

Tiffany Antol

From: kathy Flaccus <kkflaccus@gmail.com>
Sent: Thursday, April 27, 2023 8:49 AM
To: Mayor and Council
Subject: Please deny zoning change to NAH

Dear Council and Mayor,

Please do not allow a zoning change to NAH. I ask this for several reasons.

I have lived here in Flagstaff since 1972, taught science at Sinagua High School until it changed to a middle school and have volunteered for local non profits for many years. At Sinagua I taught environmental science and I understand the climate crisis and the effects it has on the globe and the local environment I love so much. I am writing to you today to beg you to deny the zoning change request by NAH to move the hospital.

1) Carbon neutrality

I was so happy and proud of our city when it declared a climate crisis and adopted the Carbon Neutrality plan that calls for carbon neutrality by 2030. Moving the hospital will certainly violate that with increased traffic, increased sprawl, construction, and more. Please deny the request to change the zoning until NAH releases its complete carbon footprint and the Sustainability Office has time to review their written commitments.

2) Violation of Regional Plan

As citizens we have been asked to participate in developing the regional plan, and it is so disheartening to work on a plan and then see the zoning changed. It honestly makes me feel my time is wasted working with community members to plan the future we want when it is simply overturned. Please keep to the vision that the citizens have come together write, including preventing sprawl.

3) Cost to taxpayers

As a taxpayer I am vehemently opposed to the city needing to fund the infrastructure required for NAH to move. We have so many other things the city needs now!

4) Decrease of healthcare in town

Moving the hospital will make it much more difficult for me to get to the hospital. Now I can walk to the hospital, in fact recently I walked up there for Covid tests. In 1986 I even walked up to have my baby (a scheduled c-section). Moving the hospital will certainly increase travel time to the hospital for many living in Flagstaff now, and that will increase climate warming gases.

5) Distrust of current hospital management to do this successfully and comply with agreements.

I beg you to deny NAH's request to change zoning .

Respectfully,

Kathy Flaccus

1021 N Hopi Dr

Tiffany Antol

From: Michele James <mjames@friendsofflagstaff.org>
Sent: Wednesday, April 26, 2023 2:08 PM
To: Mayor and Council
Subject: F3 Public Comments Made at 4/25 Council Meeting re: NAH Public Hearings

Statement to Council during Public Input re: Upcoming NAH Public Hearings
April 25, 2023
Michele James, Friends of Flagstaff Future

I'm here to speak with you about the upcoming public hearings on May 2nd and 16th related to the NAH request for a Zoning Map Amendment and Specific Plan approval for approximately 98 acres.

F3 understands that NAH is requesting a speedy review and approval of the rezoning and Specific Plan for Phase 1. F3 is concerned with the short timeline proposed for the public hearings. This project is large, complicated, and has many hundreds of pages of accompanying documents that provide important details and information. Council needs the time to understand and contemplate the project details.

The proposed relocation of the hospital and the adjacent Phase 2 wellness village will have a large impact on the Flagstaff community. This development is impactful because of the proposed location outside the city center, because of the associated and very expensive infrastructure costs required for the development, because of the abandonment of the existing NAH healthcare campus and likely other nearby medical buildings in the near future, and it is impactful to our carbon neutrality goals that address our city's declared climate emergency.

Because of these significant impacts, F3 urges the Council to not rush through this process. Instead, take time to closely consider the proposal. Provide time for the community to engage and discuss the proposal and more fully understand the impact, benefits, and consequences.

F3 would like to commend the thoughtful discussions and questions posed by the P&Z commissioners during the hearings for this project over the last two months, and in particular, during the April 19th special meeting. At that meeting some commissioners said that they had not fully understood the consequences of approving the Regional Plan amendment that changed the "residential" Activity Center in this project area to a "regional" Activity Center and that they regretted the rushed vote.

F3 provides this example to illustrate the complexity and interconnectedness of all parts and phases of the proposal. This is the largest development Flagstaff has considered in many years and the community and Council must be given the time for thoughtful consideration.

Michele



Michele A. James
Executive Director

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

Tiffany Antol

From: Stefan Sommer <Stefan.Sommer@nau.edu>
Sent: Wednesday, April 26, 2023 3:58 PM
To: Mayor and Council
Cc: Nicole Antonopoulos; Jenny Niemann; Sara Dechter
Subject: Letter on the \$1 billion NAH Proposal
Attachments: NAH letter from Stefan to City Council 4-22-23.pdf

Some people who received this message don't often get email from stefan.sommer@nau.edu. [Learn why this is important](#)

Dear Mayor and City Council
Members,

4/24/23

Thank you for doing the hard work of evaluating NAH's proposed plan. There is clearly a lot to work through in a \$1 billion project. Thank you also for taking the time for public comments.

As you all know, our Regional Plan calls for new developments to "help" the City meet its goal of net zero carbon emissions by 2030. The NAH proposal as well as the public presentations by NAH have not addressed this. While they make some disclosures about the energy efficiency built into their proposal, they nowhere discuss the actual carbon footprint of their construction or ongoing operations. The City needs to know their carbon footprint numbers in order to begin to assess whether their proposal helps or hinders the City's ability to reach its carbon neutrality goal. How large of an impact does their proposal have on that goal? Once they present these data to you, then the City of Flagstaff's Sustainability Division can assess how this will affect the City's ability to reach its goal of carbon neutrality by 2030 as stated in the Regional Plan.

There were many things in the NAH presentation to the P&Z Commission on April 12th that made it clear they do not prioritize the carbon neutrality goal. Their statement that they had 'looked into' putting solar panels over the parking lots but had decided that 'it wasn't in the budget' and that they might consider it at 'some future time' is but one example showing they do not prioritize carbon neutrality. Their lack of commitment to funding the entirety of the added fire-fighting costs does not indicate that they care about the Flagstaff community. Their complete lack of funding for additional electric buses for Mountain Line also suggests that they want to dump their added costs onto the Flagstaff community AND that they do not care about their carbon impact on the net zero goals of the City and its Regional Plan.

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

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

- 1) fund emission-free buses for Mountain Line to cover the additional transportation required for their new location
- 2) at least fifty electric car charging stations to encourage the community to move away from combustion vehicles
- 3) bike parking stanchions for at least 100 bicycles including bikes with kiddie wagons, recumbent bikes, and e-bikes to encourage the community to move away from combustion vehicles
- 4) solar panels covering all parking lots and building wherever feasible (this needs to be built into their plans from the get go)

- 5) using CO₂ absorbing cement wherever feasible in all of their construction (the Flagstaff Sustainability Division is working with a local supplier, Block-Lite and companies like BioMason are testing new advancements in microbially generated concrete that absorbs large amounts of CO₂)
- 6) use locally sourced building materials for all construction
- 7) where steel girders are used require that they come from all electric and/or hydrogen powered foundries (for example: <http://cesfoundry.com/>)
- 8) follow the examples of other net zero hospital designs: *Practice Greenhealth* (<https://practicegreenhealth.org/>) and *Health Care Without Harm* (<https://noharm-uscanada.org/>)
- 9) they should also provide a list of suppliers for greener medical equipment, say what they will be using and project the carbon footprint of these products

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

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

Thank you for your good work on this.

Best Wishes!

Stefan Sommer
3855 S. Jewel Dr.
Flagstaff, AZ 86005

Dr. Stefan Sommer
Board of Directors, Northern Arizona Climate Change Alliance www.NAZCCA.org
Editor/Author, *Spotlight on Climate*, monthly column for the AZ Daily Sun
https://azdailysun.com/search/?nsa=edition&app=editorial&d1=&d2=&s=start_time&sd=desc&l=25&t=article&q=%22Spotlight+on+Climate%22&d1=&d2=&utm_source=newsvu&utm_medium=qr&utm_campaign=DOK
Co-Producer, *Spotlight on Climate*, KSZN 101.5 FM www.RadioSunnyside.org
Executive Producer, *A River Reborn: the Restoration of Fossil Creek*
Executive Producer, *Treasuring Our Natural Heritage*, <https://www.youtube.com/playlist?list=PLPW0553Kk2lcohmqCQ9fV3SwiMUVNLnqT>

C: (928) 607-2028
Stefan.Sommer@nau.edu

Tiffany Antol

From: Kay Bordwell <kbordwell4@gmail.com>
Sent: Thursday, April 20, 2023 12:14 PM
To: Mayor and Council
Subject: NAH Plan

Some people who received this message don't often get email from kbordwell4@gmail.com. [Learn why this is important](#)

I am writing in reference to the upcoming NAH request to approve their building plan and change in zoning. I live in the county island of Mt. Dell. Our community will be greatly impacted by this development. I am not against the improvement of our hospital. Rather, I believe it is very needed but I do believe the location and the size of the hospital has many concerns. Here is why:

1. The size of the hospital and "stack" that is proposed will affect the resources of our fire department. Additional fire stations and trucks with appropriate ladders and training will be needed.
2. The setting is not in alignment with the present surroundings such as the forest and Ft. Tuthill/Coconino County Park which has provided recreation for the area for years.
3. The additional frontage road (2 lane to 4 lane) to accommodate additional traffic would create 2 four lane roads within yards of each other. Rebuilding of intersections, paving of FS dirt roads and addition of several lights at intersections will create years of building and paving and disruption for this area of town.
4. The proposed use of specialized cement for the high tower and surface and enclosed parking will exceed any carbon neutral design.
5. The present hospital and surrounding doctors and axillary offices that will become vacant must be addressed before any ok to this plan.

I would hope that the council will look carefully at the whole proposal and have NAH address the many issues involved in a straightforward and complete way.

Thank you for your time,

Kay Bordwell

Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 18, 2023 9:16 AM
To: Maury Herman; Mayor and Council
Cc: Greg Clifton; Tiffany Antol
Subject: RE: Concerns about Regional Plan change, rezoning for NAHC and Bond Status

Thank you for your comment it has been forwarded to the City of Flagstaff Planning and Zoning Commissioners.

Thanks,
Becky

Becky Cardiff

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

From: Maury Herman <mauryherman@icloud.com>
Sent: Monday, April 17, 2023 7:00 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>; Mayor and Council <council@flagstaffaz.gov>; phorstman@coconino.az.gov; jvasquez@coconino.az.gov; mryan@coconino.az.gov; mryan@coconinoaz.gov; jbegay@coconino.az.gov; lfowler@coconino.az.gov
Cc: speru@coconino.az.gov; Greg Clifton <Greg.Clifton@flagstaffaz.gov>
Subject: Concerns about Regional Plan change, rezoning for NAHC and Bond Status

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

Dear Mayor, Council, Flagstaff Planning and Zoning Commission and Coconino County Supervisors,

Below is an email we sent the city council in September of last year.

While we appreciate the delay in approval that allowed city staff to work diligently on the project, our underlying concerns remain largely unaddressed.

These include:

Shift in Regional Plan emphasis towards urban sprawl

Lack of Commitment on the future use of the current campus

Lack of Transparency on the underlying economics of redevelopment of the current site that is leading NAHC request these discretionary changes in the Regional Plan and Zoning.

Also, we are attaching an article from the Red Rock News indicating that Yavapai County has turned down a four hundred fifty million dollar bond to fund this project. <https://www.redrocknews.com/2022/11/11/proposed-nah-bond-flotation-strikes-yavapai-county-rock/> We have not seen any public discussion of whether this request is now planned for Coconino County and what the implications for the county and its tax payers might be.

Finally during the period that the project has been under discussion, interest rates and construction costs have increased very significantly. We would hope that the leadership of NAHC as well as our elected and appointed leadership in the city and county would reflect seriously on the concerns outlined below before moving ahead with this huge financial commitment.

Sincerely,

Maury Herman

Karen Kinne-Herman

From: "Maury Herman."
<mherman@coastandmountain.com>
Date: September 26, 2022 at 5:14:03 PM MST
To: council@flagstaffaz.gov
Cc: Greg Clifton <greg.clifton@flagstaffaz.gov>
Subject: **Concerns about Regional Plan change and rezoning for hospital**

September 26, 2022

Dear Mayor and Council,

Thank you for taking the time to consider this letter.

We are longtime Flagstaff residents who lease to over 20 small businesses in downtown Flagstaff and Southside. Almost all of them are locally owned. While our perspective on the hospital move is colored by the loss a major employer proximate to these businesses, we understand that you need to consider the needs of the entire community.

Clearly, when the most significant employer in Flagstaff and its largest non-profit makes a request, it is important for elected officials to give it careful consideration. We'd like to share some of our concerns.

Significant losses to downtown businesses

The downtown is located between the NAU campus and the hospital. This proximity has contributed greatly to downtown's growth as a center for employment and

cultural events. While we do not anticipate that downtown would return to the conditions of “slum and blight” that existed in the 1980s, we do expect significant repercussions from the loss of this employment center and the related economic activity generated by independent medical practices and the the families of patients who provide a part of downtown’s customer base.

Historically, the downtown has attracted a balance of tourists, locals and students. While the impact might be mitigated by redevelopment of the current hospital site, nothing can replace a major employment center with over 2,000 jobs. If the hospital relocates, it is likely that market forces will drive the downtown business community to become even more reliant on tourism.

Sprawl, not infill

The hospital project represents a major shift from an infill development strategy to a sprawl strategy. One of us had the painful experience of serving on the committee that developed the current regional plan. The major activity center that is currently being proposed is not in the location that was originally adopted and far exceeds the scope of anything that was mentioned to that planning group. You are being asked to amend the regional plan and to rezone the property as preliminary steps in this process.

If this major change to the regional plan and rezoning is approved, it’s clear that the new location will draw significant additional development, which will compound the extent of the sprawl. One of the hospital presentations actually promoted the draw that the new facility will have for customers.

Need for transparency from the hospital

We have had several discussions with various hospital representatives and understand that the hospital has a study or studies indicating the costs and benefits of this move. On several occasions, we have requested that the hospital release this study. Thus far, the hospital has told anecdotal stories about the difficulties inherent in the current facility, but has offered no real data, planning studies or concrete information. I have heard from one of the hospital representatives, Rich Bowen, that he would like to make this information public, but so far, nothing has been released.

The cost of health care as a percentage of Gross Domestic Product has grown during our lifetimes from less than 5 percent to almost twenty percent or one

dollar in five. The current proposal seems to lock Flagstaff into this national trend with the justification of creating a focus on prevention. Clearly, if the hospital wanted to refocus on prevention, it doesn't need a billion dollar facility, and only a fraction of the money being spent on this facility is likely to make a major difference to patients.

It is clear that the hospital is committed to this development and will not consider alternatives until and unless Council says no. We'd like to reiterate that making decisions in the best interests of the whole community while respecting the regional plan is in your power. We also believe that the City's transparency about the process to the community is essential.

Need for transparency from the City

We've heard that the council has been having extensive conversations in executive session concerning this request to amend the regional plan and rezone the area. Respectfully, we believe that these conversations are entirely premature. The process calls for the project to be subject to public discussion at both the Planning and Zoning and council levels. The public should be heard before the details of any development agreement or other agreement are considered.

Lack of a plan for existing campus

The hospital has so far resisted any meaningful planning or commitments for the existing campus. No doubt, the hospital is now saying that they have spent a lot of time and money on the city process and that they cannot wait for these other issues to be resolved. However, these are entirely self-inflicted wounds. The hospital could have begun its planning process for the existing campus earlier.

Every developer knows that a change in the regional plan and a rezoning are a public process subject to the discretion of the elected officials. The current, belated planning gesture seems unlikely to produce a plan that could include a commitment to workforce housing or address other community needs in the time frame of the current council term. Once you grant the change in the regional plan and rezoning, the City will lose all its leverage to direct the redevelopment towards such needs as workforce housing.

Will jobs actually be created for Flagstaff residents?

Every major construction project is marketed as a job creator. Recently I had a conversation with a significant developer in Flagstaff who told me that his local framer

was entirely committed and that they were now being forced to bring crews up from the valley. Given the intensity of construction activity in Flagstaff and the scope of this project, much if not most of the construction work will be performed by crews from Phoenix.

Location

The location of the project also seems questionable to us. The hospital primarily serves Flagstaff and the tribal communities to the North. If the hospital were to need to relocate, a site at or near the mall might seem a better location. This site seems to have been chosen with the hope of creating a draw for health tourists from the Valley and beyond, but there is no evidence that the hospital organization can or will create that market, and the creation of that market should be secondary to serving the local residents.

Powers of the Council

Both the change in the regional plan and the rezoning are subject to the complete discretion of the council and, given the hospital's position as an employer and the largest non profit in Flagstaff, it is entirely reasonable that the council requires that the hospital give compelling reasons for this change which will involve the expenditure of almost a billion dollars and create major dislocations in Flagstaff.

We appreciate your consideration of our concerns, and we would welcome the opportunity to speak with each of you at your convenience. As council members, you've been entrusted with the immense responsibility of balancing a wide array of community needs. We hope that you act based on your awareness that you have been empowered by the citizens of Flagstaff to stand up for the values of our community as embodied in the regional plan.

Please use your leverage to require the hospital to make public the data that supports this vast expenditure of non-profit funds and condition any rezoning on a real commitment to reusing the existing campus in a way that addresses the housing emergency you have recognized.

Respectfully,

Maury Herman

Karen Kinne-Herman

Sent from my iPad

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 20, 2023 8:50 AM
To: Jeanne Trupiano
Cc: Tiffany Antol
Subject: RE: AZ Healthcare ReZoning Application for Ft. Tuthill Site

Thank you for your comment, it was read aloud at last night's meeting.

Thanks,
Becky

Becky Cardiff

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

From: Jeanne Trupiano <jtrupiano11@gmail.com>
Sent: Wednesday, April 19, 2023 10:19 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: AZ Healthcare ReZoning Application for Ft. Tuthill Site

You don't often get email from jtrupiano11@gmail.com. [Learn why this is important](#)

Dear P&Z Commissioners,

I am writing in regard to the Arizona Healthcare request for the rezoning of land near Fort Tuthill. My request is that you delay any approvals until City staff show how the proposed new hospital project will impact the Flagstaff Carbon Neutrality Plan (Carbon Neutrality by 2030). The Carbon Neutrality Plan has now been incorporated into the Flagstaff Regional Plan, the City's primary planning document and P&Z must find that a project is consistent with the Regional Plan in order to approve it. The City should adhere to the Flagstaff Carbon Neutrality Plan and take the time to fully vet the proposal under consideration.

Sincerely,

Jeanne Trupiano

(928) 499-8583
3037 W. Foothills Way
Flagstaff, AZ 86001

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has" Margaret Mead

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 20, 2023 8:50 AM
To: Jill Stephenson
Cc: Tiffany Antol
Subject: RE: NAH Hospital Proposal

Thank you for your comment, it was read aloud at last night's meeting.

Thanks,
Becky

Becky Cardiff

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

From: Jill Stephenson <jillksteph@icloud.com>
Sent: Wednesday, April 19, 2023 10:37 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH Hospital Proposal

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

In light of the exponentially increasing severity of the climate crisis, the fact that you are even considering the NAH proposal is incomprehensible. NAH appears to have no plan for reducing carbon. How can that be, in light of their 2022 climate pledge? In it, they stated “ The sustainability initiative brings together the healthcare industry in a commitment to reduce carbon emissions and make healthcare facilities more resilient to the effects of climate change.”

NAH does not seem to be backing up their climate pledge in any way, except for vague mention of possible future actions. This is totally unacceptable! Climate mitigation must happen now! Even 2030, the city's goal for carbon neutrality, may be too late. We must do all we can to slow global warming. Constructing this behemoth with no carbon-reducing, Energy-saving, overall promises, is adding to our human-caused disaster.

As the Flagstaff planning and zoning commissioners, you cannot, in good conscience, vote for this climate-destructive project to go forward! Please do what is right for citizens of our city, our country, and our world.

Sincerely,
Jill K. Stephenson

Sent from my iPhone

Tiffany Antol

From: Jeanne Trupiano <jtrupiano11@gmail.com>
Sent: Thursday, April 20, 2023 9:29 AM
To: CD P and Z Commission
Cc: Tiffany Antol
Subject: Re: AZ Healthcare ReZoning Application for Ft. Tuthill Site

Some people who received this message don't often get email from jtrupiano11@gmail.com. [Learn why this is important](#)

Becky, I hope it inspires a full review of the application. I will continue to follow this application. Thank you for your response.

Ciao!

Jeanne

Jeanne M. Trupiano
(928) 499-8583
3037 W. Foothills Way
Flagstaff, AZ 86001

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has" Margaret Mead

On Thu, Apr 20, 2023 at 8:50 AM CD P and Z Commission <CDPandZCommission@flagstaffaz.gov> wrote:

Thank you for your comment, it was read aloud at last nights meeting.

Thanks,

Becky

Becky Cardiff

Development Services Manager

City of Flagstaff

211 W Aspen

Flagstaff, Az 86001

Office-928-213-2618

From: Jeanne Trupiano <jtrupiano11@gmail.com>
Sent: Wednesday, April 19, 2023 10:19 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: AZ Healthcare ReZoning Application for Ft. Tuthill Site

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Dear P&Z Commissioners,

I am writing in regard to the Arizona Healthcare request for the rezoning of land near Fort Tuthill. My request is that you delay any approvals until City staff show how the proposed new hospital project will impact the Flagstaff Carbon Neutrality Plan (Carbon Neutrality by 2030). The Carbon Neutrality Plan has now been incorporated into the Flagstaff Regional Plan, the City's primary planning document and P&Z must find that a project is consistent with the Regional Plan in order to approve it. The City should adhere to the Flagstaff Carbon Neutrality Plan and take the time to fully vet the proposal under consideration.

Sincerely,

Jeanne Trupiano

(928) 499-8583

3037 W. Foothills Way

Flagstaff, AZ 86001

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has" Margaret Mead

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 20, 2023 8:51 AM
To: Ric Berk
Cc: Tiffany Antol
Subject: RE: Statement related to NAH proposed site

Thank you for your comment, it was read aloud at last night's meeting.

Thanks,
Becky

Becky Cardiff

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

From: Ric Berk <girlric@hotmail.com>
Sent: Wednesday, April 19, 2023 2:45 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Statement related to NAH proposed site

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

Erica Mapel
2181 w. Constitution Blvd
Flagstaff, AZ 86005

Good Afternoon Committee Members,

Thank you for the ability to submit my public comment in this manner. My anxiety level would never permit me to speak in public or even via an online method.

I am vehemently opposed to this project and believe the listed fact statements below support why the is project is completely inappropriate for this site.

1. The tower would stand two times the height of the tallest surrounding trees. This unsightly monolith would absolutely be visible from my neighborhood, Mountain Dell, and University Heights. This structure would be visible from I-17 to the point that it will upstruct the view of our town's beautiful peaks for every resident returning home and all our visitors coming from Phoenix.

2. NAH's submitted a limited traffic impact assessment report which selectively omitted the impact their project would make on the Fort Tuthill park and access to activities across the airport interchange. This dishonesty and purposeful action intended to obfuscate their negative impacts to the area and the city in general are heinous.
3. To add to the traffic impact issue; a project of this size will disrupt traffic for an undetermined length of time (their plan is to occur over 20 years!). Our small neighborhood is the closest to this project & will be the most disrupted by the continued construction and detours. In our community we have city employees, health care workers, and railroad employees that have a required response time when called to work. My neighbor that works for BNSF has to drive from his house in flag to Winslow and will be fired if he is unable to make this timeframe. Even a 5 minute wait at a detour or one-way traffic section will cause detrimental effects.
4. In previous meetings on this proposal, statements were made that there would not be environmental impacts to the area because of this project. This is false. The current drainage from this location directly flows down to an actual floodplain. In this floodplain is our neighborhood's primary access to our community, our multi-family mailbox, and a section of FUTS path. When we experience heavy monsoons and significant snowfall this area becomes impassable. This winter alone we have seen frequent interruptions in our one city service we actually receive (trash collection) because of standing water and snow. The amount of parking lots and other non-water penetrating materials used in this project will exponentially increase this water draining down this steep hill to this floodplain. We will experience limited or complete interruptions in ingress and egress to our homes.
5. This structure is not being built in a carbon neutral method and or materials. The loss of this large stand of trees is also detrimental.
6. Please consider that a not for profit hospital should not be making money from retail shops, grocery stores, hotels, or from developers who build housing projects. Their sole focus should be patients and their health care. Does the hospital actually directly pay monies to the city? They don't pay property taxes like other businesses do. I don't think there are sales tax on their services; so how does NAH truly add to the city's revenue stream directly rather than just indirectly? A rebuild at the current site would bring the same number of temporary jobs through construction and any additional jobs within the facility would only happen if the current administration is suddenly more successful at securing all the lost employees, i.e. nurses, doctors, EVS workers, and surgical techs to the NAH system
7. Allowing NAH to continue without a conditional use permit in place will give NAH the ability to move forward unchecked and give no voice to the neighboring communities.
8. NAH already has the ability to increase the bed count and available services. Currently, at VVMC they have an entire floor in a shell state that could be built out immediately for additional patient beds.
9. NAH can remodel their current site in a vertical streamline method that would give all patient rooms access to the key services of the ICU, ED, surgery, radiology, laboratory, cath lab and IR. An additional tower over the current ICU and ED would solve this problem. Restoring the second and fourth floors of the west campus to observation beds (i.e. for patients who have an intended stay of less than 23 hours after a surgery or procedure) and med/surg beds would also increase FMC total bed count significantly.
10. NAH is not being honest with this committee on so many levels. They will not even be worth coming about their plans for the current facility. There is no actual need for a new site either. The current and approximately last 2 years of patient census does not support the need for this enormous project. Due to NAH's senior level management practices we have lost our only neurosurgeon. **Yes** there is not a full time, independent, or employed neurosurgeon for the entire northern Arizona, working in either hospital. At best they may be able to get a temporary locum tenens doctor to inconsistently work shifts. Because of this FMC can no longer call themselves a level 1 trauma center. Just another reason this gigantic project does not need to be approved.
11. If understanding the information presented in the last meeting NAH is still not willing to contribute to the Mountain line bus system. And, the monies needed for the ladder truck, new station, and staff, NAH asked for a credit of like 500,000. Does this mean they would never give actual monies to the city to support improvements that are solely created by them?

Again thank you for your time and attention to this matter, and please deny their application for this project and the accompanying zoning changes, in support of a better flagstaff.

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 20, 2023 8:51 AM
To: L B
Cc: Tiffany Antol
Subject: RE: NAH hospital proposal

Thank you for your comment, it was read aloud at last night's meeting.

Thanks,
Becky

Becky Cardiff

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

From: L B <lisaboals@msn.com>
Sent: Wednesday, April 19, 2023 2:26 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH hospital proposal

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

This was posted on nextdoor by Douglas Mapel and I concur.

A New Economic Reality for Healthcare in Flagstaff Northern Arizona Healthcare (NAH) is losing an average of almost \$5,000,000 per month, and has done so for several months. Until last year NAH had been a profitable "not-for-profit" for decades. What happened? Several things. Personnel costs have dramatically increased. Since the beginning of COVID in early 2020, more than half of the nurses, respiratory therapists, and other licensed hospital staff have left. "Travelers" and other temporary staff have come to replace them at a very high price. Many doctors in all specialties have also left, creating a dependence on very expensive locums tenens replacements. At the same time revenue has decreased. Specialty service lines such as Sleep Medicine and Neurology have been diminished or lost altogether. Transfer of patients from other hospitals into NAH has decreased. The new economic factor that is most problematic is the high cost of living in Flagstaff. The median cost for a home in Flagstaff is now over \$600,000, and the average price per square foot is more than \$300. Healthcare careers such as nursing or pharmacy will provide for a comfortable living in most parts of the country. However, in Flagstaff, housing cost have put single family homes out of reach for the average nurse, especially if they are carrying educational debt. NAH has been promoting a new "Health and Wellness Village" anchored by a completely new hospital on an enormous property South of town, a plan that will obligate the City of Flagstaff to invest over \$50 million to create new roads and other infrastructure. However, if NAH cannot adapt to the new economic reality now, it will quite predictably lose money from the very first day the new hospital opens its doors. The Flagstaff Planning & Zoning Commission has been studying the proposed new multi-purpose proposal with the duty of determining whether it is the right development to serve a specific need

at the right time. It must also consider the fate of the existing hospital, which at this time is only a vague promise to have a consulting firm come to discuss options with the community, but only after the city has committed to the new project. NAH claims that the new facility will secure the future of Flagstaff's healthcare system for the next 50 years. At this time, it is not clear whether NAH has an economic model that can survive the next five years. In my opinion, this proposed development is based on too many assumptions about healthcare that are no longer valid. Asking taxpayers to invest tens of millions of dollars in a company that is losing money at a breathtaking clip is completely unreasonable. The Yavapai County Commissioners were asked by NAH to support \$450,000,000 in bonds for the new facility, and after much deliberation they refused. The Flagstaff Planning & Zoning Commission should follow their lead. It is time to reassess the health care needs of Northern Arizona and design a system that addresses the needs of its communities in light of the new economic reality.