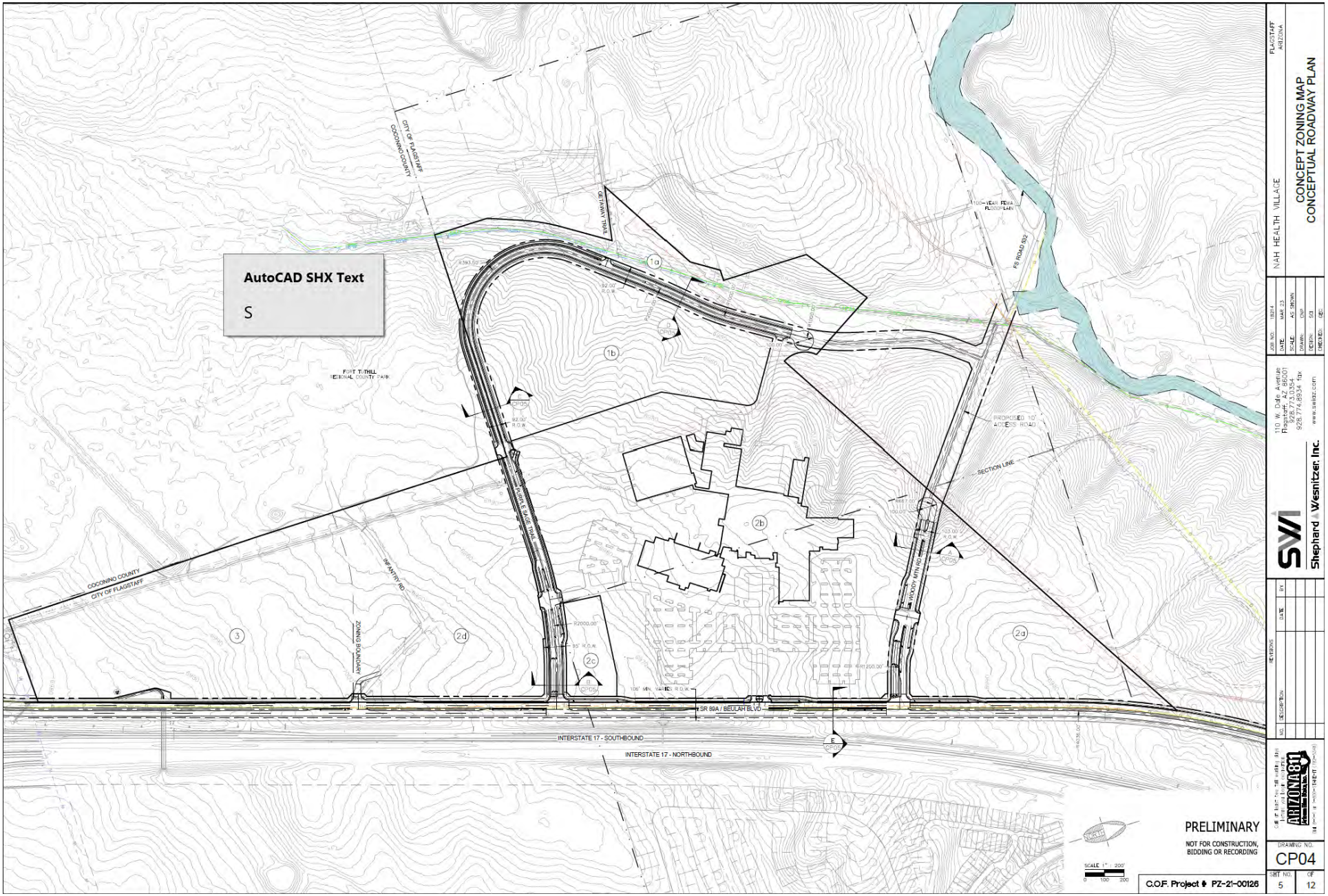


Image 16, Conceptual Roadway Plan

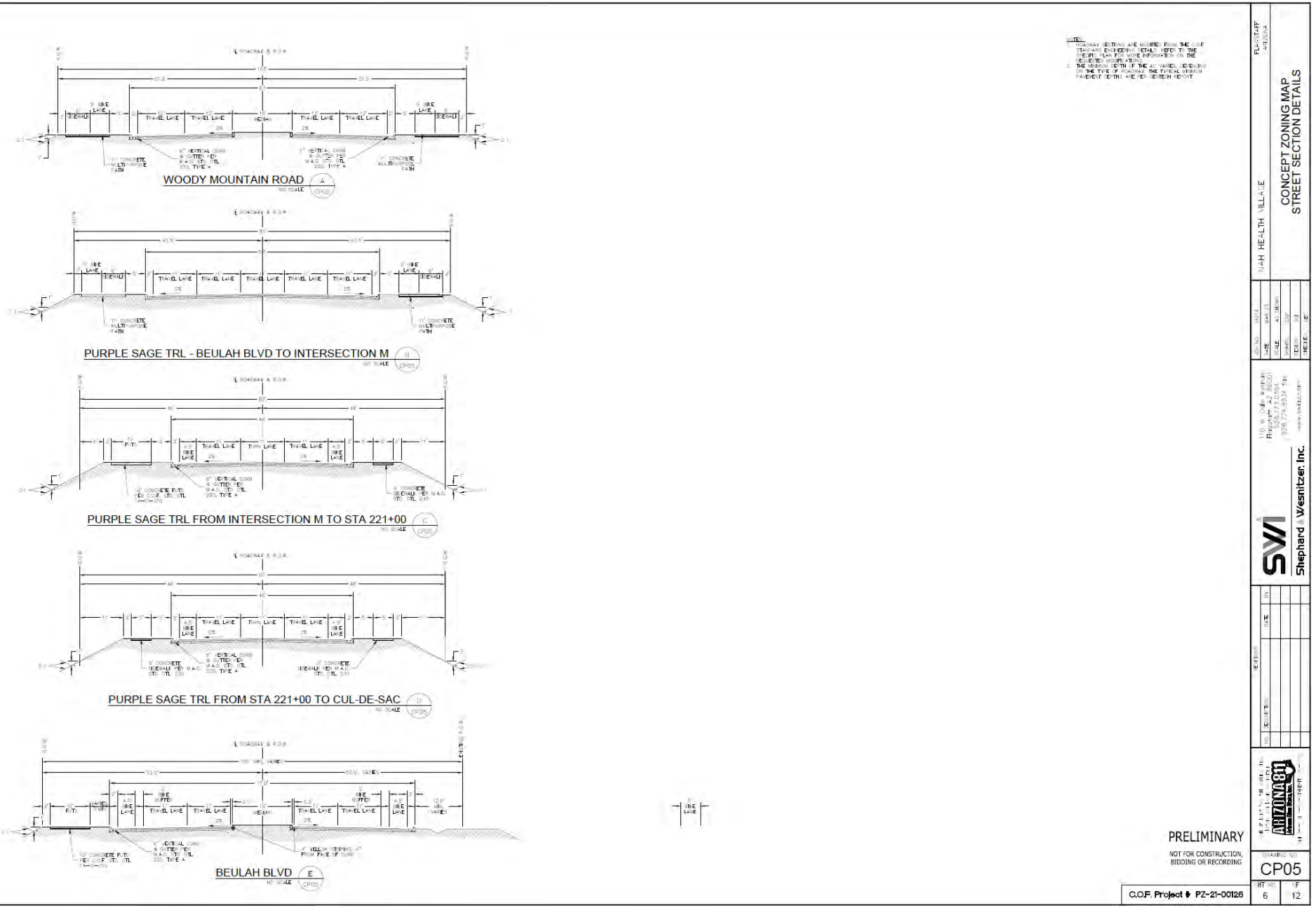


Image 17, Conceptual Street Section Details

D. Pedestrian, Bicycle and Transit Connectivity

The NAH Health Village Multimodal System Plan establishes the configuration, connectivity and prevalence of pedestrian, bicycle and public transit resources within and adjacent to the Planning Area.

Multimodal circulation, consisting of existing and proposed routes, is shown on Images 18 & 19 below. Proposed multimodal facilities include FUTS, other enhanced bike/pedestrian paths, bike lanes, sidewalks, and accommodations for transit stops. As each Land Use Area is developed, all onsite pedestrian, bicycle and transit improvements will be completed by the master developer. Development of Land Use Area 1b, the wellness retreat, will coincide with the development of the regional hospital and ambulatory care facility on Land Use Area 2b. Off-site improvements and connectivity shown on Images 18 & 19 are not included as part of Specific Plan implementation, except that the master developer will construct improvements along Beulah Blvd. as that roadway is improved in accordance with Sections III(C) and III(K).

The Multimodal System Plan creates public connections to the Planning Area for all users from all directions. It completes Beulah Blvd. north and south of the Planning Area. It has a FUTS along Beulah Blvd.'s western side for pedestrians, and bikers that prefer this type of facility. For this FUTS to provide improved all-weather access, it will be a concrete surface for all new segments and it will pave over the existing alignment where it is parallel and proximate to Beulah Blvd. (a couple hundred feet south of University Heights Dr. South, north to University Heights Dr. North). This FUTS' direct nature and all-weather access will likely result in it being the primary route for pedestrian and bicycle commuters. There will be no sidewalk along the eastern side of Beulah Blvd., since there will be nothing to access there, and this may increase the use of the Beulah Blvd. FUTS even more. To accommodate recreational road-bikers traveling through the Planning Area, on-street buffered bike lanes are also provided along Beulah Blvd.

It is expected that many multimodal users from the north and south will prefer to stay on the existing Sinclair Wash FUTS for as long as possible for reasons including improved scenery and reduced topography. As such, the Multimodal System Plan provides direct access from the Sinclair Wash FUTS to Land Use Area 2b and the rest of the Planning Area. This access is provided by a variety of treatments along Purple Sage Trail. An enhanced crossing will be installed at the intersection of Purple Sage Trail and Getaway Trail to provide a safer connection between the existing Sinclair Wash FUTS and the proposed wellness retreat area. A new FUTS along the south side of Purple Sage Trail will connect the existing Sinclair Wash FUTS to the garage's access roadway intersection. Purple Sage Trail west of this intersection will also have sidewalks where there isn't already a FUTS, and buffered bike lanes. East of this intersection, Purple Sage Trail will have off-street bicycle/pedestrian pathways on each side of the road that replace on-street conventional bike lanes.

Additional accommodations for future Sinclair Wash FUTS connections have been planned with off-street bicycle/pedestrian pathways along Woody Mountain Road. These pathways will replace on-street conventional bike lanes. These pathways currently end with the end of Woody

Mountain Road, but their continuation, and connection to Sinclair Wash FUTS, is expected as property further northwest develops.

The Multimodal System Plan accommodates multimodal travelers to and from the east by using the existing Sheep Crossing FUTS. This FUTS currently crosses under Beulah Blvd. and I-17 toward the southern end of the Planning Area. Its interaction with Beulah Blvd. will need reconstruction when the road widens but its functionality will remain the same with the addition of tying into the paved Beulah Blvd. FUTS and its expanded extents.

All bike and pedestrian trail road crossings will be at road intersections where possible. Each leg of each intersection will accommodate pedestrian crossings. Pedestrian and bicycle connectivity throughout the Planning Area will occur at intervals of 300-600 feet wherever possible, with specific locations determined in site planning. Additional opportunities to connect to Fort Tuthill for recreation and wellness will also be pursued during site planning.

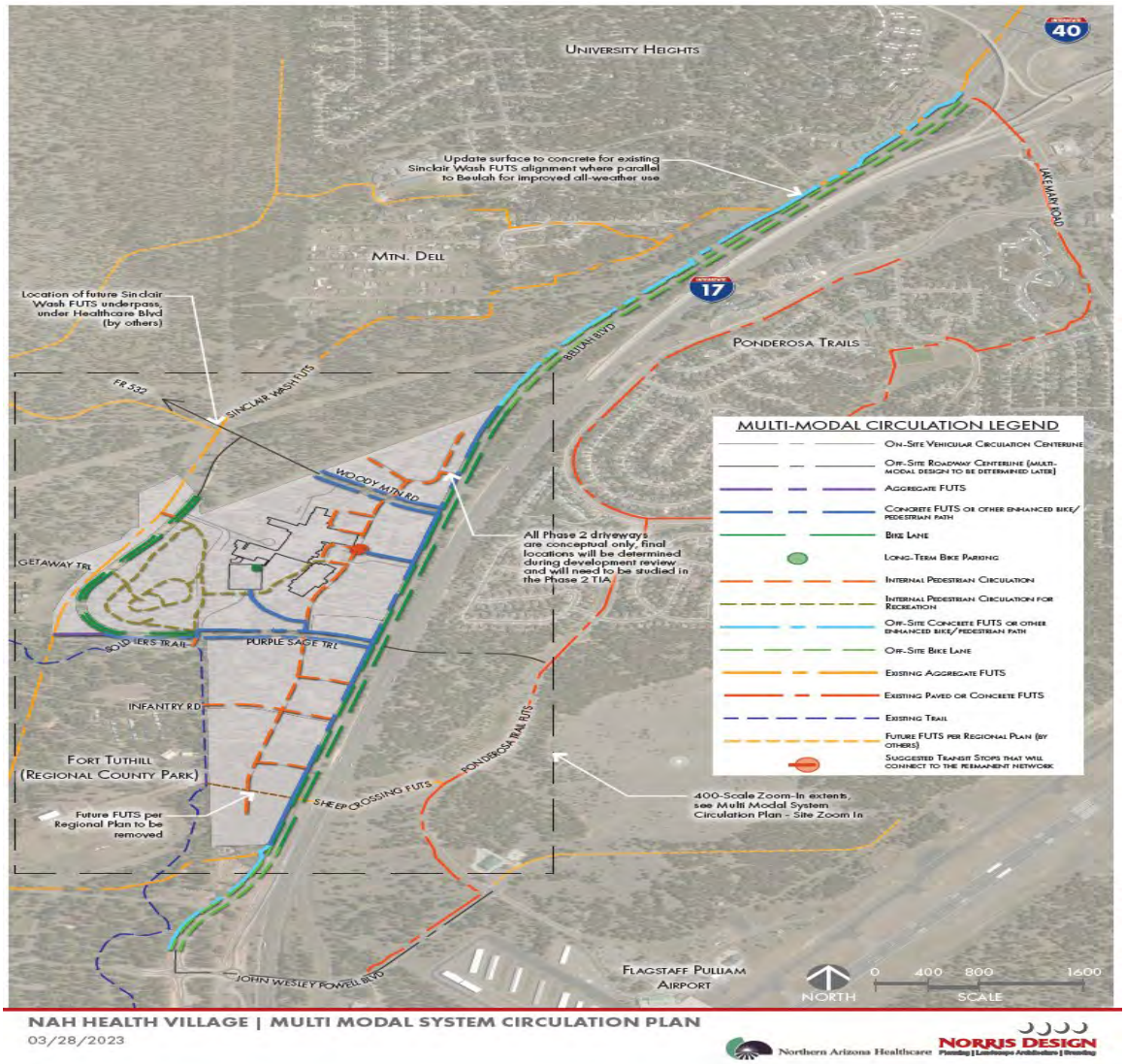


Image 18, Multi-Modal System Plan

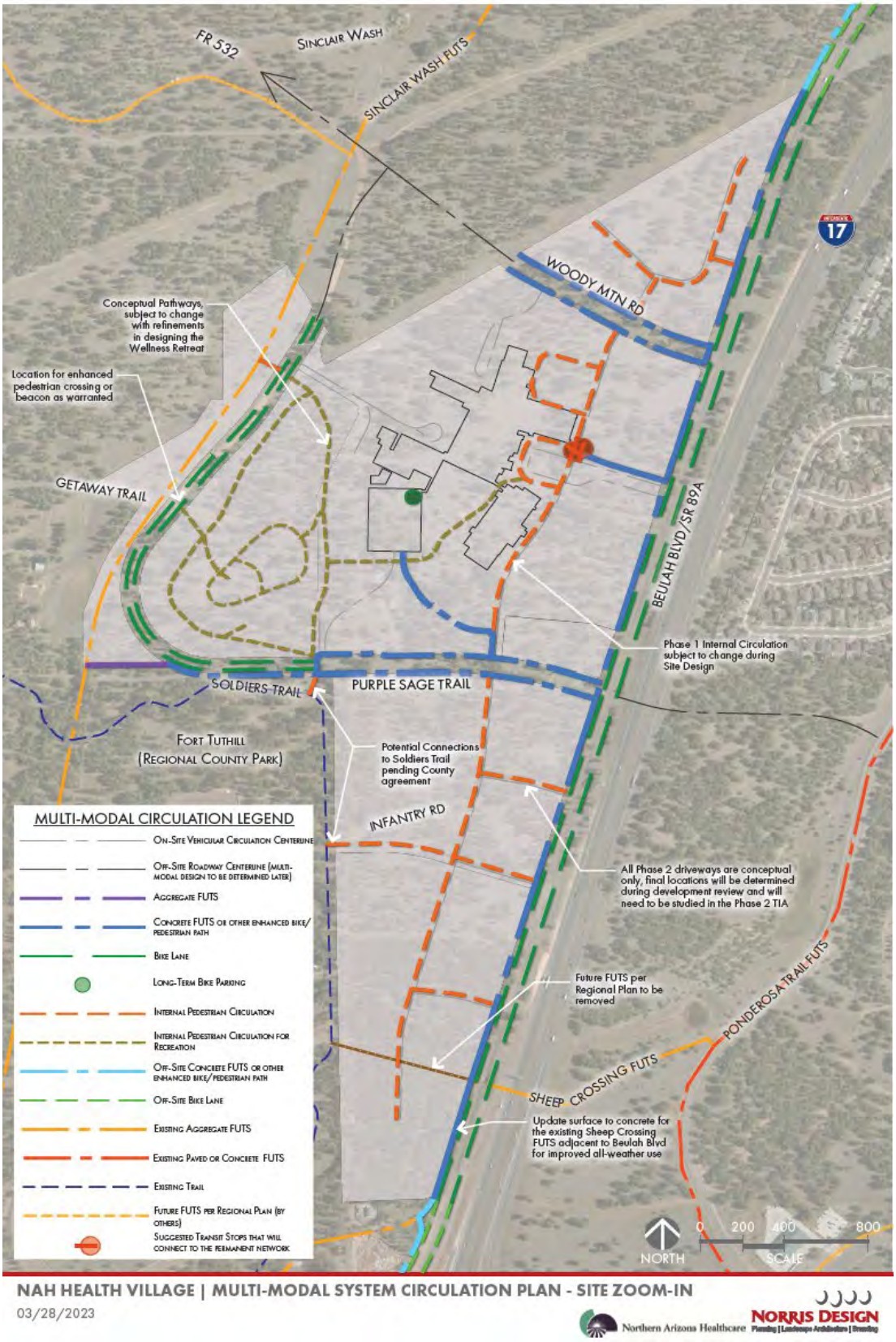


Image 19, Multi-Modal System Plan - Zoom In

The Sinclair Wash FUTS within the Planning Area will be preserved. The Multimodal System Plan also illustrates the locations of additional concrete FUTS, bike lanes and pedestrian circulation around and within Land Use Area 2b, which will be constructed during the first phase of Specific Plan implementation. The specific locations of improvements within Land Use Area 2b will be determined during site planning for this area. On-site trails that are intended for both bicycle and pedestrian use should generally follow geometric-design guidance for multi-use paths from the AASHTO Guide for the Development of Bicycle Facilities.

Bicycle parking is discussed in the Development Standards, Section IV(C), below. The number of bicycle spaces required throughout the Planning Area will be equal to 8% of the corresponding number of required vehicle parking spaces. The maximum number of spaces is increased to 200. Not less than 20% of all bicycle parking spaces will be covered at the hospital and medical office buildings. Long term bicycle parking will be available in the hospital's parking structure. Bicycle parking areas should be designed and located to avoid interfering with pedestrian walkways.

While the master developer is working to ensure bus service to the Planning Area will be provided via the Mountain Line operated by Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA), funding of capital and operational costs for NAIPTA to provide service remains undetermined. NAIPTA proposes 20-minute peak hour service supplemented with paratransit service. Transit service will begin not later than the issuance of a certificate of occupancy for the regional hospital. Transit stops for public transportation will be provided within Land Use Area 2b. Suggested transit stop locations are shown on Images 18 & 19, while final stop locations will be determined during site planning in consultation with NAIPTA and constructed by the master developer. Until an agreement with NAIPTA is in place, the master developer will provide private shuttle service to the Planning Area as set forth in the Development Agreement.

Pedestrian, bicycle and transit connectivity within the Planning Area and not discussed above as part of the first phase of Specific Plan implementation will be constructed by the master developer as other land use areas are developed. The specific locations of improvements within land use areas will be determined during site planning for those areas. On-site, internal, multimodal circulation will be constructed as a component of each Land Use Area's development. Public multimodal facilities will be constructed with their adjacent roadway. One proposed FUTS segment will have an interim condition. The FUTS on the south side of Purple Sage Trail connecting Beulah Boulevard and the existing Sinclair Wash FUTS will initially be an aggregate surface. It will transition to a concrete surface as Land Use Area 2d develops.

The master developer has updated the City of Flagstaff Active Transportation Master Plan's Bikeways by Hierarchy, as shown on Image 20 below, to reflect this Plan's roadway network changes. Image 20 is intended as a reference and does not commit to any Bikeway infrastructure.

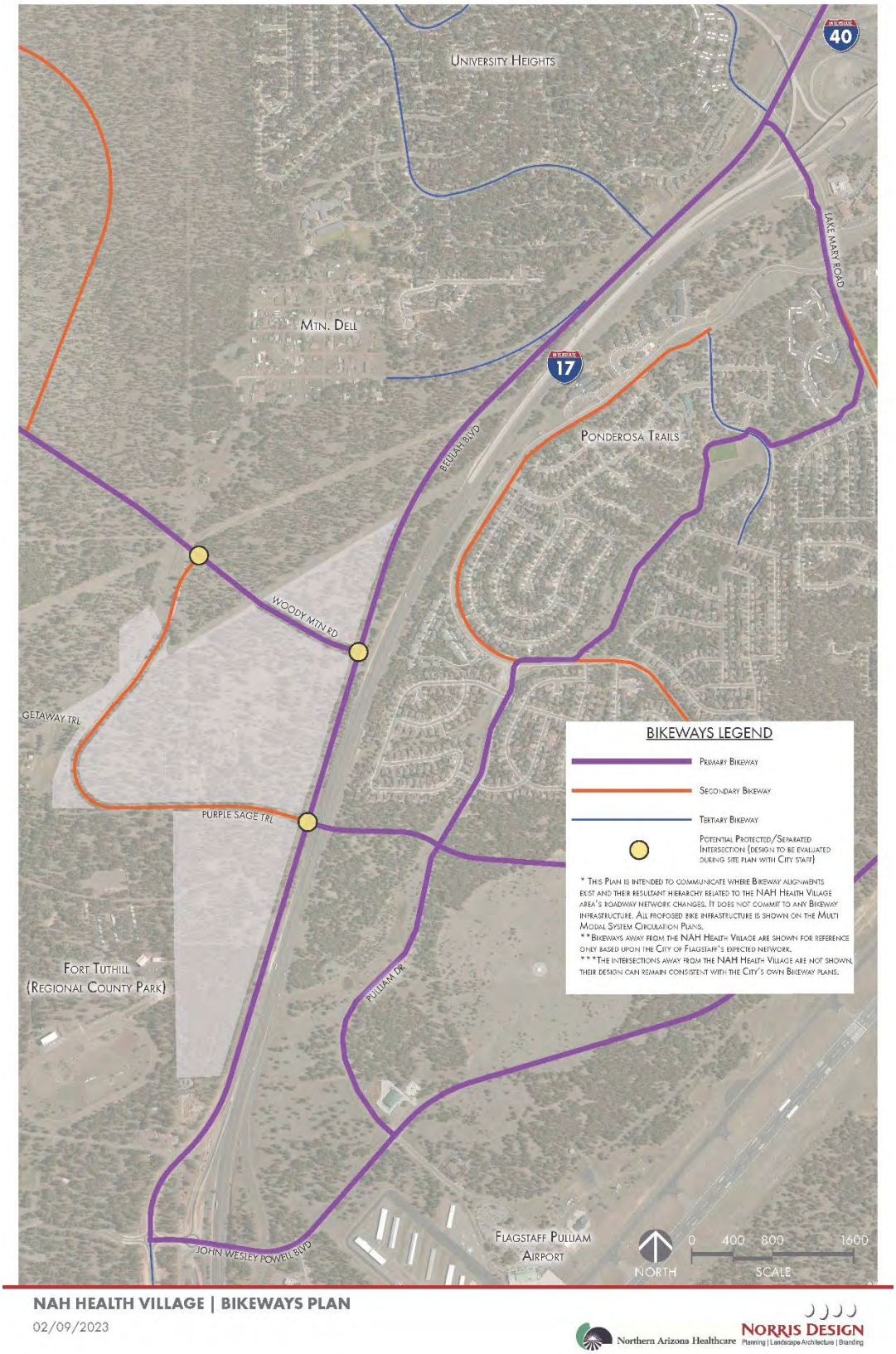


Image 20, Bikeways Plan

E. Resource Protection

The NAH Health Village Natural Resources Protection Plan provides standards for the protection of natural resources, including floodplains, slopes, and forest. The Preliminary Protection Plan is depicted in Image 21 below. The requirements of this plan are intended to maintain natural resources and to ensure that proposed development is consistent with the character of its natural surroundings. Development shall be designed to incorporate native habitat and existing features on-site as they provide important visual, environmental, health and economic benefits.

Resource protection within the NAH Health Village is achieved across the site and also in concentration in the development's open space and civic space. Across the site, excluding only the arterial roads Beulah Blvd. and Woody Mountain Road, preservation rates of 30% will be achieved in the public facility (PF) and highway commercial (HC) zones, and 20% in the research and development (RD) zone. The disturbed area within the Purple Sage Trail right-of-way is distributed to each block based on its frontage, which increased the gross area for the individual blocks to determine the required reservation area. In total, more than 18 acres will be preserved for the entire project. Any excess preserved resources on Block C may be credited to other blocks as needed to meet the required preservation rate. As illustrated in the Natural Resources Protection Plan, higher densities planned in the mixed-use areas, Block D, F and G, will require approximately 2.50 acres, cumulative, of credited area to achieve baseline preservation rates. The Specific Plan also adopts the methodology set forth in the Zoning Code § 10-50.90.060 for calculating resources required to be protected.

The site's topography does not contain a 17% slope with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The site does not contain floodplain resources.

The site was evaluated under Zoning Code Section 10.30-30-050 (Cultural Resources) and General Plan Goal CC.1 (Reflect and respect the region's natural setting and dramatic views in the built environment). To this end, a Cultural Resource Investigation, and a Cultural Resource Inventory, were performed in connection with the Specific Plan. The investigation disclosed portions of an historic fencerow and of an old rail line. Both of these sites are poorly preserved due to neglect and construction activities, such as installation of the FUTS trail and placement of a sewer line.

Findings and recommendations were presented to the Flagstaff Heritage Preservation Commission at hearing on July 21, 2021 with a staff recommendation that the Cultural Resource Inventory findings and recommendations be approved with three conditions as follows:

- Identified stone piers/fence remains and impacted rail alignment are to be avoided.
- If not avoided additional archival research is to be conducted along with appropriate mitigation that can include but not limited to interpretive signage/installation(s).
- Include these conditions as a policy in the specific plan for the site.

TREE RESOURCES

BLOCK	LAND USE AREA	ACREAGE ±	ZONING	DEVELOPMENT OPTION	GROSS PARCEL AREA & FRONTAGE ROW AREA TO CENTERLINE (ACRES)	REQUIRED PRESERVATION RATE	REQUIRED PRESERVATION AREA (ACRES)	PRESERVED AREA (ACRES)	PRESERVATION RATE	PRESERVATION AREA CREDITED FROM BLOCK 'C' (ACRES)	ADJUSTED PRESERVATION RATE
A	1a	7.2	PF	OPEN SPACE	2.15	30%	2.54	5.33	75%	-	75%
B	1c	5.1	PF	OPEN SPACE	4.78	30%	1.35	2.37	57%	-	57%
C	1b	20.0	PF	WELLNESS AREA	22.57	30%	6.77	18.90	84%	-	78%
D	2a	15.4	HC	MIXED USE	11.38	30%	4.61	9.65	54%	0.99	50%
E	2b	59.8	HC	MEDICAL CENTER	61.03	30%	18.31	28.36	30%	-	30%
F	2c	2.6	HC	HOTEL	3.17	30%	0.95	0.49	15%	0.46	30%
G	2d	23.7	HC	CLINICAL, PARTNERS BP & RETAIL	25.33	30%	7.54	5.51	28%	1.03	30%
R	3	37.1	RD	RESEARCH & INNOVATION	27.10	70%	5.43	9.11	94%		94%
ROW		8.1	N/A	PURPLE SAGE TRL & WELLNESS LOOP							
ROW	-	5.6	N/A	WOODY MOUNTAIN ROAD & BRULAR BLVD	-	-	-	-	-	-	-
	TOTAL	172.6			167.02		47.90	65.67		2.48	

NOTES:
1. RESOURCES WITHIN WOODY MOUNTAIN ROAD AND BRULAR BOULEVARD RIGHT OF WAY ARE NOT INCLUDED IN THE RESOURCE PROTECTION CALCULATIONS PER CITY OF FLAGSTAFF ZONING CODE SECTION 10.50.80.C.
2. UNLESS OTHERWISE NOTED ON CODE SECTION 10-50.80.050, THE TOPOGRAPHY DOES NOT INCLUDE AT LEAST 1.5% SLOPE WITH A 10 FOOT VERTICAL DROP OVER A 100 FOOT HORIZONTAL DISTANCE PARALLEL TO A LEAST ONE CONTOUR LINE.
3. THE SITE DOES NOT CONTAIN FLOODPLAIN RESOURCES.
4. ANY EXCESS PRESERVED AREA ON BLOCK 'C' CAN BE CREDITED TO OTHER BLOCKS AS NEEDED TO MEET THE REQUIRED PRESERVATION RATE. BLOCK 'C' PRESERVATION RATE IS ADJUSTED ACCORDINGLY.

The Heritage Preservation Commission unanimously approved the recommendation. The fence runs along the property line between the NAH site and Fort Tuthill, while the rail line runs along the existing FUTS trail. Neither of these locations is intended to be substantially disturbed from current conditions under the Specific Plan.

F. Landscaping

The NAH Health Village Landscaping Plan establishes the locations and character of landscaping standards. It is intended to create a cohesive blending of natural and enhanced landscape through the different uses and overall development. The landscape character for the overall site is designed to promote an environment that is vibrant and expressive of a modern mountain forest.

Landscaping will be characterized in two predominate zones, coniferous and deciduous, set out in the Landscape Plan (Section III(F)(1), below). The coniferous zone covers the western portions of the hospital and wellness retreat areas, research and innovation area, and clinical partnership area. A primary focus of this zone is forest maintenance. Key plants include Ponderosa Pines, Pinyon Pines, Austrian Pines, Gamble Oak and the Quaking Aspen. Preservation of native Ponderosa Pines at the western base of the hospital area is intended to help express the Mountain Modern architectural theme and a basis for the medical facility growing from the forest floor. The deciduous zone includes the front (east) portion of the hospital area and the northern and southern mixed-use areas adjacent to it. Vibrant and diverse colors to create an exciting entrance to the medical facility is the key goal of this enhanced landscape. Primary plants include the Freeman Maple, Western Redbud and the Quaking Aspen, all of which have leaves that change colors in the fall. Effort will be put into saving existing Ponderosa Pines in the front portion of the hospital parcel and where possible in the mixed-use area. To ensure preservation of Ponderosa Pine, the applicant will seek a variance to landscaping standards to allow for opportunities for preservation. These preserved Ponderosa Pines will become a secondary species that helps create a blended edge between the two zones.

In addition, landscaping adjacent to buildings will utilize sprinklers or drip systems and in this way help to reduce the presence of combustible plants and grasses. Landscaping vegetation specified by the Arizona Cooperative Extension “Firewise Plant Materials for 3,000 ft. and Higher Elevations” will be used as much as is possible for landscaping. (See Appendix 7 (Appendix D)).

1. Landscape Plan

As an expression of landscape character and the maintenance and enhancement of landscapes within the NAH Health Village, the master landscape plan is organized into two landscape zones which will inform and guide the choices for the landscape and hardscape materials spread throughout each of the specific areas. These zones are intended to have their own specific character while also subtly integrating into one another to provide a beautiful transition throughout the campus. The two zones are organized into coniferous and deciduous landscape zones. Each zone will provide unique theming to the medical center, mixed-use, residential, commercial, wellness, clinical partnerships and retail, and research and innovation areas as defined in the Concept Land Use Plan, Image 10 above.

The landscape character within the Northern Arizona Healthcare Village is intended to create a cohesive natural and blending of enhancements to the landscape through the different uses and overall development. The landscape character for the overall site is designed to promote an environment that is vibrant and expressive of a modern mountain forest. The trees, shrubs, perennials, and grasses have been carefully selected to collaborate and enhance the modern mountain architecture of the NAH Health Village structures, throughout the development site. See below for a brief description of the two landscape zones.

A. **Coniferous Landscape Zone** – This area covers the western portions of the medical center, wellness area, research and innovation, clinical partnerships and retail. Natural atmospheres and open space are a primary focus of this zone with an emphasis of forest maintenance. Key plants include Ponderosa Pines, Pinyon Pines, Austrian Pines, Gamble Oak and the Quaking Aspen. The desire to preserve the native Ponderosa Pines at the base of the medical center is intended to help express the Mountain Modern theme and a basis for the medical center growing from the forest floor.

B. **Deciduous Landscape Zone -** This zone includes the front portion of the medical center and the northern Mixed-Use area. Vibrant and diverse colors to create an exciting entrance to the medical center is the key goal of this enhanced landscape. Primary plants include the Freeman Maple, Western Redbud and the Quaking Aspen, all of which have leaves that change colors in the fall. Effort will be put into saving existing Ponderosa Pines in the front portion of the medical center and where possible in the mixed-use area. These preserved Ponderosa Pines will become a secondary species that helps create a blended edge between the two zones.

Coniferous Landscape Design Guidelines & Character: Northern Arizona is home to the largest stand of Ponderosa Pine trees in the world. With the natural beauty and foliage in the area, Northern Arizona Healthcare is dedicated to preserving the prominent tree of the Coconino National Forest, the Ponderosa Pine tree. Evergreen plants will carry through these landscape zones to provide an authentic Flagstaff nature experience. The Coniferous Landscape Zone will cover the western portion of the medical center, wellness retreat area, clinical partnerships and retail area, and the Research and Innovation Area. The famous Ponderosa Pine tree will be the primary tree throughout the deciduous landscape zones accompanied by the Pinyon Pine tree and Austrian Pine tree as secondary coniferous trees. Colorful deciduous accent trees will accompany the pines to provide a variety of foliage. These areas will include the Quaking Aspen and Gamble Oak which will provide burst of color during the fall as their leaves change color. A combination of evergreen and deciduous shrubs will accompany evergreen trees and provide blooming flowers of a variety of colors including pink, yellow, orange, and white. A variety grasses will add a lush and beautiful feeling to the coniferous zones. The NAH Health Village will be flourishing with native plants that bring vibrant sights to the development. The Deciduous Landscape Zone at the wellness retreat area will also provide large natural and enhanced open space for the employees, patients, visitors, and residents of Flagstaff. The majority of the native Ponderosa Pine trees in the wellness retreat area will be preserved to meet the requirement of the City of Flagstaff's tree preservation requirements. Ponderosa Pines throughout the campus will also be preserved when feasible to provide an experience as if the campus buildings have been placed within a healthy and natural forest.

The Northern Arizona Healthcare Campus focuses on a high-quality experience for everyone. The following outline the Landscape Design Guidelines:

- Masses of coniferous trees
- Preserving Ponderosa Pines where feasible
- Providing ample amount of open space
- Providing ample amounts of trails, activities and art within open space
- Creating well shaded paths
- Creating a modern mountain feel throughout the landscape
- Utilizing a variety of warm and neutral colors
- Utilizing modern finishes

Deciduous Landscape Design Guidelines & Character: The NAH Health Village will be a vibrant and welcoming campus with an intentional designed landscape that provides a variety of colors and species. The Deciduous Landscape Zone will cover the northern mixed-use area and the front half of the medical center. Colorful deciduous landscapes will travel along Woody Mountain Road. Beulah Boulevard at the front half of the medical center parcel will also contain colorful deciduous landscaping interspersed between preserved Ponderosa Pine trees. Strategically placed landscaping will create a strong entry feature and streetscape for Woody Mountain Road and its associated activity center along with the main entrance for the hospital building. The primary tree for the Deciduous Landscape Zones is the Freeman Maple tree which changes colors during fall to a bright red. The Western Redbud, which leaves change to pink, and the Quacking Aspen, which leaves changes to yellow, will provide a colorful and beautiful seasonal experience for the visitors, residents and employees at the NAH Health Village. As the seasons change, and vibrant colored leaves begin to fall, secondary evergreen trees including the White Fir, Douglas Fir, and the preserved Ponderosa Pines will continue providing a green and lush environment. A variety of evergreen and deciduous shrubs will accompany the primary and secondary trees as ground cover to create a verdant enhanced natural experience. White and purple perennials will be planted strategically to provide a burst of color at different times a year as they bloom. Three different varieties of grasses including the Karl Forester, Mountain Muhly and Alkali Sacaton will be planted alongside the shrubs and perennials to create a thick and full natural enhanced landscape.

The NAH Health Village focuses on a vibrant modern experience for visitors, residents and employees. The following outline the Landscape Design Guidelines:

- Masses of colorful deciduous trees
- Preserving Ponderosa Pines where feasible
- Creating a grand welcoming entrance to the campus by use of vibrant and lush landscape
- Providing pathways lined with colorful and vibrant plantings
- Creating well-shaded paths
- Creating a vibrant modern mountain feel throughout the landscape
- Utilizing a variety of bright and unique planting colors and variations
- Utilizing modern finishes

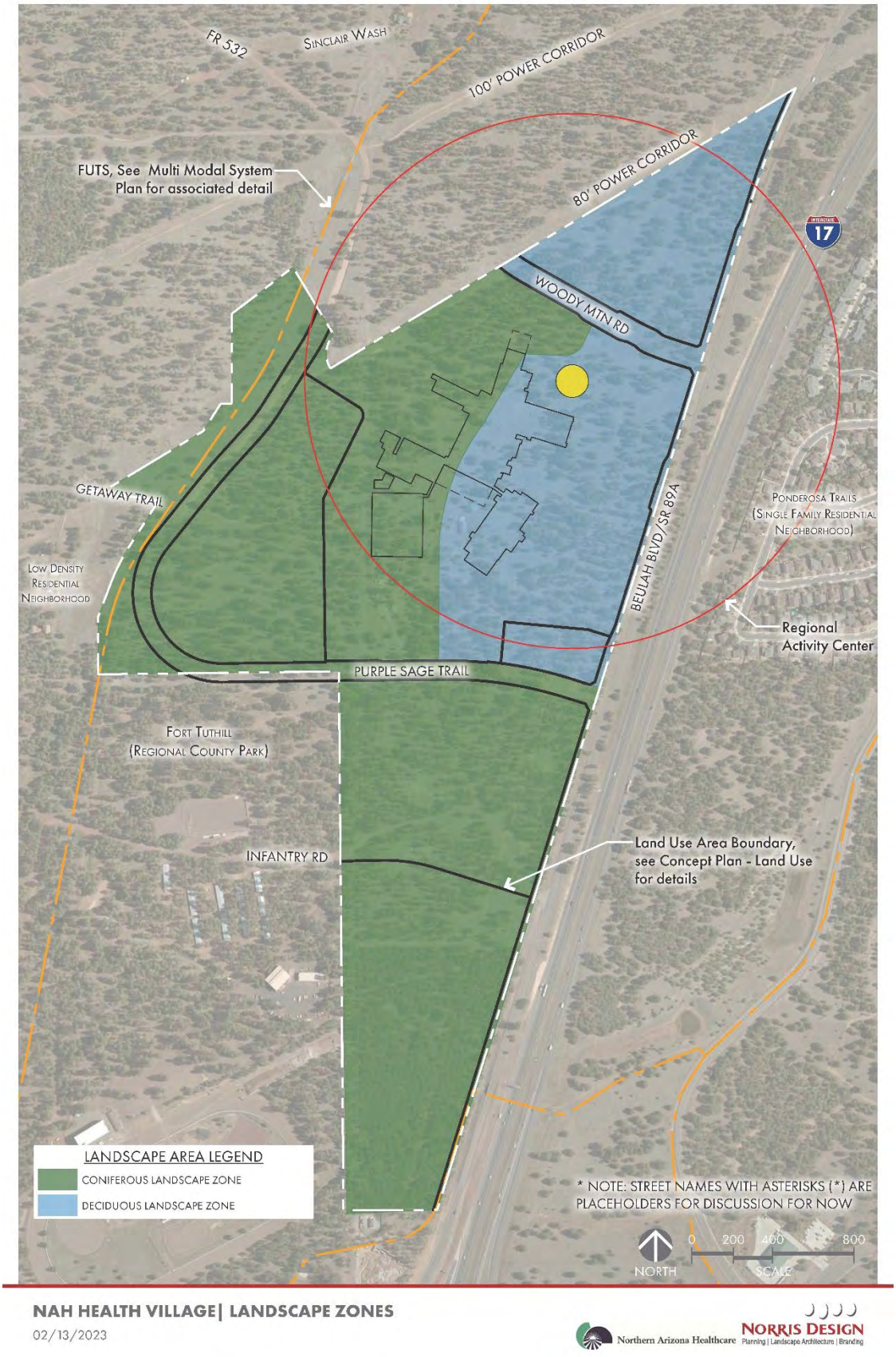


Image 22, Landscape Zones

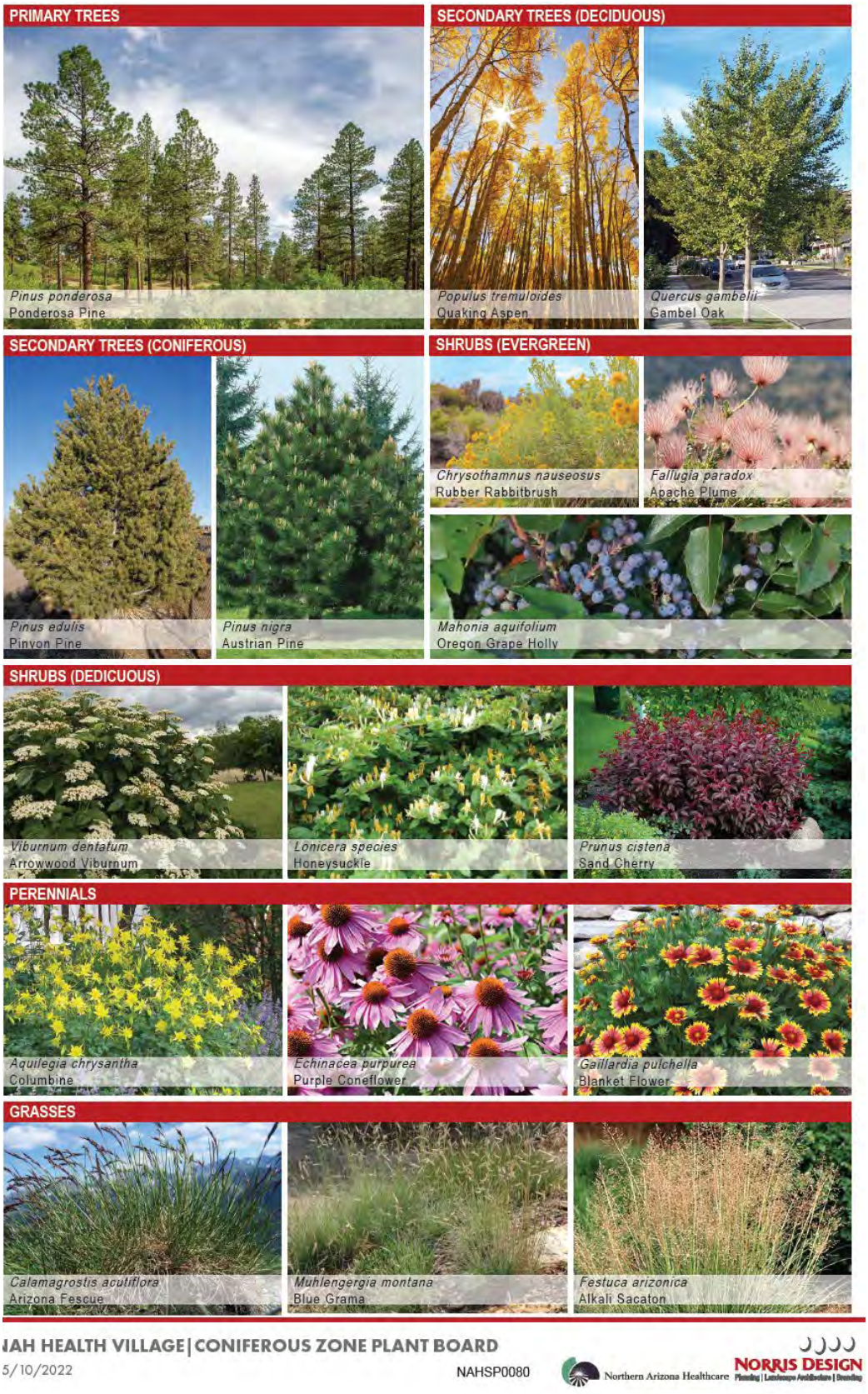


Image 23, Coniferous Zone Plant Board

Image 24, Deciduous Zone Plant Board

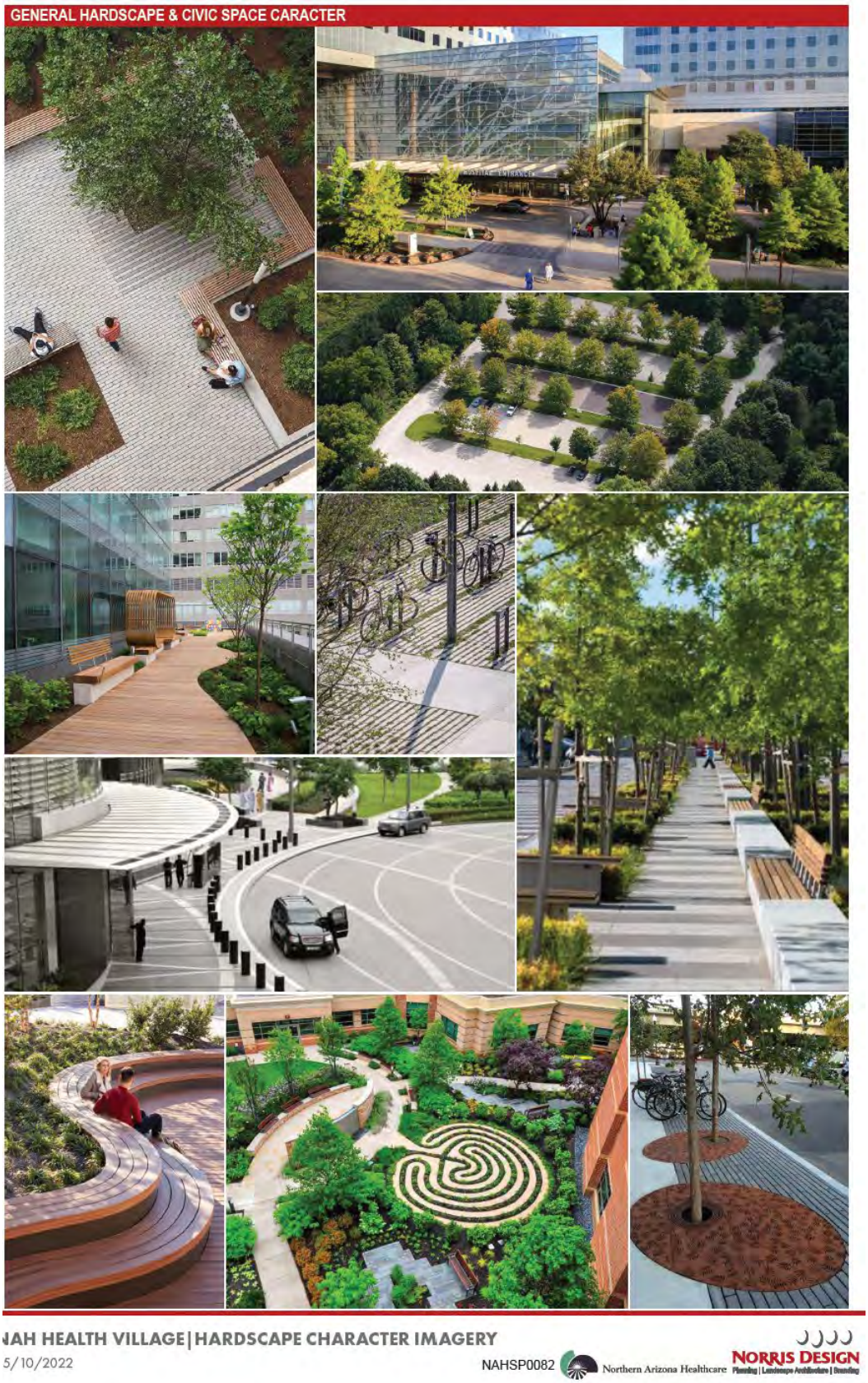


Image 25, Hardscape Character Imagery

Image 26, Hardscape Character (cont.)

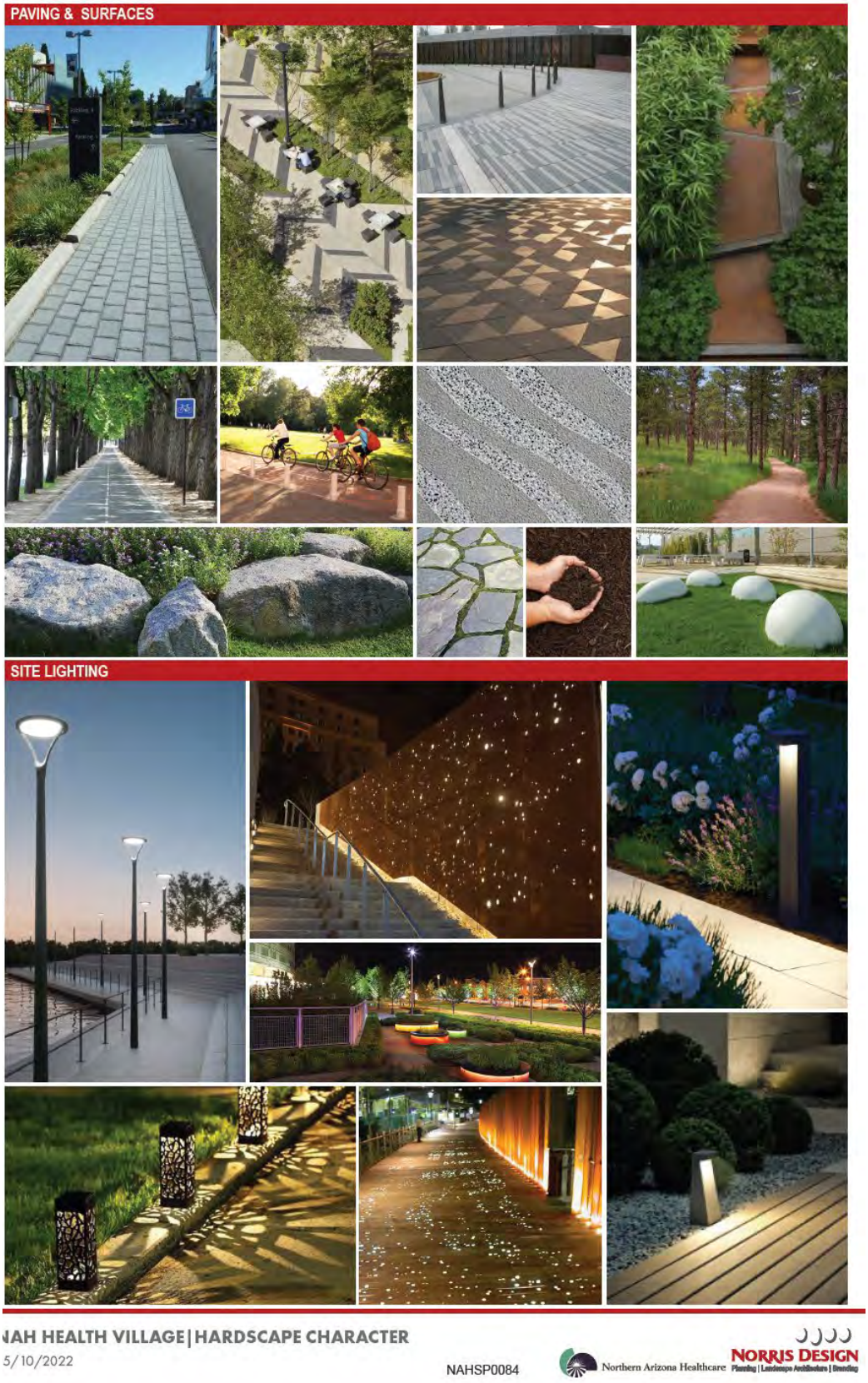


Image 27, Hardscape Character (cont.)

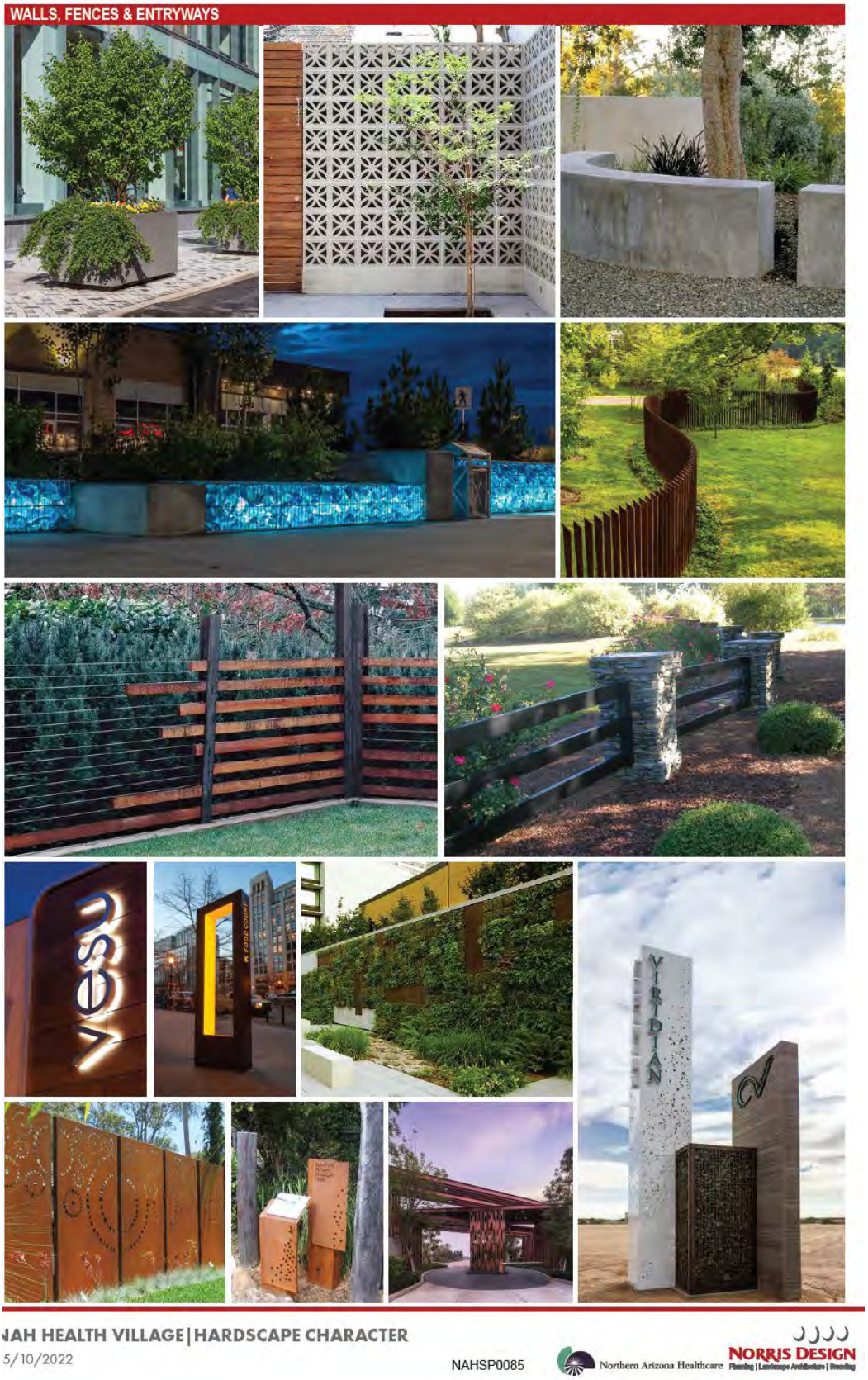


Image 28, Hardscape Character (cont.)

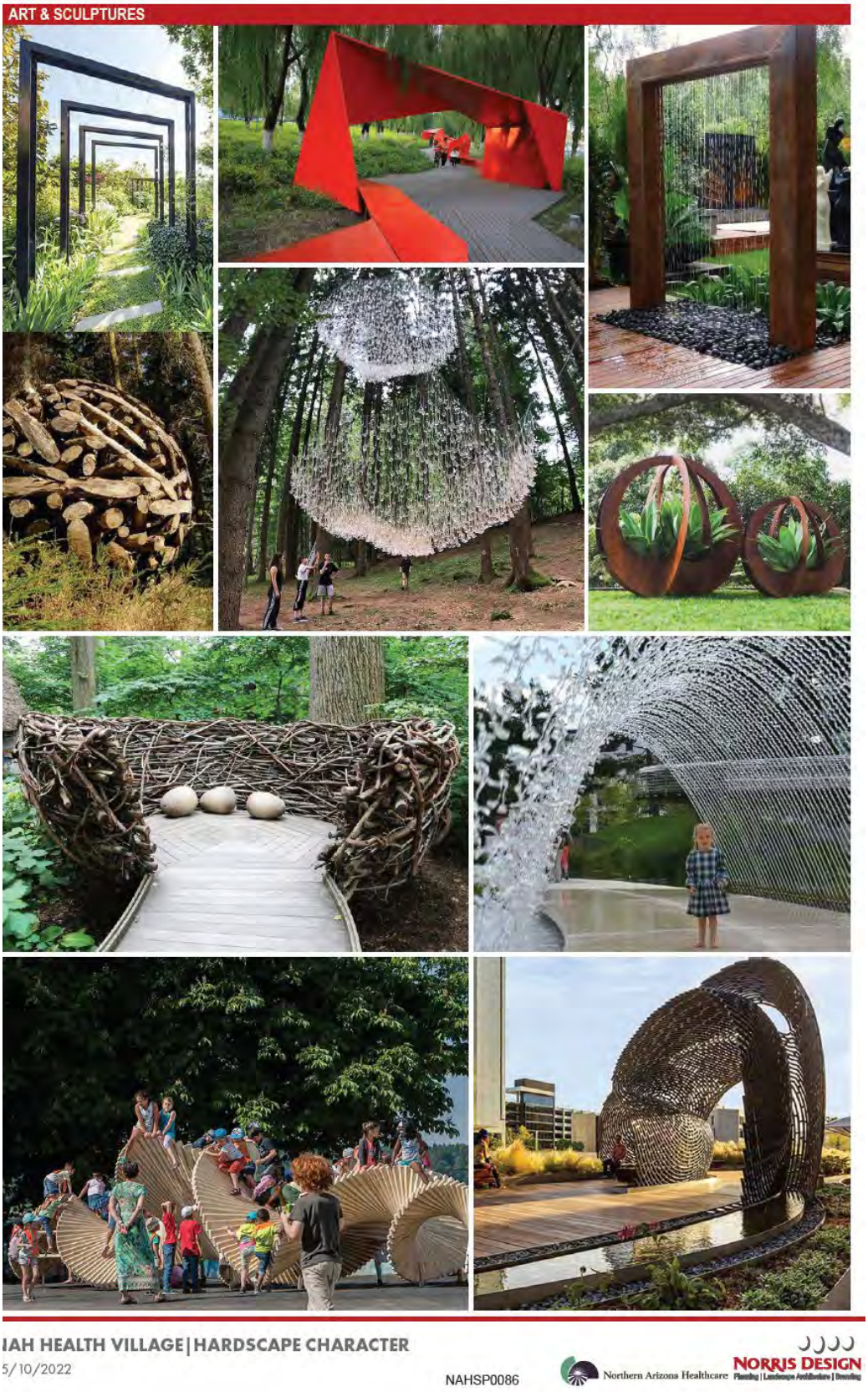


Image 29, Hardscape Character (cont.)

G. Architecture

The NAH Health Village Architectural Design Standards establish regulations that enforce the architectural character for the NAH Health Village development. These standards for Land Use Area 2b are set forth in Section IV(C) of this Specific Plan.

H. Outdoor Lighting

The Specific Plan adopts the provisions of the Zoning Code, Division 10-50.70 regarding outdoor lighting standards. The Planning Area is within Lighting Zone 2 pursuant to Code Section 10-90.40.020. As the code recognizes, development must "balance the need to preserve Flagstaff's dark sky resource with the need for safe lighting practices." This is particularly true for a hospital, which requires the use of outdoor lighting for adequate nighttime safety and utility. Outdoor lighting will be determined during site planning, and the Planning Area, with the exception of lighting for the emergency room entrance, will meet or exceed the requirements of Division 10-50.70. For safety and wayfinding, a variance will be necessary to provide required lighting for the emergency room entrance.

The presence of the Naval Observatory west of the Planning Area will be considered in the building and lighting design for the building and its site. For example, all direct west facing windows will include installation of black-out shades. All parking lot, landscape and building lighting including site circulation and code required egress lighting, again with the exception of lighting for the emergency room entrance, will comply with the Dark Sky Ordinance. The planned development at the hospital parcel will not utilize any decorative building up-lighting. Site and canopy lighting will conform to the City's Dark Sky Ordinance. Emergency department ambulance and walk-in entry canopies will have adequate lighting to accommodate patient care due to emergency and a variance may be required for emergency room entrance lighting. Additionally, certain building lighting may be necessary due to airspace obstruction requirements regarding the airport and the helistops, and all efforts possible will be taken to minimize this impact.

I. Infrastructure

The NAH Health Village lies within the City of Flagstaff urban growth boundary and is served by City water and sewer utilities. The Public Water & Sewer Impact Analysis is set forth in Appendix 8, and the infrastructure improvements set forth below are consistent with Appendix 8. Water, sewer and drainage improvements are discussed below and illustrated in the Conceptual Utility & Drainage Plan and Overall Utility Map, Images, 30 and 31 below. Public utility easements will be dedicated for public water and sewer improvements. Construction of the improvements discussed in this section will coincide with the NAH Health Village Phasing Plan, discussed in Section III(K), below.

Image 30, Conceptual Utility and Drainage Plan

1. Water

The City of Flagstaff completed waterline improvements for Fort Tuthill. These improvements brought water service into the Planning Area. The master developer will construct onsite water infrastructure and offsite infrastructure to connect to the existing 12" waterline located in University Heights. This extension is approximately 9,125 linear feet and will comply with Flagstaff City Code § 13-09-001-0008A & B. The waterlines to be constructed within the site shall feed off of the 16" main that connects to the Fort Tuthill Extension at junction J-171. All water mains constructed within the project limits shall be looped and meet all City of Flagstaff, AWWA, ADWR, and ADEQ standards.

The master developer will construct a storage tank, and the associated waterlines to connect it to the Zone 'B' system, that will be in place and operational prior to the regional hospital opening. The tank will store a minimum net volume of 685,000 gallons, and will be located at an elevation that will provide adequate pressure for the zone 'B' system. The City may choose to participate with the master developer, providing funds to increase the size of the tank beyond the required storage capacity.

2. Wastewater and Solid Waste

The City of Flagstaff completed a sewer extension to Fort Tuthill. This improvement brought the sewer main from Fort Tuthill to an existing trunk in University Heights and will serve the Planning Area. The master developer shall construct onsite sewer infrastructure, namely, minimum 8" sewer lines to connect to the 8" and 12" main. The system's engineering analysis and design shall be consistent with the requirements called out in the City of Flagstaff Engineering Standards. A private lift station and private pressure sewer line are intended to provide sewer service to future development along Purple Sage Trail (Land Use Areas 2c, 2d, and 3). All pressure sewer will be located outside of public right-of-way and public water and sewer easements. If the master developer can demonstrate through a Water Sewer Impact Analysis that other alternative sewer designs are feasible, the City will allow future development to deviate from the pressure system to a gravity system design as approved by the City of Flagstaff Water Services Division.

The master developer acknowledges that Coconino County paid for the cost to complete the 18" sewer extension from Fort Tuthill to University Heights and that Coconino County has elected to participate in the reimbursement agreement for expenses related to such improvements. The master developer will be required to reimburse the County the cost of their proportionate share as determined by the City in the reimbursement agreement.

3. Storm Water Drainage

The South Fork of the Sinclair Wash runs through the site and drains to the north toward the Mountain Dell subdivision and Sinclair Wash. Three additional outfall locations are identified in the Preliminary Drainage Report, each of which discharges into the Beulah Blvd. right-of-way, one with no culvert and two improved with concrete box culverts. The locations of these outfalls are shown in Appendix E of the Report (Appendix 4). The swales and stream corridors referenced here are shown in Image 30, the Conceptual Utility and Drainage Plan.

The Specific Plan will take advantage of these existing outfall features by locating retention basins in proximity to these areas, plus additional retention area within Area 1b, the wellness retreat. (Image 30). The retention basin locations and volumes shown in Image 30 are preliminary and will be refined through the design phases of the project. Ultimately, the drainage infrastructure for the Health Village will be designed per the City of Flagstaff Stormwater Management Design Manual (SMDM) and the City of Flagstaff Low Impact Development Manual (LIDM).

4. Public Utilities

Other public utilities, including electric, natural gas and telecommunications will be provided within the Planning Area by connecting to existing infrastructure as set forth in Section II(F), above, and as shown in Image 31, below.

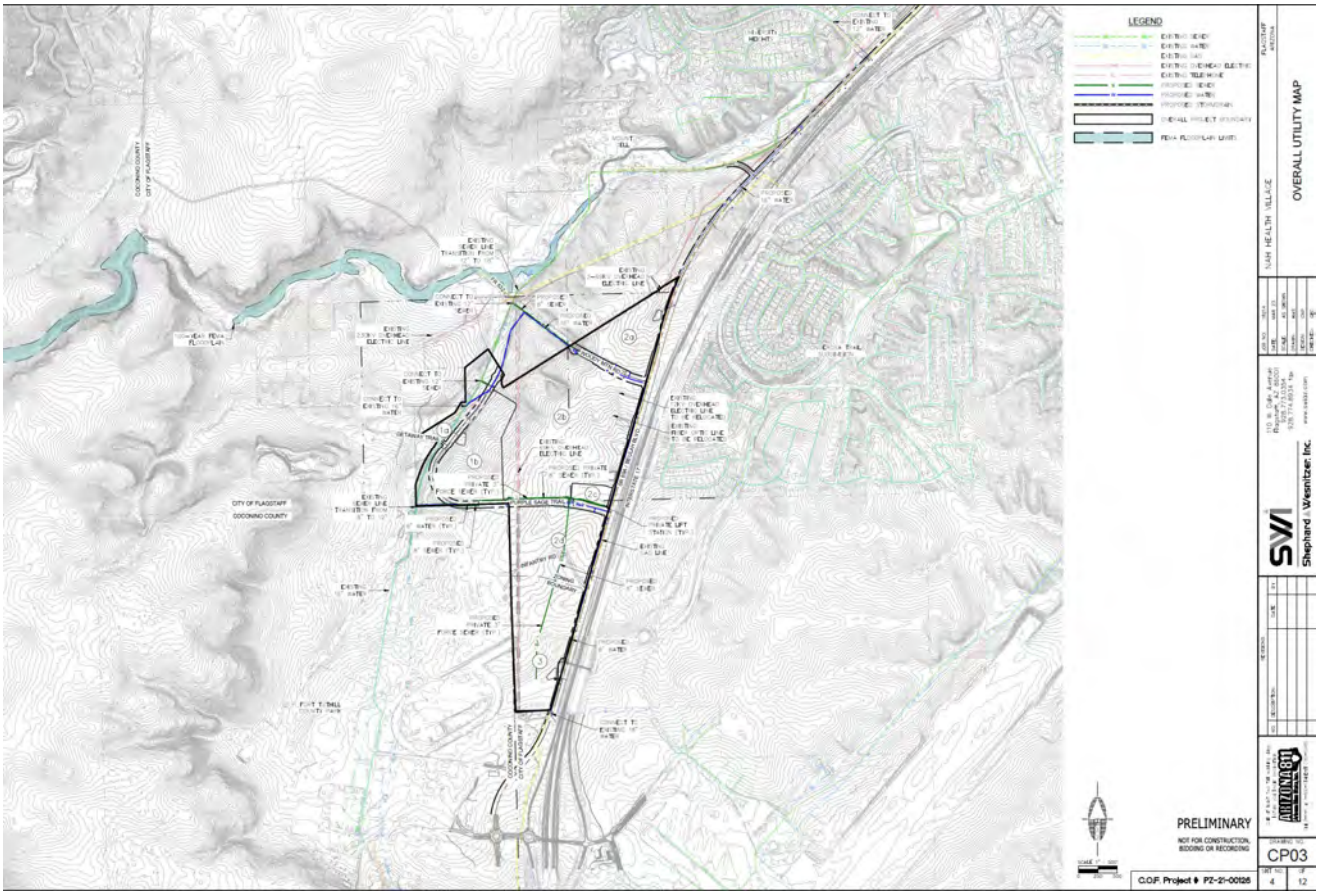


Image 31, Overall Utility Map

J. Public Services

1. Fire

Fire protection services for the Planning Area are provided by the Flagstaff Fire Department.

A Fire Impact Assessment is provided as Appendix 6. The purpose of the report is to provide a comprehensive fire service impact assessment concerning development of the NAH Health Village. The Fire Impact Analysis was supplemented by a Standards of Cover Analysis evaluating city-wide risk and fire protection needs. In addition, a Wildland Fire Risk Assessment & Mitigation Report is provided as Appendix 7, the purpose of which is to address possible wildfire impacts relating to development of the NAH Health Village near the wildland urban interface.

The mitigation recommendations of the Wildland Fire Risk Assessment & Mitigation Report will be implemented by the master developer as set forth in the report. These include:

- Thinning/treating the Planning Area, removing ladder fuels, and reducing grass height.
- Major thinning and treatment across a large portion of Land Use Area 3 due to an overabundance of small ponderosa that are not healthy.
- Creating space at the south end of the Planning Area next to City property to the south.
- Relocating underground the 12KV OHE and fiber optic line running along the eastern side of the site.
- Ensuring all construction materials meet or exceed both the IBC as well as the IWUI codes for flammability.
- Requiring sprinkler or drip systems for landscaping adjacent to buildings.
- Using landscaping vegetation specified by the Arizona Cooperative Extension “Firewise Plant Materials for 3,000 ft. and Higher Elevations” as much as possible for landscaping.
- Connecting water supply with hydrants in place throughout the property.
- Constructing all main roads with an all-weather surface to allow suppression efforts as well as break up the grass fuel crop.
- Constructing building pads for the hospital and ambulatory facility down to mineral soil.
- Mowing Land Use Area 1b, the wellness retreat, to reduce grass crop, and also specifying all-weather established trails bisecting the area to minimize the fire spread possibility.

The mitigation recommendations of the Fire Impact Assessment will be implemented by the master developer as set forth in the report. These include:

- Facilitating the fire marshal’s access to special experts as provided for in the International Fire Code when reviewing plans and monitoring the construction of the NAH Health Village, especially for the design and construction of the hospital.
- Following the wildfire mitigation recommendations of the Wildland Fire Risk Assessment & Mitigation Report.

In addition to the mitigation recommendations of the impact analyses, the master developer will ensure construction in any phase of the development will provide for the complete, required fire apparatus access and water supply needs of the land use area before any construction combustibles

are brought onsite. Street designs will provide aerial apparatus access for buildings with a roof height over 30 feet, which requires a minimum unobstructed 26-foot road width located 15 to 30 feet from the building with no overhead obstructions of trees or power lines. Additionally, when using medians there may be a need to add additional fire hydrants to prevent complete road closure during fire suppression events.

2. Police

Police services for the Planning Area are provided by the Flagstaff Police Department. Costs of police service are offset by impact fees assessed pursuant to A.R.S. § 9-463.05. The Flagstaff Police Department waived an impact analysis because this area is adequately served.

3. Schools

The Planning Area is within the Flagstaff Unified School District. It is served by Flagstaff High School, Mount Elden Middle School and DeMiguel Elementary School. The Specific Plan includes planned residential uses within mixed-use areas; however, the number of students forecasted to result from these uses is not expected to significantly impact the resources or capacity of the Flagstaff Unified School District. The Flagstaff Unified School District did not identify the Planning Area as a location for a future school.

K. Phasing

This infrastructure phasing narrative supports the Specific Plan and Preliminary Block Plat for the NAH Health Village. The project is currently in the entitlements process and being preliminary platted with interior blocks that will be developed in two anticipated phases. The infrastructure discussed in this narrative is within the platted boundary (project area) and includes offsite areas north and south of the project along Beulah Boulevard. Any offsite infrastructure located outside of the project area will be constructed per the final Development Agreement and included as an attachment to the Preliminary Plat. A majority of the infrastructure improvements will be dedicated to the City of Flagstaff. The infrastructure phasing exhibits are included in this Section III(K) as Images 32, 33 and 34 below, and they show the roadway and traffic control improvements along with the drainage and utility improvements that will be constructed with each phase.

PHASE ONE

The first phase of the development includes Block ‘C’ and Block ‘E’ per the plat or Land Use Area ‘1b’ and Land Use Area ‘2b’ per the Specific Plan. See Image 32 below. The timeline of the first phase is from the start of construction to the hospital opening date of 2027. In order to provide access to these blocks, the major collector roadway, proposed “Purple Sage Trail”, the minor arterial roadway, proposed “Woody Mountain Road”, and a Hospital Main Entrance Driveway will be constructed, as shown on the Preliminary Plat. As part of the first phase, cul-de-sacs will be constructed to provide temporary turnarounds at the project boundaries of Purple Sage Trail and Woody Mountain Road.

The first phase will also include improvements to the Fairgrounds Road/John Wesley Powell roundabout, Fairgrounds Road, existing "Purple Sage Trail", Mountain Dell, West University Heights Drive South, Lake Mary Road, South Woodlands Village Boulevard and West McConnell Drive intersections per the Phase 1 Traffic Impact Analysis. Mountain Dell intersection will be improved to have a perpendicular connection to Beulah Boulevard. The typical roadway sections are shown on Sheet 4 of the Preliminary Block Plat and Conceptual Roadway Plan, Images 16 & 17 above, of the Specific Plan. The roadways will be dedicated right-of-way to the City of Flagstaff.

A new roundabout will be required on the east side of Interstate 17/JW Powell traffic interchange by the time the hospital opens. In order to avoid demolitions of new improvements, NAH proposes that the roundabout be designed and constructed with the future bridge widening, which is anticipated prior to the hospital opening. If the bridge will not be improved by hospital opening, NAH will design and install the roundabout prior to opening.

Rights of way associated with the improvements discussed here are addressed in the Development Agreement.

Beulah Boulevard Widening

Beulah Boulevard is considered a minor arterial roadway and will be widened from Fort Tuthill Fairgrounds Road/John Wesley Powell Boulevard roundabout to Woodlands Village Boulevard. Beulah Boulevard is planned to be a four-lane arterial section, and NAH will develop the full Beulah street improvements. The roadway will be improved to include four 11-foot travel lanes and a 15-foot median. The east side of the roadway will be improved to include a 4.5-foot bike lane with a 2-foot buffer and a 6-foot unpaved shoulder, with curb and gutter. The west side of the roadway will include a 4.5-foot bike lane with a 2-foot buffer, a 5-foot parkway, and 10-foot concrete FUTS trail. The Beulah Boulevard cross section is shown in Image 17 above. Refer to the "FUTS and Other Multipurpose Paths" section below for a more detailed discussion of the FUTS alignment along Beulah Boulevard.

Woody Mountain Road

Woody Mountain Road is considered a minor arterial roadway and will connect to Beulah Boulevard, extend to the project boundary and terminate at a cul-de-sac. Woody Mountain Road is planned to be a four-lane arterial section, and NAH will develop the full street improvements. The roadway will include four 12-foot travel lanes and a 15-foot median. Both sides of the roadway will include a 5-foot parkway and an 11-foot concrete multipurpose path. The intent of the multipurpose path is to provide separated, directional bike lanes adjacent to the sidewalk on both sides of the street.

Future extensions of Woody Mountain Road to the west and north are anticipated by others upon development of their property.

Purple Sage Trail

Purple Sage Trail is considered a major collector roadway and will connect to Beulah Boulevard and extend to the project boundary. Purple Sage Trail is planned to be a four-lane collector section, and NAH will develop the following street improvements. The roadway will include four 11-foot travel lanes and an 11-foot center turn lane from Beulah Boulevard to the main hospital driveway Intersection ('G' per the TIA). The roadway will include two 11-foot travel lanes and an 11-foot center turn lane from the main hospital driveway Intersection ('G' per the TIA) to the cul-de-sac. Both sides of the roadway will include a 5-foot parkway for the entire roadway section. Due to the provided widened multimodal paths, the bike lanes have been removed from the roadway from Beulah to the parking garage Intersection ('M' per the TIA). Bike lanes will be included from this intersection to the cul-de-sac. Refer to the "FUTS and Other Multipurpose Paths" section below for a more detailed discussion of the path alignment along Purple Sage Trail.

Interstate 17/Southbound Ramp

As part of Phase 1, the developer will improve the Interstate 17/Southbound Ramp roundabout to facilitate a slip-lane onto the southbound ramp.

FUTS and Other Multipurpose Paths

A 10-foot concrete FUTS trail will be constructed along Beulah Boulevard from the Fairgrounds Road/John Wesley Powell Boulevard roundabout to Lake Mary Road. The Sheep Crossing FUTS and tunnel will be extended to accommodate the widening of Beulah Boulevard. The FUTS trail along Beulah Boulevard (Munds Trail) will connect to the existing Sinclair Wash FUTS south of West University Heights Drive South. The existing aggregate trail from that point north to Lake Mary Road will be concrete to facilitate year-round travel.

Purple Sage Trail will include a 5-foot parkway and 11-foot concrete multipurpose path on both sides of the roadway from Beulah Boulevard to the parking garage driveway Intersection ('M' per the TIA). From this intersection to the existing ingress/egress/public utility easement, the roadway section will include a 5-foot parkway and a 10-foot concrete FUTS trail on the south side. From the ingress/egress/public utility easement, a 10' aggregate FUTS will connect to the existing Sinclair Wash FUTS The remainder of the road to the cul-de-sac will include a 5-foot parkway and 5-foot sidewalk on both sides. A 11-foot wide raised crossing will be provided at the proposed hospital parking garage Intersection ('M' per the TIA) for pedestrian and bicycle safety. A beaconed pedestrian crossing will be provided at Intersection 'M' crossing the west leg. A beaconed pedestrian crossing at the Getaway Trail Intersection ('O' per the TIA) will be studied as part of the Phase 2 Tia.

Traffic Control

Traffic control devices will be provided per the Phase 1 TIA for the hospital opening date of 2027 and are shown on the Phasing Plans in Image 32 below. Traffic signals will be provided at Beulah Boulevard and West University Heights South intersection, Beulah Boulevard and Woody Mountain Road Intersection ('A' per the TIA) and Beulah Boulevard and Purple Sage Trail

Intersection (‘C’ per the TIA). Conduits for future signals will be placed at the Woody Mountain Road and main hospital driveway Intersection (‘F’ per the TIA), Beulah Boulevard and main hospital driveway Intersection (‘B’ per the TIA), Purple Sage Trail and main hospital driveway Intersection (‘G’ per the TIA), Beulah Boulevard and existing Purple Sage Trail Intersection (‘D’ per the TIA), Beulah Boulevard and Mountain Dell Intersection and Beulah Boulevard and Fairgrounds Road Intersection. Each of these six (6) intersections will be designed and constructed at the correct grades for a future signal.

Utilities

The NAH Health Village will construct the utilities within the roadways to provide service to the individual Blocks shown on the plat and Land Use Areas included in the Specific Plan. The preliminary locations of the utility mains are shown on the Phasing Plans in Image 33 below. A 16-inch water main will connect to the existing 16-inch water main located west of Purple Sage Trail, under the Sinclair Wash FUTS. The waterline will be constructed under Purple Sage Trail, continue offsite past the cul-de-sac, follow the future Woody Mountain Road and Purple Sage Trail connection, and continue under Woody Mountain Road to the east and Beulah Boulevard to the north. The line will eventually connect to the existing 12-inch water main in the University Heights subdivision. The City of Flagstaff may choose to extend the waterline to the existing 30-inch water main at Lake Mary Road. An 8-inch waterline will also connect to the existing 16-inch water main located west of Purple Sage Trail under the Sinclair Wash FUTS, follow Purple Sage Trail to the east to Beulah Boulevard. Fire hydrants will be placed along Beulah Boulevard every 1,000 feet for transportation and wildland hazards.

An 8-inch sewer main will connect to the existing 12-inch sewer line west of Purple Sage Trail, under the Sinclair Wash FUTS, continue offsite past the cul-de-sac, follow the future Woody Mountain Road and Purple Sage Trail connection, and continue under Woody Mountain Road to the east. An 8-inch sewer main will also connect to the existing 12-inch sewer line west of Purple Sage Trail, under the Sinclair Wash FUTS, follow Purple Sage Trail to the east to Beulah Boulevard. Stubs will be constructed to each of the Blocks shown on the plat and Land Use Areas included in the Specific Plan for future connections.

The Water and Sewer Impact Analysis (WSIA) prepared by the City of Flagstaff requires that NAH construct a water storage tank to store a minimum net volume of 685,000 gallons. The water tank will be located offsite near the old Inert Pit on South Woody Mountain Road and be constructed by the time of the hospital opening date in 2027.

Stormwater

A Preliminary Drainage Report and Drainage Impact Analysis has been reviewed by the City. Phase One construction will include construction of all retention basins to provide full volume mitigation of the proposed improvements. The retention basins will also provide a water quality component. The retention basins located in Block ‘D’ and Bock ‘G’ are provided to accommodate the widening of Beulah Boulevard. Phase One will include the construction of all storm drain infrastructure within the roadways to convey stormwater runoff.

PHASE TWO

The second phase of the development will include the remainder of the Blocks shown on the plat or Land Use Areas included in the Specific Plan.

Traffic Control

Traffic signal warrants will be reevaluated after the hospital opening with real traffic counts to determine if they are necessary at the Woody Mountain Road and main hospital driveway Intersection ('F' per the TIA), Beulah Boulevard and main hospital driveway Intersection ('B' per the TIA), Purple Sage Trail and main hospital driveway Intersection ('G' per the TIA) and Beulah Boulevard and existing Purple Sage Trail Intersection ('D' per the TIA).

If the above traffic signals are not required after the hospital opening, they will be evaluated before any approvals for Phase 2 are accepted and at times described as follows: each site plan submittal to the City, as Woody Mountain Road is extended to the west and outside of the project boundaries, at three-year time intervals, or as NAH starts to see traffic delays unacceptable to their operation.

As part of Phase 2, the original (full) TIA will need to be revised based on actual counts generated by Phase 1. Phase 1 will be considered background traffic and new trips will be estimated for the proposed Phase 2 development. Any additional mitigation required for Phase 2 that was not agreed to as part of the Phase 1 TIA or development agreement will be proposed as part of a completed TIA for Phase 2, under the original TIA scope, and will be addressed through the Phase 2 development agreement.

Utilities

A private lift station and pressure sewer line will be built along Purple Sage Trail outside of public right-of-way to provide service to Block 'G' and Block 'F' shown on the plat or Land Use Areas '2c', 2d' and '3' in the Specific Plan. During the design and development of Block 'G' shown on the plat or Land Use Areas '2d' and '3' in the Specific Plan, an 8-inch sewer line will need to be extended to the zoning boundary to provide a future connection for the Research and Development zoning portion of this Block. A force main and grinder pump will be needed to provide service if buildings are placed in the south end of the Block. An 8-inch waterline is also intended to be constructed through Block 'G' and located under a future drive aisle. The waterline will extend to the southern limits of the project boundary to connect to the existing 18-inch waterline. This waterline will provide service to the future development for this Block and for fire hydrants along Beulah Boulevard. A conceptual alignment is shown on the Phasing Plans in Image 34 below.

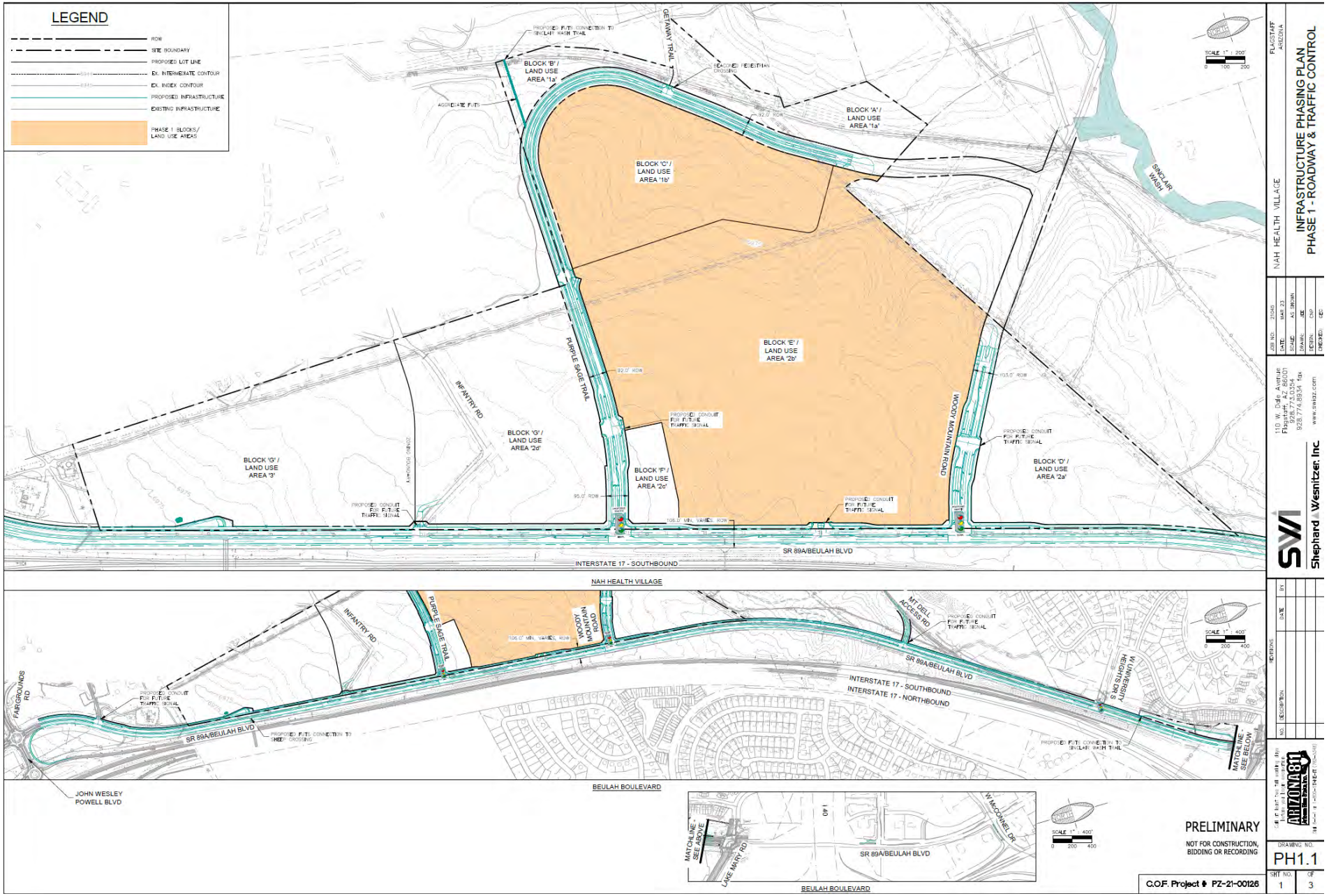


Image 32, Infrastructure Phasing Plan, Phase 1 – Roadway & Traffic Control

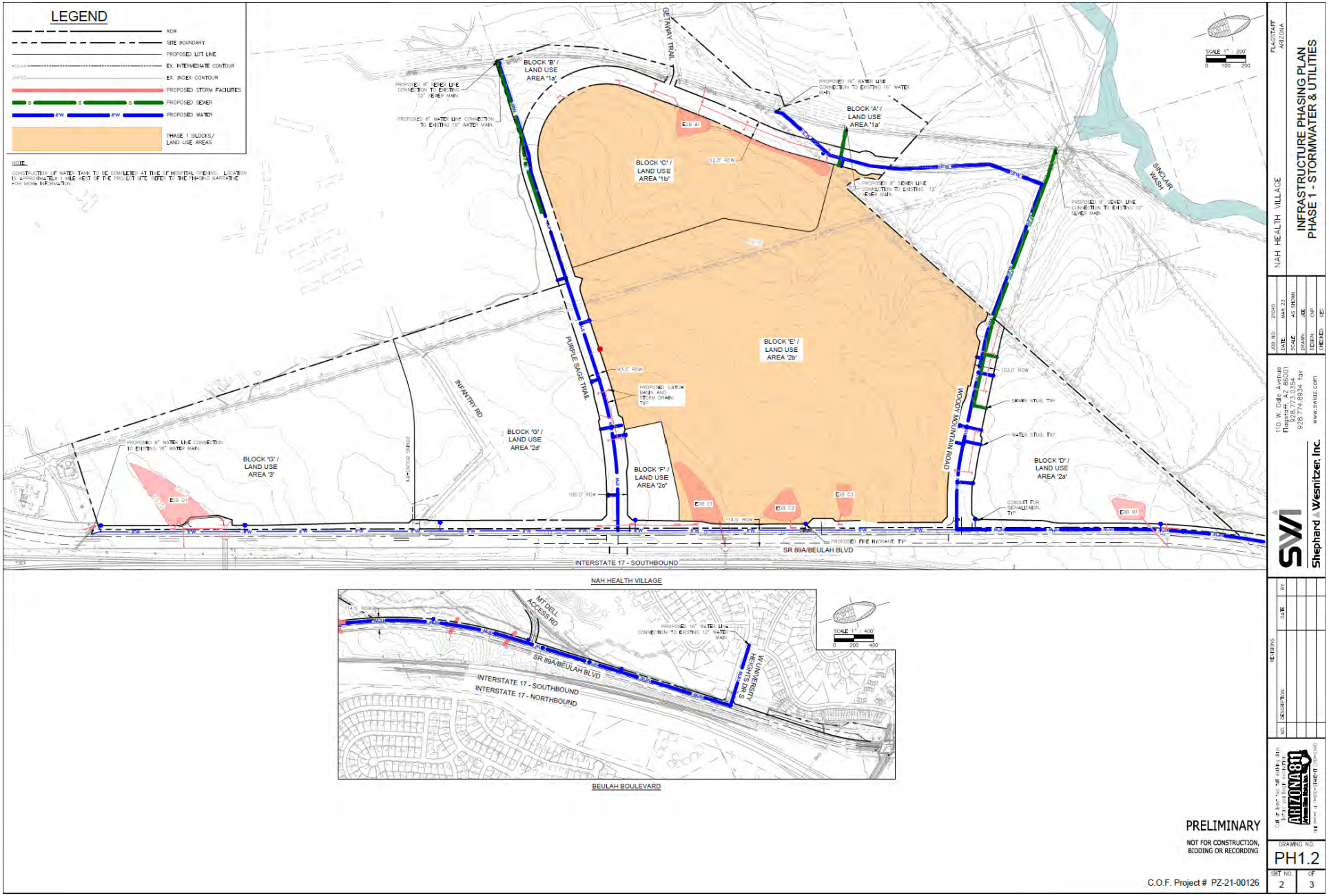


Image 33, Infrastructure Phasing Plan, Phase 1 – Stormwater & Utilities

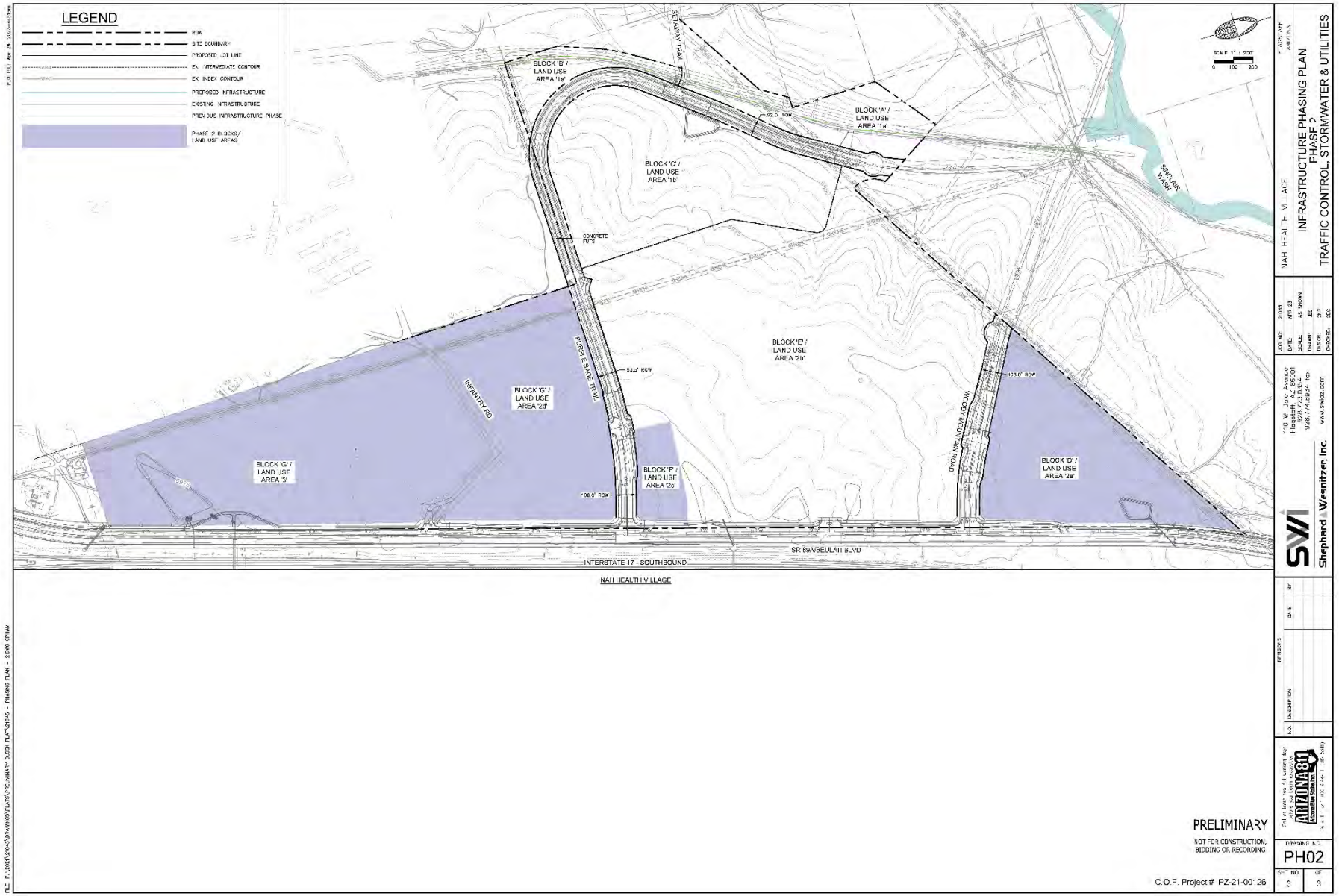


Image 34, Infrastructure Phasing Plan, Phase 2 – Traffic Control, Stormwater & Utilities

L. Sustainability

The NAH Health Village will promote sustainable design, reduce carbon emissions through efficient design, enable long term carbon planning, and minimize the development's environmental footprint while providing critical services to the Flagstaff community.

The guidelines contained herein establish a framework based on best practices for sustainable design and building operations that current and future developments will follow. The framework is designed to adapt to changing technology, and thus should be interpreted and implemented through the site planning and design phases of each development within the project.

1. Carbon Planning, Reporting, and Benchmarking

Sustainability in practice cannot be achieved during the design phase, but it can be precluded without thoughtful planning for future operations. The City of Flagstaff has developed a Carbon Neutrality Plan (current revision December 2022), which includes detailed planning for achieving carbon neutrality by 2030 by limiting building emissions, greening the utility grid with partners, and limiting emissions from transportation. In conjunction with these goals and objectives, the development aims to provide the infrastructure to track and report performance, which will enable the development to achieve current and future sustainability commitments—including eventual carbon neutrality.

Each building within the development will produce a building energy and emissions report—inclusive of energy and emissions benchmarking data and/or participation in the EnergyStar Portfolio Manager benchmarking program, developed by the U.S. Environmental Protection Agency. This will include enrolling of each building into the Portfolio Manager Program, providing basic building use data for benchmarking, and reporting energy performance through annual utility data every three years. Buildings shall be designed to perform in the top 25 percentile (EnergyStar 75 or higher) and will be required to demonstrate first year performance within the top 25 percentile, based on an initial annual energy performance report.

For some building types, it may be more applicable to use the source data for EnergyStar (the Commercial Buildings Energy Consumption Survey or CBECS) to compare directly to site energy use intensity (site EUI) and carbon emissions. Other relevant benchmarks may include ASHRAE 90.1 Appendix G, baseline simulations used for energy modeling in programs such as LEED, or the International Energy Conservation Code (IECC) Standard Reference Design. This data compared to predicted values and validated building energy consumption will help classify the project's energy performance, relative to its peers.

Measurement and Verification (M&V) is a process by which detailed building performance data from energy metering and sub-metering infrastructure is analyzed during the building occupancy to verify performance is in-line with the intended design. Buildings over 100,000 SF should have an M&V plan, inclusive of:

a. Use of an Energy Management System (EMS) with analytics and reporting capabilities that communicates with the BMS and building meters;

b. Adherence to the guidance of the International Performance Measurement and Verification Protocol (IPMVP); and

c. At minimum reporting of building energy use by end use category every three years, identifying opportunities for further study and optimization.

2. High Performance Building Requirements

All buildings developed on-site shall use best practices in high performance design, with the intent of limiting energy and water use during operation. Reduction in a building consumption of both energy and water not only saves in annual utility costs, but also lessens the emissions associated with the project. The following best practices for high performance building design shall serve as the baseline building systems to be required.

Lighting

Lighting, on average, accounts for approximately 10-15% of a building's energy use—just to power the fixtures themselves. When the heat gain those fixtures add to interior spaces is included, the impact of inefficient lighting design can reach above 25% of annual energy.

Since lighting impacts both demand (electricity required to power the fixtures) and load (the heat those fixtures add to the space), project teams shall implement the following measures to ensure high performance lighting design on the project:

a. All lighting, except specialty fixtures, will be LED to reduce energy usage and presence of mercury within the project;

b. Lighting in the design will target at least a 10% improvement on lighting power over the current code applicable to the project;

c. Daylight dimming will be provided to perimeter spaces, per ASHRAE 90.1-2016

d. Occupancy sensors will be provided to rooms with variable occupancy, per ASHRAE 90.1-2016

HVAC

Heating ventilation and air-conditioning (HVAC) is often the largest consumer of energy within a building and as such the project team will need to address both the design and operation of HVAC systems. The project team will ensure that the HVAC system meets the following:

a. Mechanical equipment efficiencies shall comply with ASHRAE 189.1;

b. Once of the following systems shall be selected for primary building heating:

i. Heat pumps (air source, ground source, etc.), with backup or peak design heating from alternative sources, as needed;

ii. Heat recovery chillers with backup or peak design heating from alternative sources, as needed; or

iii. A fully electric building

c. Where systems provide 100% outdoor air, an energy recovery wheel will be utilized

When selecting an HVAC system, the project team will perform an economic analysis to determine the cost-feasibility of design options. The following systems should be analyzed for their life-cycle cost and energy and carbon performance:

a. Air source heat pumps or heat recovery chillers, for primary building heating (heating can be supplemented by other sources);

b. Airside economizer (if applicable for the system type), with controls optimized for higher elevation;

c. Waterside economizer (for hydronic systems);

d. Heat recovery, simple (sensible heating only, i.e., plate and frame) or latent (i.e., energy recovery wheel)

Full building electrification should be considered for each project. As electric grids become less carbon intense, having systems that don't rely on combustion of fossil fuels can greatly reduce the carbon impact of the project.

Building Envelope

Even when performing a performance-based approach to satisfying code energy requirements, the project glazing will be specified to meet prescriptive code requirements for U and SHGC.

A third-party envelope commissioning agent shall be engaged to perform envelope commissioning as described in the commissioning section.

Water Usage

The following design elements/activities shall be considered:

a. Low-flow fixtures where feasible, to meet performance requirements;

b. Exterior irrigation only as needed (e.g., for establishment period, native vegetation);

c. Connect to municipal greywater or purple pipe, when available; or

d. Perform economic analysis on rainwater capture systems

Domestic Hot Water

Domestic or service hot water systems (DHW/SHW) shall be designed to reduce energy consumption, including at least one of the following strategies:

a. Heat pump domestic hot water heaters;

b. Heat recovery for DHW preheat; or

c. High efficiency natural gas DHW heaters, with an efficiency above 92%

Metering

While metering whole-building energy usage can allow building owners and management the ability to monitor overall project energy consumption, much of the data on individual end use performance is lost in the aggregation of the whole building's energy consumption. More granular submetering, of individual systems, can help alert operators to potential areas of concern as well as ensure owners that the building operating at optimal performance levels. As a rule, projects should consider sub-metering any building energy system or end use that accounts for more than 5% of total building energy such as lighting, receptacles, space heating, cooling, fans, and DHW.

Commissioning

All buildings on-site will commission key systems in accordance with the IECC. An accredited Commissioning (CX) Agent should be brought on during the project design development phase. Commissioning agents should develop a CX plan, in accordance with IECC section C408, and consider including the additional systems below:

a. Refrigeration and refrigerant-based systems;

b. Metering systems;

c. Renewable energy systems and storage;

d. Back-up generation systems;

e. Steam sterilization systems;

f. Envelope;

i. The completed building shall be tested, and air leakage rate of the building envelope shall not exceed 0.25 cfm/ft2 at 75 PA

ii. Complete the following commissioning process (CxP) activities for the building's thermal envelope, in accordance with ASHRAE Guideline 0-2005 and the National Institute of Building Sciences (NIBS) Guideline 3-2012 – exterior enclosure technical requirements for the commissioning process, as they relate to energy, water, indoor environmental quality, and durability

g. Commissioning agent should also complete the following activities:

i. Review contractor submittals;

ii. Verify inclusion of systems manual requirements in construction documents;

iii. Verify inclusion of operator and occupant training requirements in construction documents;

iv. Verify systems manual updates and delivery;

v. Verify operator and occupant training delivery and effectiveness;

vi. Verify seasonal testing;

vii. Review building operations 10 months after substantial completion; and

viii. Develop an on-going commissioning plan.

Embodied Carbon

In addition to strategies aimed at reducing operational carbon emissions and tracking long-term carbon neutrality, building design and construction shall target reductions to embodied carbon from construction practices and material selection. This includes:

a. Considering mass timber or limited concrete and steel construction methods;

b. Completing a whole-building life cycle assessment (WBLCA) using an approved software;

c. Low carbon concrete should, including either:
   i. Type 1L cement, where allowable by structural requirements; or

   ii. Concrete mixes to include +20% fly ash, where feasible

3. <u>Third Party Certification</u>

It is recommended that all future buildings review third party certifications for building performance, as a way to validate and improve sustainable design and operations. Each building should consider at least one of the following, established third-party certifications, within five years of occupancy:

a. LEED Silver (or higher), including:
   - LEED for New Construction (LEED BD+C)
   - LEED for Neighborhoods (LEED ND)
   - LEED for Operations and Maintenance (O+M)

b. International Living Futures Institute
   - Living Building Challenge
   - Living Building Petal Certification
   - ILFI Core

c. Net Zero Certification, such as:
   - ILFI Zero Energy
   - ILFI Zero Carbon
   - LEED Zero

d. International WELL Building Institute
   - WELL Certification
   - WELL Performance Rating

d. Green Globes (2 Globes Minimum)

e. Fitwel (2 Stars Minimum)

g. EnergyStar 75 or higher (or a site EUI or carbon emissions footprint lower than the default EnergyStar 75 target)

4. Community, Accessibility, and Equity

All future buildings on the development area should promote community values, including accessibility, equity, and engagement.

Community

Community engagement and service is core to the vision for the Fort Tuthill site and the NAH mission. In addition to the primary goal of providing critical, effective, and affordable healthcare to community members the site will prioritize opportunities to provide additional services such as:

a. Providing a place of refuge for heat events by leveraging passive design and flexible space planning;

b. Preserve and enhance existing trail infrastructure

Accessibility, Transportation, & Green Vehicles

Given the location of the site, accessibility considerations as well as integration with public and green transportation is essential. Given this the site development will:

a. Add bike lanes to encourage green transportation to and from the site;

b. Bus Routes - NAH will work with local public transportation providers to analyze and provide public transportation to and from the site;

c. Sidewalks / walkability - site will be fully walkable with connecting sidewalks from property to property;

d. Provide infrastructure for future EV charging stations as feasible based on electrical capacity, cost, and projected demand

Resilience

Resiliency in design is a crucial part of the site development, particular for the healthcare facilities. This will include emergency backup power systems such as:

a. Hybrid diesel generator and battery energy storage system (recommended if solar PV is included);

b. Diesel generation with a minimum or a Tier 2 EPA emissions rating and detailed testing procedures to limit non-emergency runtime;

c. A microgrid with distributed energy resources and grid optimized controls

Waste Management

Construction teams will aim to reduce landfill waste from construction processes. Teams are encouraged to develop a construction waste management plan, and ideally diverting upwards of 50% of construction waste.

Buildings should also provide recycling facilities (storage, collection, and signage) in-line with the waste collection vendor's recycling capabilities.

5. Renewable Energy and Storage

Renewable energy, both on and off-site, as well as battery storage will play a critical role in the eventual carbon neutrality of the site. Acknowledging that net zero or carbon neutrality will not be feasible for most buildings on day one, it is important that building design includes provisions and planning futures systems required to meet this goal. This includes:

a. The project team will perform economic analysis to determine the cost-feasibility of renewable energy and storage systems. The following systems should be analyzed for their life cycle cost, as well as energy and carbon performance:

    i. Roof or site mounted solar photovoltaics (PV)
    ii. Battery energy storage systems (BESS) for resilience and/or energy arbitrage

b. PV readiness on rooftops and/or parking lots

    i. Minimum of 40% of unoccupied roof area
    ii. Electrical conduit and space for inverters and electrical panel connection
    iii. Structural capacity to support rooftop PV at 4 lbs/SF
    iv. Conduit routing to surface or above grade parking structures for future solar canopies

Appendix

NAH Hospital and Ambulatory Care Center (ACC) Report

Benchmarking

The current design energy model shows the NAH Hospital with an EUI of under 165 kBtu/SF/yr, which is 18% lower than the default EnergyStar 75 (75th percentile) for similar buildings site EUI.

Measurement & Verification

The project will produce a report following its first full year of operation, demonstrating energy use across end use types, and identifying opportunities for further study and optimization. This process shall be repeated upon every 3rd anniversary of the initial report.

High Performance Building Requirements

In addition to the requirements for all buildings on-site, the NAH Hospital will include the following sustainable design practices and elements:

a. Integrative sustainable design practices, including:
    - Sustainability charette during the concept or schematic design phase,
    - Energy modeling for façade and HVAC optimization, and
    - Daylight simulation

b. High-performance mechanical design features, including:
    - Advanced airside economizer and controls,
    - Waterside economizer,
    - Heat recovery chiller,

- Humidification as required

    i. Where humidification is provided, system humidification will be provided at the air handler and not at the space.
    ii. Active or passive type 3 desiccant energy recovery wheel to achieve low temperature, low humidity, as required. If low temperature chilled water is available, use active desiccant energy wheel. Applicable for operating rooms, emergency departments, and as determined by the end user.

c. 20 electric vehicle charging stations; and

d. Medical gas systems that aim not to include high global warming potential (GWP) anesthetizing gases, such as desflurane. If high GWP cases are required for medical use, a guiding document for limiting total use and leaked emissions shall be developed.

e. LIGHTING

- Lighting design will meet or exceed the efficiency requirements set by International Energy Conservation Code 2018.

f. HVAC

- The central plant utilizes (2) 250-ton Heat Pump/Heat Recovery Chillers (HRC) as its primary source for heating hot water generation. The HRC then also generates “free” cooling when in operation, allowing it to address simultaneous heating and cooling needs at heat pump efficiency. Additional capacity if provided by (3) high-efficiency condensing boilers, and (2) magnetic bearing centrifugal chillers. In addition to the HRC, a waterside economizer system provides free cooling during large portions of the year. This hybrid gas and electric plant with substantial heat pump and heat recovery capacity offers extremely high-performance operation during most of the annual load hours, while allowing for resilient operations during high peak heating and cooling seasons.

g. BUILDING ENVELOPE

- The building envelope will meet or exceeds IECC 2018 requirements. Detailed energy simulations were used to compare envelope material selection and optimize glazing performance for U-value and solar heat gain coefficient (SHGC).

h. WATER USAGE

- Acorn vacuum waste removal system will reduce the annual water consumption of the hospital and ACA by 10 million gallons a year.

i. DOMESTIC HOT WATER

- Heating for the domestic hot water comes from the building’s hot water loop. Supplying the heating needed for DHW from the central loop allows the baseload

to be met by heat pump chillers which then simultaneously provide cooling to the building.

j. BAS
- A building automation system will be installed on the project and will record energy usage for the life of the buildings.

k. COMISSIONING
- A commissioning agent has been retained to provide whole building commissioning on the project.

Third Party Certification

The current design energy model shows the NAH Hospital with an EUI of under 165 kBtu/SF/yr, which is 18% lower than the default EnergyStar 75 (75th percentile) for similar buildings site EUI. Once the project has sufficient operational data, the energy performance will be confirmed and data can be uploaded to EnergyStar portfolio manager for a rating.

Community, Accessibility, and Equity

a. Site planning and building orientation developed to provide adequate areas of heat refuge.
b. Existing trail infrastructure is being strengthened and connections are being provided east to west with trails in and through the site providing connectivity and continuity
c. EV
    i. The hospital will provide (8), on-site EV stalls for visitors with infrastructure to accommodate an additional (12) visitor charging stations in the future.
    ii. (12) EV stalls are also to be provided in the garage for staff.
d. Bike lanes are provided to the site
e. Bus routes are planned through the site with a transit stop, there are ongoing conversations with transportation agencies to ensure adequate public transportation to and from the site.
f. Sidewalks and Walkability – The site is fully walkable and circulation paths have been provided from east to west and north to south providing full, continuous connectivity in, around and through the property.
g. The site has been designed to balance cut / fill quantities to the best of the design team's ability – we are very close to being a net zero export, incorporating anything we take out of the ground and placing it back into the ground
h. Recycling facilities – we are providing dedicated recycling bays at our loading dock to accommodate recycling in the facility

The project will include emergency power generation from a diesel generator capable of maintain emergency building operations for 96 hours. Additionally, the hybrid gas and electric central plant will prioritize low carbon and high-performance heat recovery and heat pumping during normal operation, but maintain resilient heating capacity with natural gas during extreme cold or emergency power events.

Renewable Energy and Storage

The team is currently performing an economic analysis regarding roof and/or site mounted solar photovoltaics; including on the top level of the parking garage.

IV. Development Standards - Narrative

A. Summary

This section describes the zoning standards for the NAH Health Village to be adopted in the first phase. Upon adoption of the second phase, this Section IV and the following Section V may be replaced in their entirety with the Development Standards Narrative and Use and Form Tables set forth in Appendix 10.

Everything not specifically mentioned within this section will default to the City of Flagstaff's current Zoning Code. Certain modifications to the City's standard zoning are necessary to implement the vision of the NAH Health Village. The site's Conceptual Zoning Plan, Image 11, depicts various geographic extents that are associated with different zoning standards. More detail on their programming is provided within the Concept Land Use Program, above. It is the intent of the Specific Plan to recognize and adopt the applicability of the City of Flagstaff's current Zoning Code (current through Ordinance 2022-04, March 1, 2022) in perpetuity with the right of the master developer to opt in to any future updates to the Zoning Code. (See Section VI(B) below). This allocation of rights allows for predictability within the Health Village and the ability to adjust to future conditions that are consistent with development elsewhere in Flagstaff.

B. Intent

Land Use Areas 1a, 1b

Land Use Areas 1a and 1b will adopt the Zoning Code's Public Facilities (PF) zone with modifications described herein.

PF Per Current Zoning Code.

"The Public Facility (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."

Intent of 1a and 1b

These areas are expected to support the defined wellness retreat area and the existing FUTS

corridor as shown on the Concept Land Use Plan, Image 10. The wellness retreat area is envisioned as open space and civic space and intended to support healing and wellness needs affiliated with the operations of a regional hospital. The FUTS corridor area has the option to keep functioning as it does currently, or to incorporate more active recreation opportunities that either connect to the wellness retreat area, or a future park to the northeast as identified in the City of Flagstaff Parks and Recreation Organizational Master Plan (2013). The zone modifications are intended to avoid the placement of any uses that are visibly disruptive to the natural feel of the wellness retreat area or that could be disruptive to the existing residential area west of this campus. There is no expectation to accommodate any government facilities.

Land Use Area 2b

Land Use Area 2b will adopt the Zoning Code's Highway Commercial (HC) zone with modifications described herein.

HC Per Current Zoning Code.

"The Highway Commercial (HC) zone applies to areas of the City appropriate for a full range of automobile-oriented services. The development of commercial uses in addition to residential uses is encouraged in the HC zone to provide diversity in housing choices; provided, that residential uses are located above or behind commercial buildings so that they are buffered from adjoining highway corridors. The provisions of this zone are also intended to provide for convenient, controlled access and parking, without increasing traffic burdens upon the adjacent streets and highways. This zone is designated primarily at the commercial corridors of the City, with the intention of making the City more attractive as a tourist destination while providing needed commercial activity."

Overall Intent of 2b

This area will be focused on commercial uses focused around and in support of the hospital. This area also attempt to create a walkable environment to support the activity center concept. Therefore, other uses that are not compatible with facilitating walkability are edited accordingly.

Specific Area discussion

2b: This area allows the Specific Plan to promote the hospital as a permitted use. It is envisioned that the hospital will need additional height as compared to the standard HC zone. Land Use Area 2b allows up to 160-foot tall buildings. Due to its proximity to the Pulliam Airport, the maximum elevation of the tallest building on-site will be below 7163.8' ASL.

There are several reasons for the proposed maximum height of 160 feet. First, the vertical orientation of the for-patient care is much more efficient than a horizontal layout. The proposed building will allow the patient tower to be directly above emergency and other clinical services. In hospital and emergency environments, patient care and safety are the driving factor for vertical integration. Also, the proposed height is increased due to the fact that plate heights are typically larger in hospitals than in other buildings because they house both mechanical systems and medical support systems within the ceiling space.

The proposed 160-foot maximum height will not apply to the entire hospital building. It applies only to the patient tower. Currently, the master developer's proposed hospital will feature one

patient tower. However, if future development were needed to accommodate growth in the region, future patient towers may be erected that would also utilize the 160-foot maximum height set forth in Land Use Area 2b. This maximum height would be limited to patient towers. A patient tower typically extends 4 stories above the remainder of the hospital and totals 6 stories in height.

The following is a floor-by-floor explanation of the use and required height each floor must have:

Basement or Lower Level: Total floor to floor height 17'-0"

- Department justification: Supply Chain stores items up to 14' above finished floor. Sprinkler head clearance is required by code to be 18" above the highest stored item. Structure depth is typically assumed to be 30" and interstitial space is assumed to be 24".

Entry Level or Level 1: Total floor to floor height 20'-0"

- Department justification: Entry Lobby is typically a two story volume.

Level 2: Total floor to floor height 18'-0"

- Department justification: Surgery is typically located on Level 2. The clear space required below structure for an operating room is 15'-0" to accommodate a 10'-0" high ceiling in each operating room. Structure depth is typically 36".

Levels 3 through 6: Patient tower only - total floor to floor height 14'-0"

- Department justification: Bed units are only located on this floor (Intensive Care Bed Unit or Medical/Surgical Bed Unit)

Above Occupied Levels- 18'-0" from the framing above Level 6 to the Helipad Level and an additional 18'-0" from floor of the Helipad Level to the top of the Elevator Lobby at Helipad Level: Typical in most high rises or towers, including and especially in healthcare, the building's mechanical, plumbing and electrical systems are designed in such that the services for each tower wing reside above the occupied floors so that adequate air distribution and return can function properly and efficiently, adequate water can be distributed and more efficient electrical distribution can be achieved from being fed from the top down. Above the occupied levels there will be mechanical, electrical and plumbing penthouses on each tower wing to serve each wing respectively. To serve patients being transported by helicopter, these patients must be transported via elevator and as quickly as possible to the emergency department. This approach dictates that an elevator lobby and associated equipment rooms and penthouses be located at the level of the helipad and extending above.

Impacts to viewsheds from nearby great street and gateway corridor will be mitigated by the presence of mature roughly 80-foot-tall ponderosa pine near or within the Planning Area. Further, the design utilizes the Planning Area's existing grade to mitigate height impacts. Further, the hospital will be set back from the nearby great street and gateway corridor, away from Beulah, in order to buffer both sound and to mitigate viewshed impacts. The master

developer also prepared a Viewshed Analysis (Images 33-47, below) providing a visualization of impacts to viewsheds from various vantage points nearby the development site. The Viewshed Analysis provides the extents and footprints the patient tower and future tower.

Additional use restrictions in area 2b center around residential uses. There is no expectation of residential on the same site as the hospital. Regulating these uses out of the Specific Plan is expected to help define this expectation and to eliminate any future development conflicts.

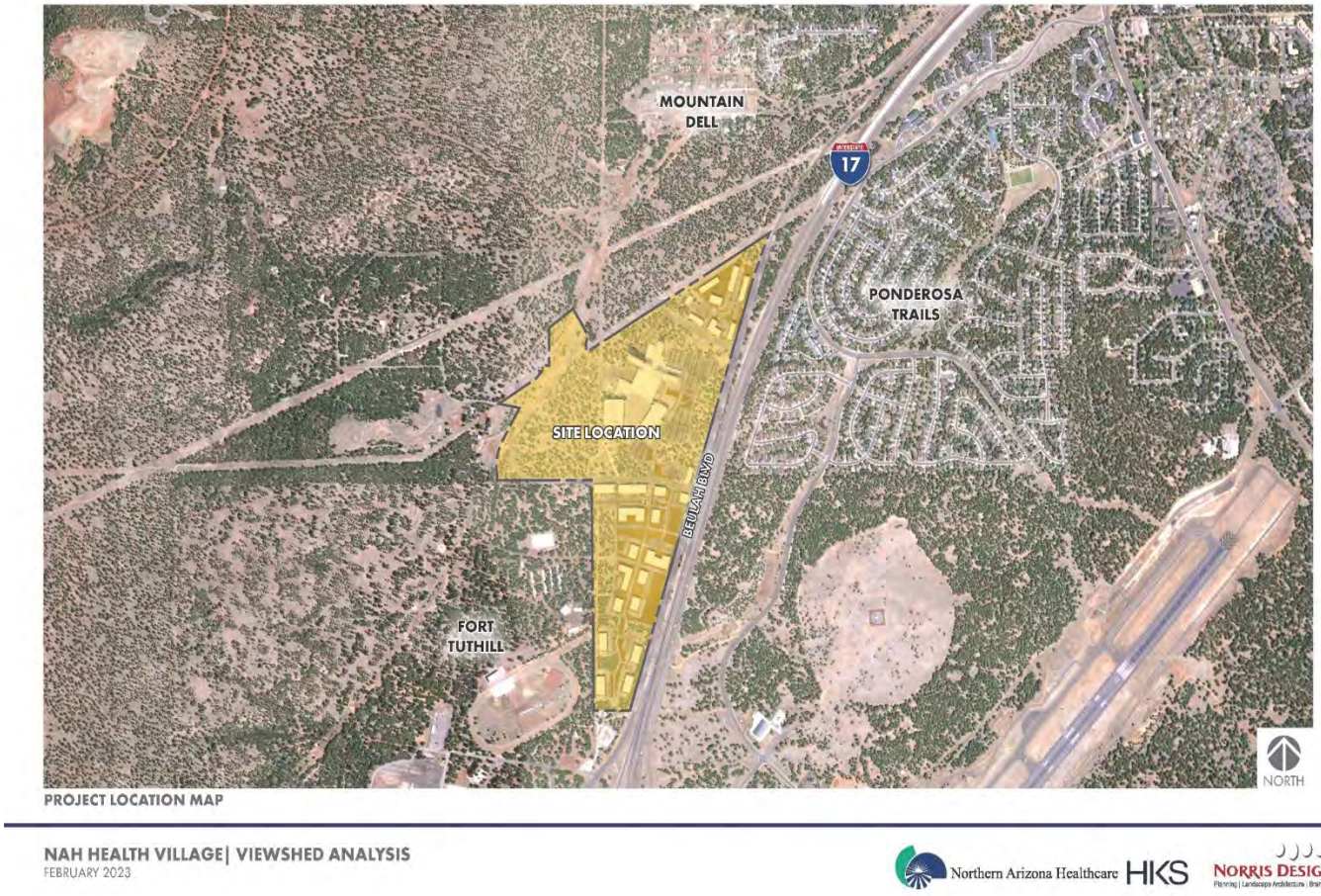


Image 35, Viewshed Analysis (1)

PROPOSED CONDITION- 3D DIGITAL MODEL

3D DIGITAL MODEL BASED ON CURRENT CONCEPT PLAN AND IS SUBJECT TO CHANGE.

3D DIGITAL MODEL NOTES

1) 3D MODEL ARCHITECTURE
- ALL MASSING REPRESENTED IN THIS EXHIBIT IS CONCEPTUAL AND IS MEANT TO DEPICT ALLOWABLE BUILDING HEIGHTS FOR EACH INDIVIDUAL PARCEL. ANY DESIGN FOR BUILDINGS ON THESE PARCELS WILL BE SUBMITTED TO THE CITY OF FLAGSTAFF FOR REVIEW UNDER SEPARATE SUBMITTALS.

2) 3D MODEL TOPOGRAPHY
- PROJECT AREA IS BASED ON CURRENT CIVIL DESIGN.
- ADJACENT AREA IS BASED ON USGS DATA.

3) 3D MODEL VEGETATION
- EVERGREEN TREES SHOWN AT A MAX HEIGHT OF 70' WITH A RANGE FROM 50'-70' FOR TREE HEIGHT

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS
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Image 36, Viewshed Analysis (2)

PROPOSED CONDITION- 3D DIGITAL MODEL - HOSPITAL ZOOM-IN

3D DIGITAL MODEL BASED ON CURRENT CONCEPT PLAN AND IS SUBJECT TO CHANGE.

3D DIGITAL MODEL NOTES

1) 3D MODEL ARCHITECTURE
- ALL MASSING REPRESENTED IN THIS EXHIBIT IS CONCEPTUAL AND IS MEANT TO DEPICT ALLOWABLE BUILDING HEIGHTS FOR EACH INDIVIDUAL PARCEL. ANY DESIGN FOR BUILDINGS ON THESE PARCELS WILL BE SUBMITTED TO THE CITY OF FLAGSTAFF FOR REVIEW UNDER SEPARATE SUBMITTALS.

2) 3D MODEL TOPOGRAPHY
- PROJECT AREA IS BASED ON CURRENT CIVIL DESIGN.
- ADJACENT AREA IS BASED ON USGS DATA.

3) 3D MODEL VEGETATION
- EVERGREEN TREES SHOWN AT A MAX HEIGHT OF 70' WITH A RANGE FROM 50'-70' FOR TREE HEIGHT

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Image 37, Viewshed Analysis (3)

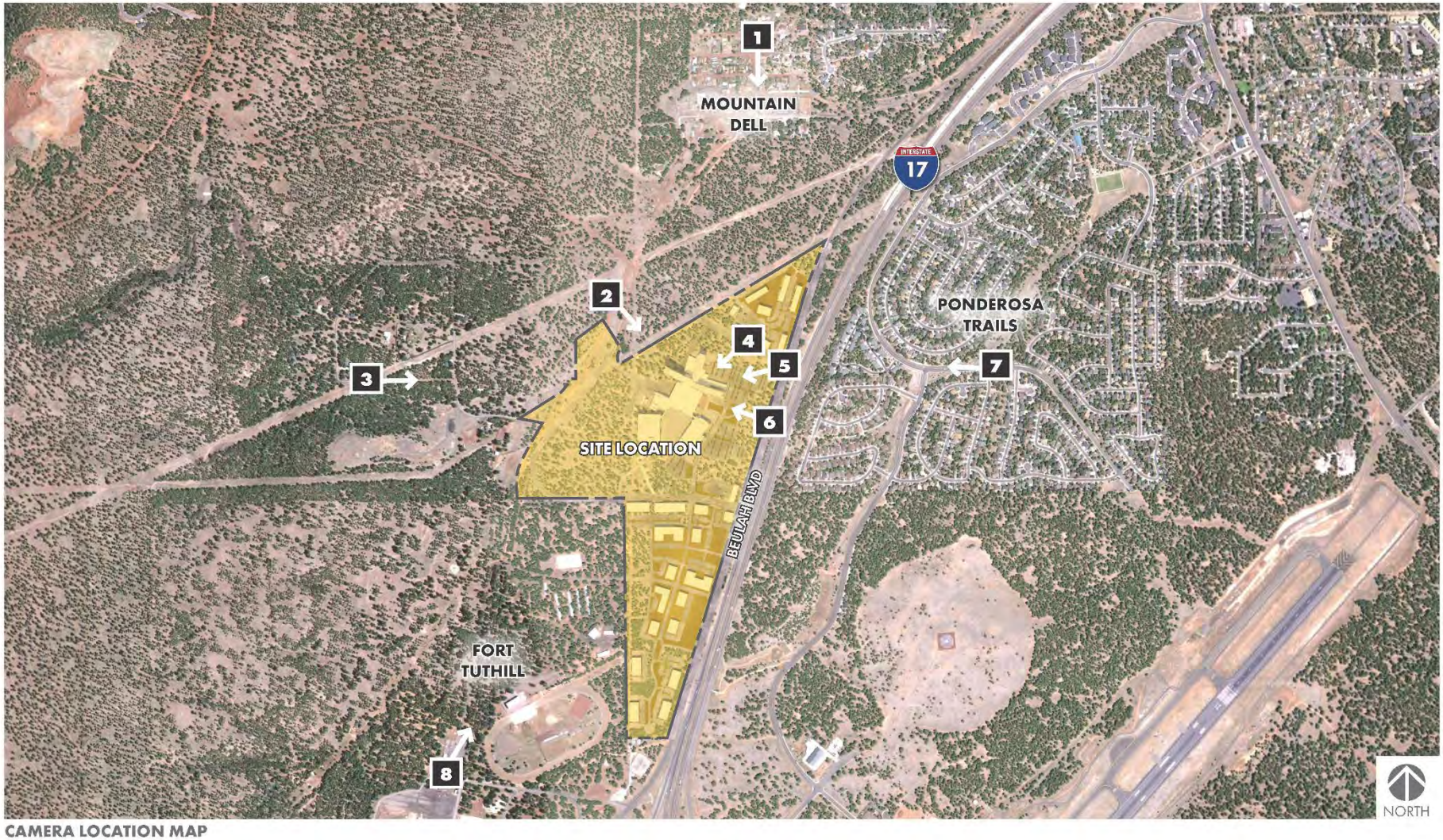
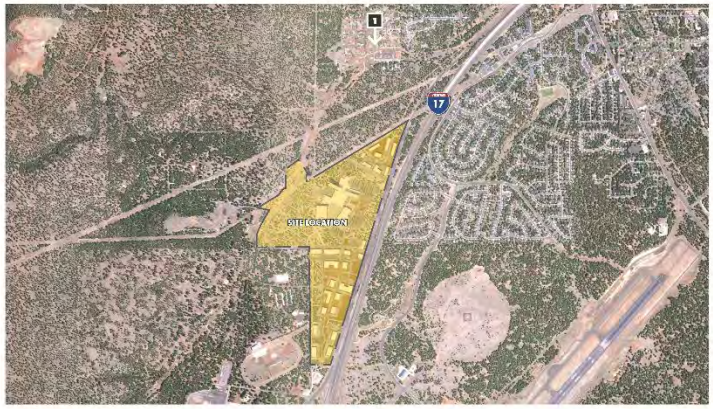


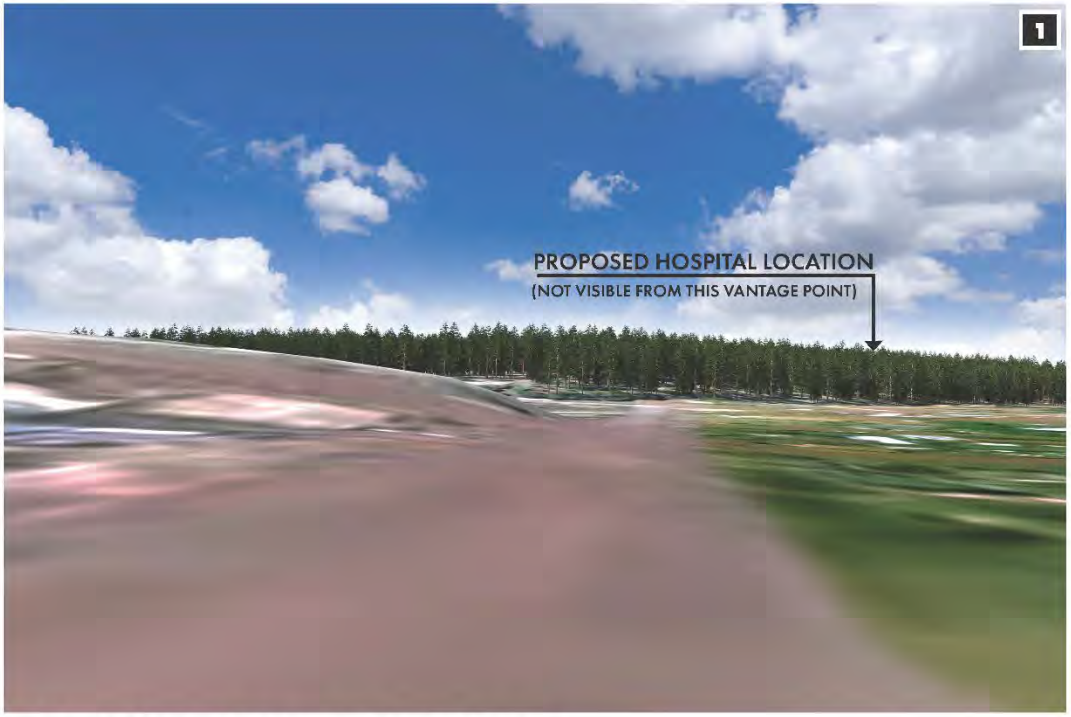
Image 38, Viewshed Analysis (4)

EXISTING CONDITION - VIEW FROM MOUNTAIN DELL

PHOTO 8/23/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM MOUNTAIN DELL

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

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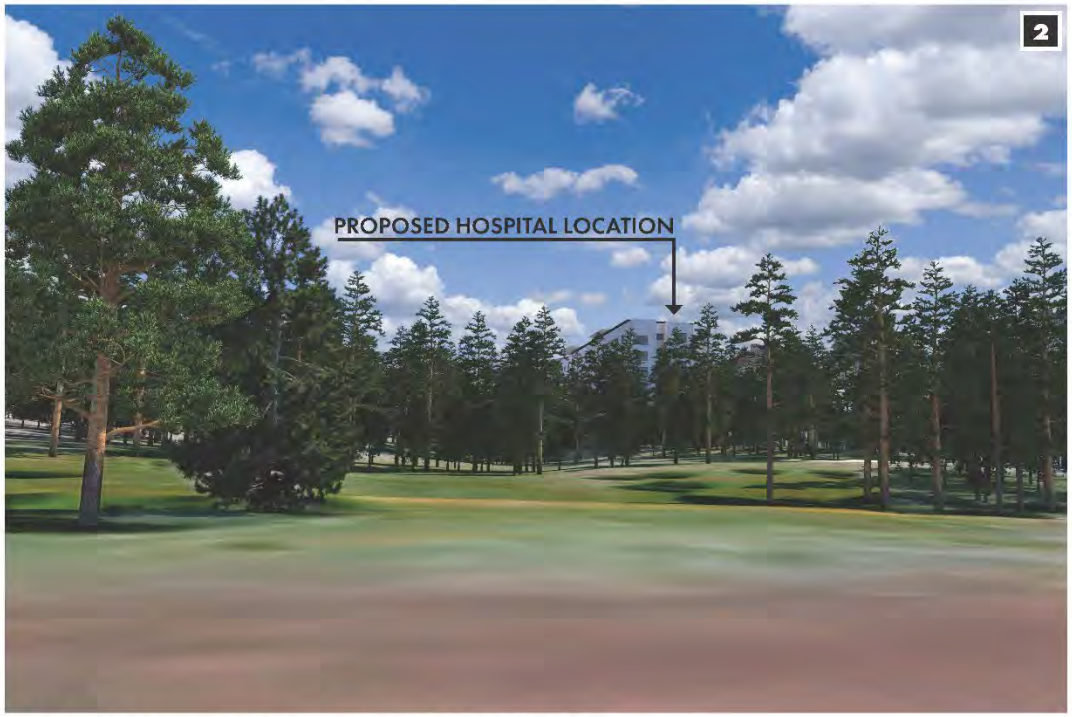
Image 39, Viewshed Analysis (5)

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

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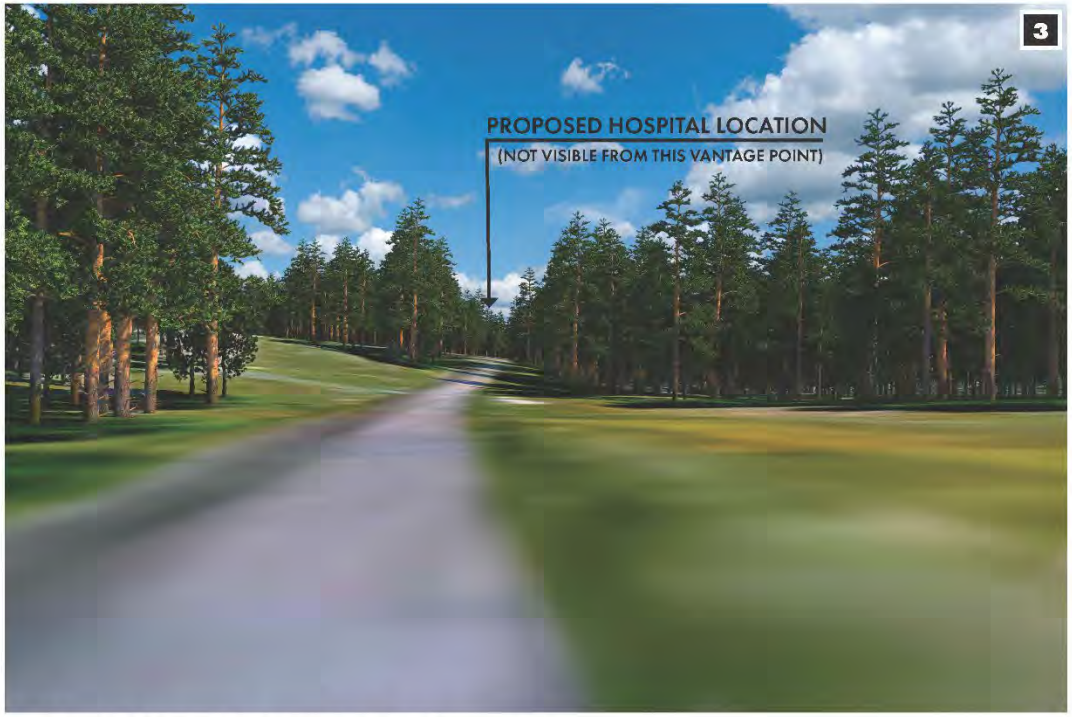
Image 40, Viewshed Analysis (6)

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

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Image 41, Viewshed Analysis (7)

EXISTING CONDITION - VIEW FROM WOODY MTN RD AT N-S DRIVE

PHOTO 9/27/2022

VIEW LOCATION KEY MAP

PROPOSED CONDITION - VIEW FROM WOODY MTN RD AT N-S DRIVE

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT
- GROUNDCOVER AND DETAILED GRADING ARE NOT SHOWN IN THIS VIEW

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Image 42, Viewshed Analysis (8)

EXISTING CONDITION - VIEW FROM WOODY MTN RD AT N-S DRIVE

PHOTO 9/27/2022

VIEW LOCATION KEY MAP

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

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Image 43, Viewshed Analysis (9)

EXISTING CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD

PHOTO 8/30/2022

VIEW LOCATION KEY MAP

PROPOSED CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT
- GROUNDCOVER AND DETAILED GRADING ARE NOT SHOWN IN THIS VIEW

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS

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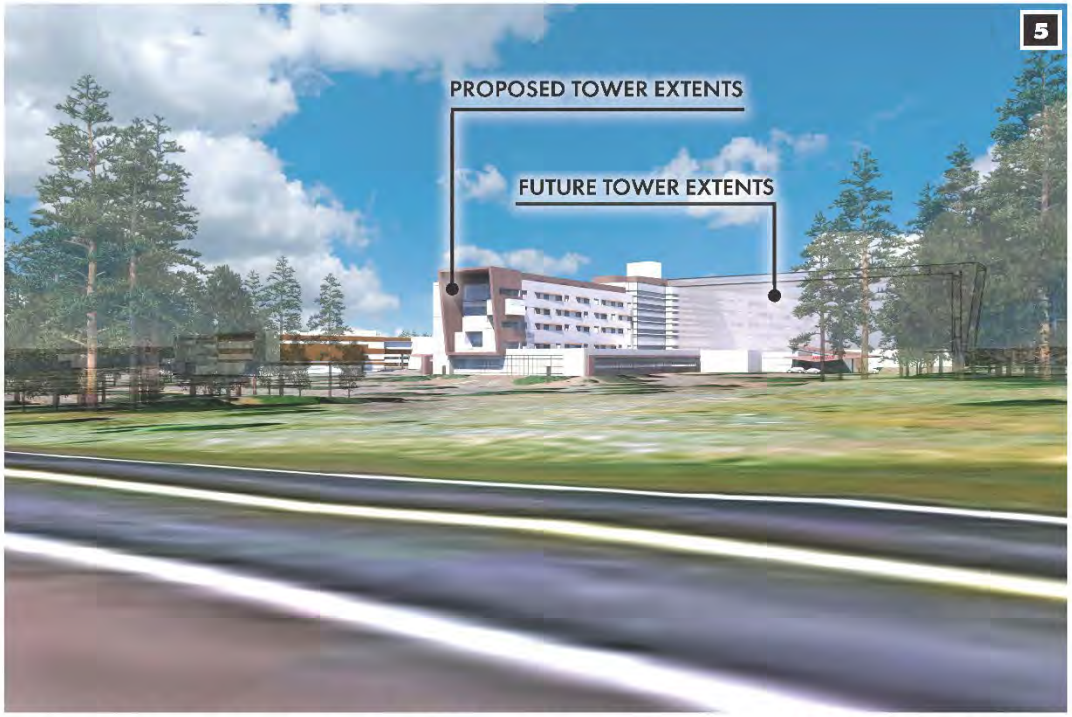
Image 44, Viewshed Analysis (10)

EXISTING CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD

PHOTO 8/30/2022

VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD - NO PROPOSED LANDSCAPE

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

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS

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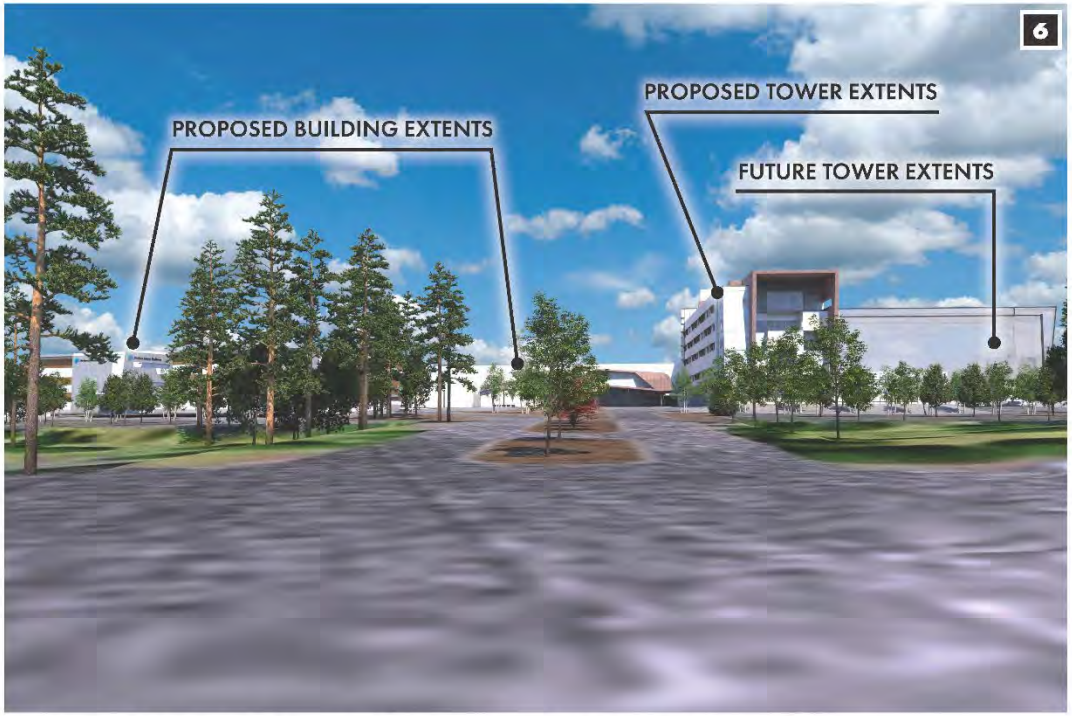
Image 45, Viewshed Analysis (11)

EXISTING CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE

PHOTO 8/30/2022

VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE

- 3D DIGITAL MODEL
- CAMERA HEIGHT APPROXIMATES AN AVERAGE PERSON'S HEIGHT
- GROUNDCOVER AND DETAILED GRADING ARE NOT SHOWN IN THIS VIEW

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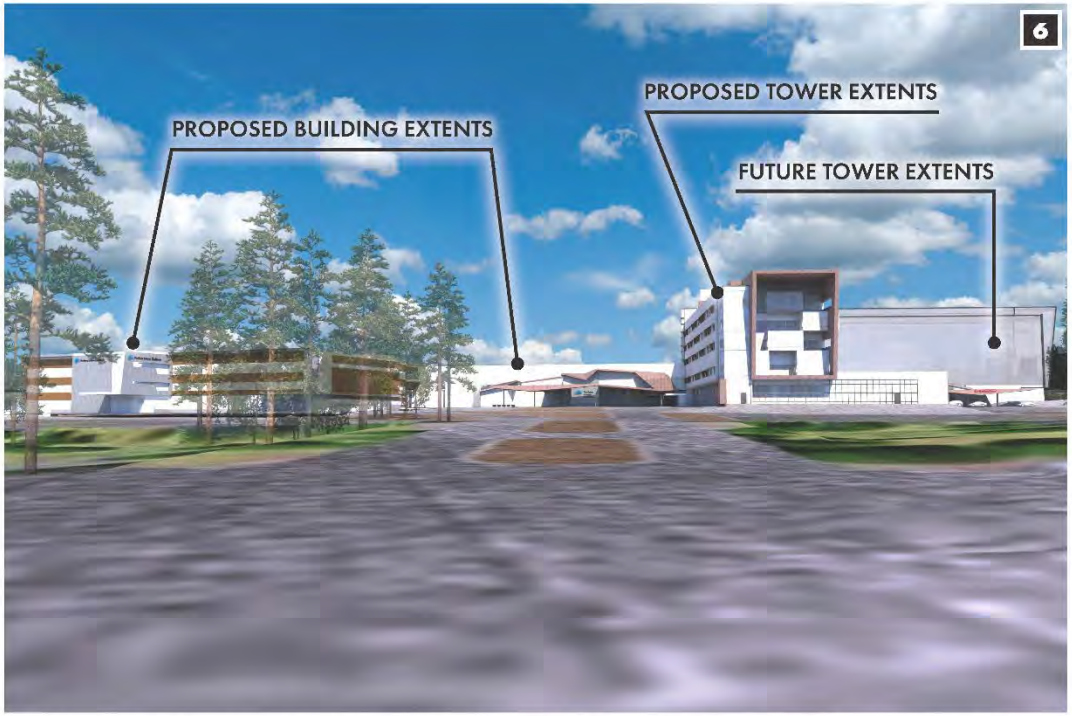
Image 46, Viewshed Analysis (12)

EXISTING CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE

PHOTO 8/30/2022

VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE - NO PROPOSED LANDSCAPING

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

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Image 47, Viewshed Analysis (13)

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| VIEWSHED ANALYSIS

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Image 48, Viewshed Analysis (14)

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

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS

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Image 49, Viewshed Analysis (15)

C. Other General, Specific and Supplemental Changes

10-30.60.060 Building Placement

The location of the hospital (Land Use Area 2b), Medical Office Buildings, and other patient centric buildings need to be set back from the street to implement needed buffers to highway and airport operational noise impacts. Hospitals and other medical buildings may need parking and emergency circulation to be designed between the building and adjacent streets. A building behind parking and circulation may be needed for hospitals and other medical buildings for patient visibility and access, especially for unfamiliar users during stressful experiences. The Specific Plan will not require compliance with Section "10-30.60.060 Building Placement" for "Hospital" buildings and "Offices, Medical" buildings as these uses are defined in the Zoning Code and for other medical buildings that have inpatient or outpatient care. The NAH Campus' Architectural Design Standards portion of the Specific Plan will be followed.

10-50.20.030 Architectural Standards

Architectural design standards are integral to the bulk and massing of buildings within the Planning Area and accordingly, this section will be modified by the NAH Health Village Architectural Design Standards set forth herein.

1. Architectural Design Standards- Land Use Area 2b

This division establishes regulations that enforce the architectural character for the approximately 60-acre hospital site which is part of the NAH Health Village development.

A. General Characteristics. The overall design approach for the approximately 60-acre hospital site development shall fall within the characteristics of "Mountain Modern" architecture as described within this section. Mountain Modern juxtaposes rustic elements of traditional vernacular architecture with the clean lines of contemporary architecture while simultaneously including code required elements specific to hospital and medical campus design. The building siting and form should minimize the disturbance of the natural landscape and topography and work with the existing trees.

a. Dramatic Lines and geometry (expressed in plan, elevation, and roof lines).
b. Locally Sourced Materials (of the place) combined with contemporary materials to provide a clean aesthetic emulating high tech healthcare.
c. Open Floor Plans (reflective of the openness and scale of the environment).
d. Abundance of Glass in elevation to fulfill code required glazing requirements for patient care spaces as well as take full advantage of the views and nature.
e. Indoor-Outdoor Living (seamless visual and physical connectivity).
f. Deep Vertical and Horizontal Planes (Provide solar and environmental protection while maintaining views). These planes also reflect the dramatic vertical and horizontal nature of the trees, mountain peaks, and topography.
g. Materials that have textures (expressive, rich materiality) juxtaposed with modern smooth materials for impact.
h. Public spaces are lit with warm light to complement the wood tones associated with Mountain Modern.

i. Roof forms work together with the grades / complement each other.
j. Roof and elevation forms often help frame long distance views, views of mountains, visual engagement of the trees and landscape, outcroppings, slopes, etc.
k. Ceiling planes also move from outside to inside (goes along with expanses of glass).

B. Building Materials. In contrast to rustic / traditional architecture, Mountain Modern's clean lines and detailing are not overpowered by extreme variations in material color. Change of material is not to be used as ornament nor is it to be used arbitrarily to the overall composition / material palette of the architecture. Material placement must be dictated by building mass and form, rather than a graphic application.

a. **Primary Materials**.
    i. The following primary materials may be used throughout the façade in both visible and non-visible elevations from the public way:
        1. Local / indigenous material are to be incorporated into the overall composition;
        2. Earth / warm toned metal panels are to be incorporated into the enclosure;
        3. Glazing that integrates the users' experience with the natural site and captures views (both long and short) of the surrounding natural context. Single, contiguous expanses of glass curtainwall or window-wall cannot exceed in size a maximum of 20% of the total façade area in a single exposure. Glazing shall also meet code required minimums for health facility design as stated in the current adopted version.
            a. Glazing areas are to consider solar and environmental exposure in addition to the desire to promote daylight and views;
            b. Integrated shading / screening devices are to be secondary methods to protect glazing from solar exposure.
        4. Non-mirrored glazing (clear, tinted, etc); U-Values, Shading Coefficients, Relative Heat Gain, and Solar Heat Gain Coefficients are to be evaluated for performance and environmental impact. Maximum Visible Light – Exterior Reflectance (as viewed from the exterior) to be 14%;
        5. New materials that convey the texture, color, and finish like masonry will be considered where appropriate. Applicant to submit samples and renderings for approval;
        6. Dark colored window frames / mullions which allow the glazing to read more uniformly and that do not sharply contrast with surrounding materials is acceptable.
    ii. Integrated shading / screening devices, both horizontal and vertical:
        1. Extruded aluminum or stainless steel, solid, grated, perforated fins;
        2. Stainless steel mesh, screens, or hung grates.
        3. Formed steel – coated or patinaed, solid, grated or perforated.
    iii. Rustic materials such as masonry, block, brick and stone materials are to

have integral coloring. When a material is unable to integrally colored, the final finish will be a highly durable finish and shall be applied near the ground plane.

iv. Matte finishes are preferred for primary material fields.

v. The hospital site shall permit EIFS to be used as a primary building material except on parking garages. EIFS is a proven façade material that has a broad range of uses and looks. It is a thermally efficient system and also provides a multitude of opportunities to express different forms and scales by patterning, scoring and texturing. It provides an efficient means of providing depth and dimension to a façade within current construction methodologies and without compromising structural simplicity. Additionally, for the Flagstaff climate, it meets the requirements set forth in the vapor drive analysis controlling moisture within the wall cavity.

b. **Secondary Materials**.

i. The following secondary materials may be used, composing up to 25 percent of the elevations visible from the public way (excluding glass):

1. Shiny, cool colored metal panels;
2. High polished stones and masonry;

c. **Placement of Building Materials**.

i. Expanses of glazing are acceptable (see aforementioned maximum areas). Glazing and glazing system need not be interrupted at floor and / or column lines. Floor to ceiling glass (experienced from the interior) is acceptable.

ii. Horizontal and vertical panel / material joints should be planned and rationalized around the building envelope.

iii. Pre-fabricated modules and unitized systems that work with building lines and datums are acceptable.

d. **Examples of Appropriate Use of Materials.**

Image 50, Warm colored metal panels, textured masonry, dark window framing, deep horizontal and vertical projections.

Image 51, Warm colored metal panels, textured masonry, dark window framing, exposed structural elements, and expanses of glass.

Image 52, Pre-patinaed metal, integrated window screening, outdoor balconies, and wood. Deep overhangs and extended vertical planes.

Image 53, Example that represents the diversity of combinations of appropriate materials and colors.

Image 54, Dark / contrasting metal panel with expressed ribs / texture, wood ceiling and wall material that extends from inside to outside. Deep overhangs and extended vertical planes.

Image 55, Expanses of metal panel that accentuates dramatic geometry, sharp edges, variety of smooth and textured materials. Overhanging eaves and extended vertical planes.

Image 56, EIFS as a primary material. EIFS forms define primary elevations and are complimented by other building materials.

Image 57, EIFS as a primary material. EIFS forms define building elements and express articulation through different colors, scoring and texture.

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

Image 59, EIFS as a primary material. EIFS used to express unique façade textures and provide reference to alternate materials.

e. **Color**
    i. Use muted colors and earth tones for primary building and roof materials.
        1. Bright colors are appropriate only for accents.
        2. A minimum of 75 percent of the exterior walls (excluding glazing) and roofs seen from a public way shall have muted colors and earth tones typical of those found in the Flagstaff area with a light reflectance value (LRV) of 50 percent or less.
        3. Flat roof surfaces shall have an LRV of 50% or less.
        4. Visible roofs with sloped, formed or feature roof designs shall incorporate a material that is integral to the primary material palette of the building and shall have an LRV of 50% or less.

C. Building Massing and Scale.

a. **Scale**. It is important that a building be scaled to its context.
    i. Express façade components in ways that will help to establish an appropriate scale in relationship to a buildings context and the characteristics outlined in these standards.
        1. Define a rhythm and pattern of architectural features related to floor heights, program components, space volumes, and other datums on the project.
        2. Windows and doors to be integrated into the overall façade expression.
        3. Building material size to be appropriate to the scale of the massing (ie. 4" wood lap siding is an appropriate local material but not appropriate when used on a six-story building).
    ii. Provide a human scale to the primary and secondary entrances.
    iii. Express critical datums (floors, ceilings, canopy lines, etc) in the external design of a building to break down the overall massing and to establish a human scale.
        1. Articulate structural elements;
        2. Appropriate material changes;
        3. Expression lines and system joints.

b. **Building Massing**. Articulate the facades and massing to break down large components. Specific attention is to be paid the ground level / podium components as well as overall roof lines.
    i. Change the roof form and roof lines to express different modules of the building mass;
    ii. Change the height of a wall plane or building mass by providing vertical articulation. The change in height shall be at least 5 percent of the vertical height of an adjacent wall plane or building mass;
    iii. Divide large wall planes into smaller components by the articulation of the systems and geometries;
    iv. On Primary street frontages, create street interest / interaction every 75' by physically articulating the building mass.

c. **Roof Form**. To add architectural articulation and reduce perceived scale, incorporate the following techniques:

i. Overhanging eaves;
ii. Multiple roof planes;
iii. Flat roof areas with parapets.

d. **Street / Ground Level Interest**.
   i. Provide visual interest to pedestrians at the street / ground level;
   ii. Program edges with public components that engage the public realm;
   iii. Distinguish entrances with human scale elements, canopies, textures, etc.

e. **Location and Orientation of Building Entrances**.
   i. A building entrance serves both the building's tenants and customers. In addition to its functionality, it can enliven the building's context, especially when the building entrance provides access directly from the public sidewalk, encourages walkability, and increases the possibilities for pedestrian movement and activities, including shopping and social interactions.
   ii. The following standards apply to the design and placement of building entrances:
      1. Where applicable, cultural standards (e.g., Native American Cultures) apply to the orientation and location;
         a. East facing main entrances;
         b. Native Landscape;
         c. Traditional Healing;
         d. Low Environmental Impact;
         e. Artwork
      2. The main entrance to a building that is open to the public shall be clearly identifiable by emphasizing and enhancing the level of architectural details such as a change in plane (e.g., the entrance may be recessed or bumped out at the street level façade), differentiation in material, color, and enhanced lighting. Any enhanced lighting must comply with the City of Flagstaff's Dark Sky ordinance.
      3. The primary entrance of a building shall be oriented to face a street, plaza or pedestrian way (open public space dedicated to pedestrian, large sidewalks, user drop-offs, etc).
      4. Locate utility, mechanical room, or service entrance doors away from the public sidewalks of major streets.
      5. Glass doors to be integral in quality, color, and performance to surrounding storefront system.

f. **Windows**.
   i. The placement, pattern, scale, size, and rhythm of windows on building facades, including proportions and details around them, are an important aspect of a building's fenestration as they determine its character. Fenestration allows for natural light and connection to the environment (both internally and externally). Scale, proportion, added architectural details, such as appropriate use of materials, bands (i.e., an expression line) and shading devices bring visual interest to building facades, enhance the building's design, provide a connection from the outside to the inside of the building through a window, and provide a human scaled backdrop to the

street space.

ii. The following standards apply in the design and placement of windows / glazing on a building:
    1. Maximize the number of street level facade openings for windows.
    2. Organize the placement of windows and doors on the building elevation relative to each other and the building's forms to ensure they are balanced and proportionate.
    3. When appropriate, recess window frames, including storefronts, from the typical wall plane surface to provide a shadow line and to accentuate the storefront.
    4. At patient rooms, windows shall be located to maximize the view of a patient in a bed. The window shall also meet the code required size for patient room design.

D. Architectural Standards Illustrative Appendix: (see below)

Image 60, Local vernacular with sloped roof form and exposed structure driven by views of the site.

Image 61, Indigenous materials incorporated into overall composition.

Image 62, Indigenous materials incorporated into overall composition.

Image 63, New materials convey texture, color, and finish

Image 64, Fine grain scale – building materials take on more detail as you get closer to them (entries, ground level detail).

10-50.80.050: Bicycle Parking

The NAH Health Village wants to encourage people biking. Therefore, the Specific Plan will require an increase in bicycle spaces from the existing Zoning Code.

Section 10-50.80.050.B.1.a. is edited as follows: "Minimum standard bicycle parking spaces required: The greater of two bicycle spaces, or eight percent of the required vehicle parking."

Section 10-50.80.050.B.1.b. is edited as follows: "Maximum standard bicycle parking spaces required: 200 bicycle spaces."

Additionally, the Specific Plan requires at least twenty percent (20%) of bicycle parking to be covered for "Hospital" and "Office, Medical" buildings as these uses are defined in the Zoning Code.

10-80.20: Definitions

The Definition of the "Meeting Facilities, Public or Private" is restated as: A facility for public or private meetings, including community centers; civic and private auditoriums; grange halls; lodges or fraternal associations; union halls; dance, martial arts, and music studios; meeting halls for clubs and other membership organizations; conference centers; convention centers; and similar facilities. Also includes functionality related internal facilities such as kitchens, multi-purpose rooms and storage. Does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by on-site employees and clients and occupy less floor area on the site than the offices they support. Does not include commercial entertainment facilities.

V. Development Standards – Use and Form Tables

This section highlights the modifications to Division 10-40.30 of the current Zoning Code for the specified Land Use Areas. Any updates to these tables in the Zoning Code after the adoption of the Specific Plan may be opted-in if they are determined to be consistent with the Health Village vision.

A. Public Facility Zones

Public Facilities (PF) – Allowed Uses			
Primary Land Use	Specific Use Regulations	PF (standard)	Modified Uses
			1
Industrial, Manufacturing, Processing and Wholesaling			
Quarrying Operations	10-40.60.290	UP	--
Ranching, Forestry and Animal Keeping			
Forestry		--	--
Ranching		--	--
Recreation, Education and Assembly			
Commercial Campgrounds	10-40.60.130	UP	--

Public Facilities (PF) – Allowed Uses				
Primary Land Use		Specific Use Regulations	PF (standard)	Modified Uses
				1
Commercial Recreation Facilities, Indoor			UP	UP
Commercial Recreation Facilities, Outdoor		10-40.60.270	UP	UP
Libraries, Museums			P	--
Outdoor Public Uses, General			P	P
Open Space			P	P
Parks and Recreation Facilities				
	Active Recreation		P	P
	Passive Recreation		P	P
Schools – Public and Charter			P	P
Schools – Private			UP	UP
Universities and Colleges			P	P
Residential				
Employee Housing			P	-
Institutional Residential				
	Congregate Care Facilities		P	--
	Covents or Monasteries		UP	--
	Custodial Care Facilities		UP	--
	Homeless Shelters	10-40.60.190		
	Emergency Shelters		UP	--
	Short Term Housing		UP	--
	Transitional Housing		UP	--
	Nursing Homes		UP	--
	Sheltered Care Homes		UP	--
Retail Trade				
Farmers Markets and Flea Markets			P	P
Services				
Cemeteries			UP	--
Government Offices			P	--
Public Services				
	Public Services Major		UP	UP
	Public Services Minor		UP	UP
	Emergency Services		UP	UP
Telecommunication Facilities				
AM Broadcasting Facilities		10-40.60.310	UP	UP
Antenna-Supporting Structure		10-40.60.310	UP	UP
Attached Telecommunication Facilities		10-40.60.310	P	P
Collocation Facility		10-40.60.310	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities		10-40.60.310	P	P
Stealth Telecommunication Facilities		10-40.60.310	P	P

Public Facilities (PF) – Allowed Uses			
Primary Land Use	Specific Use Regulations	PF (standard)	Modified Uses
			1
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Wind Energy Production Facility		UP	UP
Airports/Landing Strips, Heliports, or Helistops	10-40.60.060	UP	UP
Government Service/Maintenance Facilities		P	--
Municipal Airports		P	--
Urban Agriculture			
Community Gardens	10-40.60.140	P	P
Key			
P = Permitted Use, UP = Conditional Use Permit Required, -- = Not Allowed			

The existing Public Facilities building form and property development standards will apply to the Planning Area.

B. Highway Commercial Zones

Highway Commercial (HC) – Allowed Uses*						
Primary Land Use[1]	**Specific Use Regulations**	**HC (stnd)**	**Modified Uses**			
				2b		
Industrial, Manufacturing, Processing and Wholesaling						
Carpenter or Cabinet Shops		--		--		
Flammable Liquid, Gas, and Bulk Fuel - Storage and Sale		UP		--		
Machine or Metal Working Shops		--		--		
Manufacturing and Processing – Incidental		P		P		
Micro-brewery or Micro-distillery	10-40.60.240	P		--		
Mini-storage Warehousing	10-40.60.250	UP[2]		--		
Research and Development Uses	10-40.60.300	UP		P		
Transportation or Trucking Yards		--		--		
Vehicle Towing/Impound Yard		P[4]		--		
Warehousing		P[3]		P[3]		
Wholesaling and Distribution		--		--		
Recreation, Education and Assembly						
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	UP		--		
Commercial Campgrounds	10-40.60.130	P		--		
Commercial Recreation Facilities, Indoor		P		--		
Commercial Recreation Facilities, Outdoor	10-40.60.130	UP		--		

Highway Commercial (HC) – Allowed Uses*							
Primary Land Use[1]		**Specific Use Regulations**	**HC (stnd)**	**Modified Uses**			
					2b		
Libraries, Museums			P		P		
Meeting Facilities, Public or Private		10-40.60.230					
	Regional		P/UP[5]		P		
	Neighborhood		--		P		
Outdoor Public Uses, General			P		P		
Parks and Recreation Facilities							
	Active Recreation		--		--		
	Passive Recreation		--		--		
Places of Worship			P/UP[10]		P/UP[10]		
Schools – Public and Charter			P		P		
Schools – Private			P		P		
Theaters			P		P		
Trade School			UP		P		
Universities and Colleges			--		P		
Residential[7]							
Co-housing		10-40.60.120	P[6]		--		
Congregate Care Facilities			P		P		
Day Care, Centers		10-40.60.150.B.	P		P		
Day Care, Home		10-40.60.150.A.	P		--		
Development, Multiple-Family			P[6]		--		
Development, Single-Family			--		--		
Dormitories			UP[6]		--		
Fraternities and Sororities			UP[6]		--		
Group Home			P[6]		--		
High Occupancy Housing Development, Single-Family		10-40.60.175	--		--		
High Occupancy Housing Development, Two-units		10-40.60.176	UP[6]		--		
High Occupancy Housing Development, Three-units		10-40.60.177	UP[6]		--		
High Occupancy Housing Development, Four-units and Greater		10-40.60.178	UP[6]		--		
Home Occupation			P[6]		--		
Institutional Residential		10-40.60.230					
	Congregate Care Facilities		--		--		
	Custodial Care Facilities		P[8]		--		
	Homeless Shelters	10-40.60.190					
	Emergency Shelters		P[8]		--		
	Short Term Housing		P[8]		--		

Highway Commercial (HC) – Allowed Uses*							
Primary Land Use[1]		**Specific Use Regulations**	**HC (stnd)**	**Modified Uses**			
					2b		
	Transitional Housing		P		--		
	Nursing Homes		UP		P		
	Sheltered Care Homes		P		--		
Live/Work		10-40.60.200	P		--		
Planned Residential Development		10-40.60.280	UP		--		
Residence for Owner, Caretaker or Manager			P[6]		--		
Single Room Occupancy			P		--		
Retail Trade							
Bars/Taverns			P		**--**		
Crematorium			P		--		
Drive-through Retail		10-40.60.160	P		**--**		
Drive-through Service			P		**--**		
Farmers Markets and Flea Markets			P		P		
General Retail Business			P		**--**		
Mixed Use		10-40.60.260	P		**--**		
Mixed-Use High Occupancy Housing Development		10-40.60.175 & 10-40.60.260	UP		**--**		
Restaurant or Café			P		P		
Services							
Bed and Breakfast Establishments		10-40.60.110	P		**--**		
Cemeteries			UP		--		
Dry-cleaning, Processing			P		**--**		
Equipment Rental Yard			P		**--**		
Funeral Homes, Chapels and Mortuaries			P		P		
General Services			P		**--**		
Hospital			UP		P		
Kennel, Animal Boarding		10-40.60.195	UP[11]		**--**		
Medical Marijuana Dispensary		10-40.60.220	P		P		
Office			P		P		
Public Services							
	Public Services Major		--		--		
	Public Services Minor		P		P		
	Emergency Services		UP		UP		
Travel Accommodations			P		**--**		
Veterinary Clinics			P		P		
Veterinary Hospitals			UP		UP		
Telecommunication Facilities							
AM Broadcasting Facilities		10-40.60.310	UP		UP		
Antenna-Supporting Structure		10-40.60.310	UP		P[12]		

Highway Commercial (HC) – Allowed Uses*						
Primary Land Use[1]	**Specific Use Regulations**	**HC (stnd)**	**Modified Uses**			
				2b		
Attached Telecommunication Facilities	10-40.60.310	P		P		
Collocation Facility	10-40.60.310	P		P		
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P		P		
Stealth Telecommunication Facilities	10-40.60.310	P		P		
Transportation and Infrastructure						
Accessory Wind Energy Systems	10-40.60.040	P		P		
Airports/Landing Strips, Heliports, or Helistops		--		P		
Garages, Off-Street		P		P		
Parking Lots, Off-Street	10-50.80	P		P		
Passenger Transportation Facilities		UP		P		
Urban Agriculture						
Community Gardens	10-40.60.140	P		P		
Food Production		UP[2]		UP[2]		
Vehicle Sales and Services						
Automobile Service Station and Convenience Store	10-40.60.090	P		--		
Automobile and Trailer Rental		P		--		
Automobile/Vehicle Sales and Service, New and Used		P		--		
Automobile/Vehicle Repair Garages - Major	10-40.60.100	P		--		
Automobile/Vehicle Repair Garages - Minor	10-40.60.100	P		--		
Car Washes		P		--		
Mobile Homes and Recreational Vehicles, Sales, and Service		P		--		
End Notes						
*** The primary use of Land Use Area 2b is the hospital and ambulatory care center, all other uses shall be incidental or accessory to such primary use.**						
1. A definition of each listed use type is in Chapter 10-80, Definitions.						
2. Only allowed on lots that do not have highway frontage or behind existing/new commercial uses.						
3. Only permitted when incidental to permitted use.						
4. This use shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.						
5. A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.						
6. Residential uses with more than two units are allowed as part of a mixed-use development located above or behind the commercial uses, or as a planned residential development.						
7. Residential uses in the CC, HC, CS and CB zones, and residential uses and properties listed on the National Historic Registry or within the Landmarks overlay zone existing prior to the effective date of this Zoning Code are considered legal, nonconforming uses. Residential uses in the CC, HC, CS and CB zones shall be subject to the development standards established in the HR zone.						
8. Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile.						

Highway Commercial (HC) – Allowed Uses*						
Primary Land Use[1]	**Specific Use Regulations**	**HC (stnd)**	**Modified Uses**			
				2b		
9. Single-family and duplex land uses are permitted by right on lots ≤9,000 sf and existing prior to November 1, 2011, subject to the building placement and building form requirements of the MR zone.						
10. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.						
11. Outdoor kenneling of animals is prohibited.						
12. Any antenna supporting structure will be a maximum of fifty (50) in height, as measured from adjacent finished grade						
Key						
P = Permitted Use, UP = Conditional Use Permit Required, -- = Not Allowed						

Highway Commercial (HC) – Building Form and Property Development Standards						
		HC (standard)	**Modified Standards**			
				2b		
Building Placement Requirements						
Setback from property line						
Front (Also see Section 10-50.60.040.B)		0'[2]		0'[2]		
Side						
	Adjacent to Residential Use	15' min.[6]		15' min.[6]		
	Street Side (min.)	10'[3]		10'[3]		
	All Other Sides	0'		0'		
Rear						
	Adjacent to Residential	15' min.		15' min.		
	All Other Rears	0'		0'		
Building Form Requirements						
Building Height (max.)[8, 9, 10]		60'[4]		160'[14]		
Gross FAR (max.)		3		3		
Density Requirements						
Gross Density (units/acre)						
	Maximum without the Resource Protection Overlay (RPO)	29 [11]		29 [11]		
	Maximum with the RPO, inside of a pedestrian shed of an activity center[13]	29 [11]		29 [11]		
	Maximum with the RPO, outside of a pedestrian shed of an activity center[13]	22 [11]		22 [11]		
Maximum Bedroom Requirements						
Bedrooms per Acre on a Development Site with Four Dwelling Units or More						
	Maximum without the RPO for a development	72.5 [12]		72.5 [12]		
	Maximum with the RPO inside of a pedestrian shed of an activity center[13]	72.5 [12]		72.5 [12]		
	Maximum with the RPO outside of a pedestrian shed of an activity center[13]	55 [12]		55 [12]		

Lot Requirements					
Area (Gross sf) (min.)[5]	9,000		9,000		
Width (min.)[5]	60’		60’		
Depth (min.)[5]	100’		100’		
Open Space					
Developments with Two or More Dwelling Units	15% of the net lot area		15% of the net lot area		
Other Requirements					
Fences and Screening	See 10-50.50				
Landscaping	See 10-50.60				
Outdoor Lighting	See 10-50.70				
Parking	See 10-50.80				
Signs	See 10-50.80				
End Notes					
1. Front setbacks shall be equal to 15’ or match adjacent residential development, whichever is less.					
2. No front setback required, except when required by the adoption of building setback lines along specified streets.					
3. Setback may be reduced to 5’ min., if the landscape street buffer is reduced in accordance with Section 10-50.60.040(B), Nonresidential Zone Buffers.					
4. Conditional use permit required for structures over 60’ in height.					
5. Within a planned residential development, the minimum area, width, and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a planned residential development (see Section 10-40.60.280, Planned Residential Development).					
6. Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5’ min.					
7. Single-family dwellings and duplexes in the CC zone shall be limited to a maximum height of 35 feet consistent with the height standard for the MR zone.					
8. Primary structures, excluding accessory structures, with a roof pitch greater than, or equal to, 6:12 shall be allowed an additional five feet above the maximum building height.					
9. The elevator and stairwell bulkheads shall be architecturally integrated with the building. Elevator and stairwells bulkheads are allowed an additional 15 feet above the maximum building height. The Director may approve a height greater than 15 feet when the additional height is necessary to accommodate an elevator or stairwell bulkhead, related equipment, or the requirements of the Building or Fire Code.					
10. Steeples, solar collectors, towers and other unoccupied architectural features are allowed an additional height above the maximum building height equal to 20 percent multiplied by the maximum building height allowed for property’s zone. The total area of the referenced allowances above the building height shall not exceed 20 percent of the total roof area.					
11. Additional density may be approved with an HOHD or MHOHD Conditional Use Permit.					
12. Additional bedrooms per acre may be approved with an HOHD or MHOHD Conditional Use Permit.					
13. Activity centers are delineated on the General Plan or applicable Specific Plan.					
14. The 160’ building height is limited to patient bed towers. Other uses will confirm to a 60’ height maximum.					

VI. Implementation

Pursuant to Section III of the General Plan (General Plan at III-8), the statements of Section I (Purpose and Intent) and Section II (Site & Area Analysis) of the Specific Plan are aspirational or advisory to the overall goals and purpose of the Specific Plan. Section III (Development Plan), Section VI (Development Standards – Narrative), Section V (Development Standards – Use and Form Tables), and this Section VI (Implementation), are regulatory and will control the development of the NAH Health Village. In the event of conflict between the provisions of Section III and Sections IV and V, the terms of Sections IV and V will control.

All development within the Planning Area must conform to the regulatory provisions of the Specific Plan. Proposed uses, development plans or agreements, and any other development approval, including concept, preliminary and/or final plats and site plans, must be consistent with the Specific Plan. Proposed projects that are determined to be consistent with the Specific Plan will be deemed consistent with the General Plan.

A. Incorporation of Flagstaff City Code

The Specific Plan serves both planning and regulatory functions related to zoning regulations and development standards for the Planning Area. Regulations and standards not specifically set forth in the Specific Plan are governed by the Flagstaff City Code. In the event of conflict between the provisions of the Specific Plan and the Flagstaff City Code, the terms of the Specific Plan will control. In the event of a conflict between provisions of the Specific Plan that are not otherwise resolved by the Specific Plan (see, for example, introductory language in Sections III and VI, above), then the more restrictive standard will control. Provisions of the Flagstaff City Code not expressly modified by the Specific Plan will apply within the Planning Area.

Except as expressly modified above in the Specific Plan, and subject to the conflict resolution provisions of the foregoing paragraph, Title 10 (Flagstaff Zoning Code) of the Flagstaff City Code in existence as of the date the Specific Plan is adopted and incorporated into the Specific Plan by reference in perpetuity. Development of the Planning Area will be governed by the City's codes, ordinances, regulations, rules, guidelines and policies controlling permitted uses of the property, density and intensity of uses, maximum height and size of buildings, and standards for on-site and off-site improvements, all as in existence as of the date the Specific Plan is adopted, unless modified in writing and acknowledged by both the master developer (or its successor or assign) and the City.

B. Prospective Changes to Zoning Code

Subsequent to the adoption of the Specific Plan, amendments to the Zoning Code that are inconsistent with one or more provisions of the Specific Plan shall not apply within the Planning Area. The applicant reserves the right to elect to apply subsequent amendments to the Zoning Code within the Planning Area if the master developer (or its successor or assign) provides written notice to the City of its intention to apply the subsequent amendment within the Planning Area. Receipt of such notice shall be acknowledged by the City. An amendment to the Zoning Code that is applicable to the Planning Area as provided in this paragraph shall be effective on the date of

written notice by the master developer to the City, and it shall apply to any proposed development that has not, as of the date of delivery, received one of the following: an approved final plat, an approved final site plan, or a building permit.

C. Amendment

The Specific Plan may be amended as provided in Section 11-10.30.030 of the Flagstaff City Code and Sections 9-461.08 to -.10 of the Arizona Revised Statutes.